

**Waterside Village Community Association, Inc.**  
**Approved Budget**  
**January 1, 2026 - December 31, 2026**

	2025 Approved Budget	2026 Approved Budget
<b>INCOME</b>		
5010 - Maintenance Fees	364,326	380,883
5020 - Clubhouse Rental	0	0
5025 - Operating Interest	0	0
<b>TOTAL INCOME</b>	<b>364,326</b>	<b>380,883</b>
<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
7110 - Master Association Fees	35,603	36,430
7115 - Management Fees	24,480	25,704
7120 - Insurance Package	44,000	48,000
7125 - Accounting / Professional Fees	500	300
7130 - Legal Fees	3,000	1,000
7133 - Taxes - Income	0	1,100
7135 - Taxes - Property	600	0
7140 - Division / Corporation Fees	161	161
7145 - Administrative Fees	3,000	3,000
7155 - Amenity Improvements / Events	5,000	2,000
7160 - Cable	250	0
<b>TOTAL ADMINISTRATIVE</b>	<b>116,594</b>	<b>117,695</b>
<b>GROUNDS</b>		
7210 - Lawn Care Contract	52,000	53,375
7215 - Irrigation Maint / Repair	13,000	14,000
7220 - Tree / Palm Trim & Removal	12,000	10,000
7223 - Mulch	8,500	9,000
7225 - Grounds - Other	13,850	11,000
<b>TOTAL GROUNDS</b>	<b>99,350</b>	<b>97,375</b>
<b>POOL/LAKE</b>		
7310 - Pool Maintenance Contract	17,820	18,000
7315 - Pool Maint/Repair	12,000	10,000
7325 - Pool Permit	1,200	1,100
7335 - Fountain Maint/Repair	800	800
7345 - Lake Other/Drainage	3,000	1,000
<b>TOTAL POOL/LAKE</b>	<b>34,820</b>	<b>30,900</b>
<b>UTILITIES/PEST CONTROL</b>		
7410 - Water / Sewer	7,500	8,125
7415 - Electric	36,230	39,000
7420 - Pest Control	940	675
7425 - Termite	250	210
<b>TOTAL UTILITIES/PEST CONTROL</b>	<b>44,920</b>	<b>48,010</b>
<b>REPAIRS &amp; MAINTENANCE</b>		
7510 - Building Maintenance	10,000	14,500
7520 - Clubhouse Cleaning	12,000	10,000
7525 - Fire System	900	945
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>22,900</b>	<b>25,445</b>
<b>OTHER</b>		
9010 - Transfer to Reserves	45,742	61,458
<b>TOTAL OTHER</b>	<b>45,742</b>	<b>61,458</b>
<b>TOTAL EXPENSES</b>	<b>364,326</b>	<b>380,883</b>

QUARTERLY ASSESSMENT/UNIT	2025	2026
	\$ 220.00	\$ 230.00

Total Units            414  
Times Paid Per Year    4

Breakdown By Sub-association	2025 Quarterly Amount	2026 Quarterly Amount
East Preserve at Waterside Village	\$ 8,800	\$ 9,200
Gardens I at Waterside Village	\$ 7,920	\$ 8,280
Gardens II at Waterside Village	\$ 5,280	\$ 5,520
Gardens III at Waterside Village	\$ 7,920	\$ 8,280
Gardens IV at Waterside Village	\$ 7,920	\$ 8,280
Gardens V at Waterside Village	\$ 7,920	\$ 8,280
Gardens VI at Waterside Village	\$ 7,920	\$ 8,280
South Preserve I at Waterside Village	\$ 7,040	\$ 7,360
South Preserve II at Waterside Village	\$ 7,920	\$ 8,280
South Preserve III at Waterside Village	\$ 7,920	\$ 8,280
Villas I at Waterside Village	\$ 7,480	\$ 7,820
West Preserve at Waterside Village	\$ 7,040	\$ 7,360

**Waterside Village Community 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/ QUARTER
ACCT#	ASSET											
3510	Paint	8	8	11,370	9,250	2,120	4,700	0	6,670	4,700	587	0.35
3515	Roads	60	24	100,000	83,100	676	38,428	0	45,348	54,652	2,277	1.38
3520	Roofing	18	15	35,000	16,000	14,000	0	0	30,000	5,000	333	0.20
3525	Pools/Grill	20	11	54,000	9,204	3,421	0	0	12,625	41,375	3,761	2.27
3530	Recreation	9	2	20,000	12,705	2,432	0	0	15,137	4,863	2,432	1.47
3535	Clubhouse A/C	10	5	10,428	4,026	1,067	0	0	5,093	5,335	1,067	0.64
3540	Pumps/Motors/Heaters	10	2	25,000	223	12,500	3,545	0	9,178	15,822	7,911	4.78
3545	Ponds	15	1	25,000	-6,617	9,526	0	15,105	18,014	6,986	6,986	4.22
3550	Undesignated	1	1	20,118	18,517	0	29,190	0	-10,673	30,791	30,791	18.59
3560	Landscaping/Irrigation	10	10	54,000	33,550	0	57,358	24,686	878	53,122	5,312	3.21
3599	Reserve Interest				15,105	4,448	0	-15,015	4,538	0	0	0.00
				354,916	195,062	50,190	133,221	24,776	136,807	222,647	61,458	37.11

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.

Note 9: #3530 Synthetic Turf - bocce court turf (\$6,139.95)

Note 10: #3550 The Nidy Sports Construction - tennis/pickleball court refurbishing (\$23,050)