

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

	2025 Approved Budget	2026 Approved Budget
<b>INCOME</b>		
5010 · Maintenance Fees	182,237	185,566
5015 · Reserve Fees	17,923	14,594
5025 · Operating Interest	0	2,100
5030 · Late Fees	0	0
<b>TOTAL INCOME</b>	<b>200,160</b>	<b>202,260</b>
<b>EXPENSE</b>		
<b>ADMINISTRATION</b>		
7110 · Master Association Fees	31,680	33,120
7115 · Management Fees	9,360	9,732
7120 · Insurance	45,000	46,672
7125 · Accounting / Professional Fees	300	250
7130 · Legal Fees	1,500	500
7135 · Division / Corporation Fees	305	305
7140 · Administrative Fees	1,000	1,700
7145 · Income Tax	0	500
<b>TOTAL ADMINISTRATION</b>	<b>89,145</b>	<b>92,779</b>
<b>GROUNDS</b>		
7210 · Lawn Care Contract	16,524	17,075
7215 · Irrigation Maint. / Repair	1,000	2,000
7220 · Grounds - Other	4,000	2,000
<b>TOTAL GROUNDS</b>	<b>21,524</b>	<b>21,075</b>
<b>UTILITIES</b>		
7310 · Water / Sewer	22,500	22,700
7315 · Electric	1,184	1,150
7320 · TV & Internet	33,528	34,354
<b>TOTAL UTILITIES</b>	<b>57,212</b>	<b>58,204</b>
<b>MAINTENANCE</b>		
7410 · Unit Pest Control	1,782	1,800
7415 · Termite Prevention / Renewal	920	1,061
7420 · Building Maintenance	6,154	8,000
7425 · Stair Maintenance	2,500	2,500
7430 · Fire Alarm Maint. / Repair	3,000	2,247
<b>TOTAL MAINTENANCE</b>	<b>14,356</b>	<b>15,608</b>
<b>OTHER</b>		
9010 · Transfer to Reserves	17,923	14,594
<b>TOTAL OTHER</b>	<b>17,923</b>	<b>14,594</b>
<b>TOTAL EXPENSES</b>	<b>200,160</b>	<b>202,260</b>

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 1,265.53	\$ 1,288.65
RESERVES	\$ 124.47	\$ 101.35
<b>TOTAL</b>	<b>\$ 1,390.00</b>	<b>\$ 1,390.00</b>

Total Units            36  
Times Paid Per Year    4

**South Preserve II 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											
3510	Paint	10	1	45,000	45,000	0	0	0	45,000	0	0	0.00
3515	Concrete	50	29	91,800	33,765	1,935	0	0	35,700	56,100	1,934	13.43
3520	Roofs	25	22	225,000	25,624	10,493	0	0	36,117	188,883	8,586	59.62
3525	Stairs	10	3	84,000	78,020	5,495	11,736	0	71,779	12,221	4,074	28.29
3540	Interest				7,650	6,913	0	0	14,564	0	0	0.00
				445,800	190,058	24,836	11,736	0	203,159	257,205	14,594	101.35

- Note 1: Roofs replaced in April, 2023 with a 25 year enhanced material & workmanship warranty.
- Note 2: Staircase project with composite stringers/supports and re-used wood treads, completed in July 2025 (Total \$11,735.88).
- Note 3: ACCT# 3540 origin is Truist -2655 Acct.
- Note 4: BOD decision in 2025 to postpone complete building painting (ACCT #3510) in 2026.