

Waterside Village Community Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 - Maintenance Fees	364,316	364,326
5020 - Clubhouse Rental	0	0
5025 - Operating Interest	0	0
5040 - Hotwire Sign-on Bonus	0	0
TOTAL INCOME	364,316	364,326
EXPENSE		
ADMINISTRATIVE		
7110 - Master Association Fees	15,000	35,603
7115 - Management Fees	23,310	24,480
7120 - Insurance Package	41,000	44,000
7125 - Accounting / Professional Fees	750	500
7130 - Legal Fees	1,000	3,000
7135 - Taxes - Prop	300	600
7140 - Division / Corporation Fees	161	161
7145 - Administrative Fees	4,250	3,000
7155 - Amenity Improvements / Events	3,450	5,000
7160 - Cable	3,000	250
TOTAL ADMINISTRATIVE	92,221	116,594
GROUNDS		
7210 - Lawn Care Contract	55,000	52,000
7215 - Irrigation Maint / Repair	5,000	13,000
7220 - Tree / Palm Trim & Removal	8,000	12,000
7223 - Mulch	3,000	8,500
7225 - Grounds - Other	18,300	13,850
TOTAL GROUNDS	89,300	99,350
POOL/LAKE		
7310 - Pool Maintenance Contract	18,000	17,820
7315 - Pool Maint/Repair	17,000	12,000
7325 - Pool Permit	1,200	1,200
7335 - Fountain Maint/Repair	1,000	800
7340 - Lake Contract	14,000	0
7345 - Lake Other/Drainage	10,000	3,000
TOTAL POOL/LAKE	61,200	34,820
UTILITIES/PEST CONTROL		
7410 - Water / Sewer	5,500	7,500
7415 - Electric	38,000	36,230
7420 - Pest Control	1,200	940
7425 - Termite	800	250
TOTAL UTILITIES/PEST CONTROL	45,500	44,920
REPAIRS & MAINTENANCE		
7510 - Maintenance / Repairs	17,250	10,000
7520 - Clubhouse Cleaning	13,000	12,000
7525 - Fire System	890	900
7535 - Capital Maintenance	3,300	0
TOTAL REPAIRS & MAINTENANCE	34,440	22,900
OTHER		
9010 - Transfer to Reserves	41,655	45,742
9015 - Hotwire Allocation	0	0
TOTAL OTHER	41,655	45,742
TOTAL EXPENSES	364,316	364,326

QUARTERLY ASSESSMENT/UNIT	2024	2025
	\$ 220.00	\$ 220.00

Total Units 414
Times Paid Per Year 4

Breakdown By Sub-association	2024 Quarterly Amount	2025 Quarterly Amount
East Preserve at Waterside Village	\$ 8,800	\$ 8,800
Gardens I at Waterside Village	\$ 7,920	\$ 7,920
Gardens II at Waterside Village	\$ 5,280	\$ 5,280
Gardens III at Waterside Village	\$ 7,920	\$ 7,920
Gardens IV at Waterside Village	\$ 7,920	\$ 7,920
Gardens V at Waterside Village	\$ 7,920	\$ 7,920
Gardens VI at Waterside Village	\$ 7,920	\$ 7,920
South Preserve I at Waterside Village	\$ 7,040	\$ 7,040
South Preserve II at Waterside Village	\$ 7,920	\$ 7,920
South Preserve III at Waterside Village	\$ 7,920	\$ 7,920
Villas I at Waterside Village	\$ 7,480	\$ 7,480
West Preserve at Waterside Village	\$ 7,040	\$ 7,040

Waterside Village Community Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2025 - December 31, 2025
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 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ QUARTER
ACCT#	ASSET											
3510	Paint	8	1	11,370	11,370	0	2,120		9,250	2,120	2,120	1.28
3515	Roads	60	25	100,000	149,500	13,600	0	-80,000	83,100	16,900	676	0.41
3520	Roofing	18	1	30,000	22,232	7,768	14,000		16,000	14,000	14,000	8.45
3525	Pools/Grill	20	12	54,000	8,116	3,076	5,506	7,256	12,942	41,058	3,421	2.07
3530	Recreation	9	3	20,000	11,470	2,132	897	0	12,705	7,295	2,432	1.47
3535	Clubhouse A/C	10	6	10,428	4,278	880	1,132	0	4,026	6,402	1,067	0.64
3540	Pumps/Motors/Heaters	10	2	25,000	12,352	891	35,987	22,744	0	25,000	12,500	7.55
3545	Ponds	15	2	25,000	-19,925	13,308	0	12,566	5,949	19,051	9,526	5.75
3550	Undesignated	1	1	20,118	118	0	0	20,000	20,118	0	0	0.00
3560	Landscaping/Irrigation	1	1	54,000	0	0	0	54,000	54,000	0	0	0.00
3595	Reserve Interest				10,586	1,979	0	-12,566	0	0	0	0.00
				349,916	210,097	43,634	59,642	24,000	218,089	131,826	45,742	27.62

Note 1: Reserve Interest Transfer is estimated amount of interest earned for the remainder of the year plus the amount already earned.

Note 2: The Pavement transfer & Recreation transfer represent the expenses reclassified to storm cleanup

Note 3: Roof Remaining Life Breakdown: Clubhouse - 9 Laurel Lake - 1 Norwalk - 1

Note 4: Pool Remaining Life Breakdown: Clubhouse - 10 Laurel lake - 17 S Preserve - 11

Note 5: Recreation Remaining Life Breakdown: Tennis - 4 Boccee/Shuffle Board - 1

Note 6: Pumps/Motors/Heaters Remaining Life Brekdwn: Pumps/Motors - 4 Heaters - 6

Note 7: Useful lives and replacement cost figures are always subject to a wide difference of opinion. However, those chosen herein are believed to be a representative average as necessary to derive reserve allowances, which can and should be adjusted each year to reflect changing costs and economic circumstances.

Note 8: The above calculations have been made from figures gathered over a wide variety of sources and included a number of assumptions that were deemed by the board to be adequate to meet the requirements of the State of Florida.