

## South Preserve II at Waterside Village Association, Inc.

2023 Budget

	2023 Budget	Quarterly Per Unit
<b>INCOME:</b>		
06310 Maintenance Fee Income	149,387	\$1,037
06315 Reserve Income	7,527	\$52
06510 Rental/Sale App Income		
06910 Interest Income		
06930 Prev Year Surplus		
Subtotal Income	156,914	\$1,090
<b>EXPENSES</b>		
07010 Master Association Fees	28,080	
07015 Management Fees	8,940	
07020 Insurance Package	24,000	
07030 Accounting/Professional Fees	200	
07035 Legal Fees	2,000	
07041 Division/Corporation Fees	205	
07050 Administrative Fees	900	
07065 Contingency	NOT INCLUDED	
08210 Lawn Care Contract	17,509	
08220 Irrigation Maint/Repair	1,000	
08290 Grounds - Other	4,000	
08610 Water/Sewer	20,000	
08640 Electric	775	
08650 Cable	26,378	
08655 Unit Pest Control	1,600	
08656 Termite Prevention/Renewal	800	
08710 Building Maintenance	7,500	
08717 Stair Maintenance	2,500	
08771 Fire Alarm Maint/Repair	3,000	
Total Operating	149,387	
Reserve Contribution	7,528	
<b>TOTAL EXPENSES</b>	<b>156,915</b>	

In 2022 there was Special Assessment for landscap replacement at the backs of each building and the Saranac entrance

Special Assessment Income	
Special Assessment Expense	2,600.00

SOUTH PRESERVE II AT WATERSIDE VILLAGE ASSOCIATION, INC.  
2023 RESERVE CALCULATION  
FOR PERIOD BEGINNING 1/1/23 AND ENDING 12/31/23

	CAPITAL ITEM	ESTIMATED USEFUL LIFE	ESTIMATED REPLACEMENT COST	ESTIMATED REMAINING LIFE	ESTIMATED BALANCE 12/31/2022	ADDITIONAL RESERVES REQUIRED	ANNUAL RESERVES REQUIRED	QTRLY RESERVE PAYMENT	PER UNIT RESERVE PAYMNT
5015	Paint	10	33,000	4	33,000	0	0	0	0
5020	Concrete	50	91,800	32	29,913	61,887	1,934	483	13
5025	Roof	20	220,000	0	119,754	0	0	0	0
5070	Stairs	24	90,000	13	17,288	72,712	5,594	1,399	39
5080	Ins./Cap. Maint.		0	0	0	0			
5010	Undesignated				0	0	0	0	0
	Total				199,955	134,599	7,528	1,882	52
							Per unit per quarter	\$ 52	

NOTES:

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.

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