

West Preserve at Waterside Village Association, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
6200 · Assessment Fees	106,330	107,976
6210 · Reserve Fees	21,350	24,661
6215 · WV Master	28,160	29,568
6220 · TV & Internet	27,200	29,795
6910 · Interest Income	0	0
TOTAL INCOME	183,040	192,000

EXPENSE		
ADMINISTRATIVE		
7020 · Dues/Licenses/Permits	150	162
7040 · Fees Payable to Division	128	128
7100 · Insurance	37,000	36,000
7170 · Professional Fees- Tax	300	350
7200 · Management Fees	8,820	9,261
7250 · Office Supplies/Svc/Misc	1,600	1,750
7260 · Postage and Printing	300	375
TOTAL ADMINISTRATIVE	48,298	48,026

GROUNDS		
7520 · Irrigation Maint/Repairs	800	2,500
7600 · Landscape Contract	15,000	13,968
7650 · Landscape Svc/Replacement/Othe	5,000	8,000
TOTAL GROUNDS	20,800	24,468

REPAIRS & MAINTENANCE		
8010 · Bldg Maint/Repair/Svc/Sup	6,000	7,500
8085 · Fire Sprinklers - Inspection	1,000	1,000
8086 · Fire Sprinklers Repairs	500	500
8090 · Fire Alarm-Maint/Repair/Svc	2,500	675
8091 · Fire Alarm - Inspection	500	500
8220 · Pest Control Int/Ext	1,500	1,500
8241 · Backflow Inspections	300	300
8242 · Backflow Device Repairs	300	350
8275 · Termites	1,885	1,885
TOTAL REPAIRS & MAINTENANCE	14,485	14,210

UTILITIES		
8620 · Electric	1,747	1,482
8660 · TV & Internet	27,200	29,795
8700 · Water & Sewer	21,000	19,790
TOTAL UTILITIES	49,947	51,067

OTHER		
9730 · Contribution to WV Master	28,160	29,568
9750 · Hurricane Clean Up	0	0
9910 · Reserve Transfer	21,350	24,661
TOTAL OTHER	49,510	54,229

TOTAL EXPENSES	183,040	192,000
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QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 1,263.20	\$ 1,307.34
RESERVES	\$ 166.80	\$ 192.66
TOTAL	\$ 1,430.00	\$ 1,500.00

Total Units 32
Times Paid Per Year 4

West Preserve at Waterside Village Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QTR
ACCT#	ASSET											
5300	Painting	10	8	50,000	5,688	5,688	0	4,580	15,956	34,044	4,256	33.25
5320	Paving - Carports	1	1	2,200	2,200	0	0	0	2,200	0	0	0.00
5400	Roofing	20	18	200,000	15,653	9,702	0	0	25,355	174,645	9,703	75.80
5440	Step Replacement	12	4	60,000	11,228	5,960	0	0	17,188	42,812	10,703	83.62
5475	Driveway / Sidewalk	1	1	2,200	2,200	0	0	0	2,200	0	0	0.00
5480	Capital Improvements	1	1	0	3,095	1,485	0	-4,580	0	0	0	0.00
				314,400	40,064	22,835	0	0	62,899	251,501	24,661	192.66

Note 1: 5480 Capital Improvements - Transfer column includes projected interest amount

Note 2: Painting of buildings and carports completed in May-July 2023

Note 3: 5440 Step Replacement - Project total \$11,918 (2023-2024) - Could adjust or reset estimated remaining life depending on project status & additional replacements

Note 4: Move \$4580 COA 5480 to fund COA 5300 for 2026