

**Gardens I at Waterside Village Association, Inc.**

**Approved Budget**

**January 1 - December 31, 2018**

	2017			2017 Totals	2018 Budget
	Approved Budget	Actuals at 9/30/17	Year End Projections		
<b>Income</b>					
6200 - Assessment Fee	99,421	74,569	24,852	99,421	101,759
6210 - Reserve Fee	26,573	19,931	6,641	26,573	24,241
6300 - Application Fees	0	250	0	250	0
6320 - Late Fee	0	38	0	38	0
6950 - Rollover of Surplus/Shortfall	2,800	0	0	0	
<b>Total Income</b>	<b>128,794</b>	<b>94,788</b>	<b>31,494</b>	<b>126,282</b>	<b>126,000</b>
<b>Administrative</b>					
7020 - Dues/Licenses/Permits	61	61	0	61	61
7040 - Fees Payable to Division	144	0	144	144	144
7100 - Insurance Expense	18,500	11,058	3,601	14,659	15,150
7150 - Prof. Fees - Legal	300	0	0	0	300
7170 - Prof. Fees - Tax prep.	150	150	0	150	150
7200 - Management Fees	7,500	5,625	1,875	7,500	7,500
7250 - Office Supplies/Svc/Misc	1,000	313	104	417	650
7260 - Postage and Printing	200	113	38	151	200
<b>Total Administrative</b>	<b>27,855</b>	<b>17,320</b>	<b>5,762</b>	<b>23,082</b>	<b>24,155</b>
<b>Grounds</b>					
7600 - Landscape Contract	15,120	11,340	3,780	15,120	15,120
7650 - Landscape Svc/Replacement/Othe	2,000	5,524	0	5,524	2,000
<b>Total Grounds</b>	<b>17,120</b>	<b>16,864</b>	<b>3,780</b>	<b>20,644</b>	<b>17,120</b>
<b>Maintenance</b>					
8010 - Bldg Maint/Repair/Svc/Supp	3,500	2,499	833	3,332	4,500
8015 - Stair Maintenance	3,000	3,470	0	3,470	1,000
8085 - Fire Sprinklers Inspection	800	735	0	735	800
8086 - Fire Sprinkler Repairs	800	0	0	0	800
8090 - Fire Alarm Maint/Repair/Svc	500	438	146	584	600
8091 - Fire Alarm Inspections	300	257	0	257	300
8095 - Fire Extinguisher Inspection	150	119	0	119	150
8220 - Pest Control - Int/Ext	1,836	1,377	459	1,836	1,836
8240 - Plumbing - Maint/Repair	3,000	2,800	0	2,800	4,000
8241 - Backflow Device Inspection	300	270	0	270	300
8242 - Backflow Device Repairs	300	0	0	0	300
<b>Total Maintenance</b>	<b>14,486</b>	<b>11,965</b>	<b>1,438</b>	<b>13,403</b>	<b>14,586</b>
<b>Other</b>					
9710 - Contingency Fund	0	0	0	0	2,788
9730 - Contribution to WV Master	23,760	17,820	5,940	23,760	23,760
9970 - Transfer to Reserves	26,573	19,930	6,643	26,573	24,241
<b>Total Other</b>	<b>50,333</b>	<b>37,750</b>	<b>12,583</b>	<b>50,333</b>	<b>50,789</b>
<b>Utilities</b>					
8620 - Electric	1,000	566	189	755	850
8660 - Cable TV	18,000	13,775	4,592	18,367	18,500
<b>Total Utilities</b>	<b>19,000</b>	<b>14,341</b>	<b>4,781</b>	<b>19,121</b>	<b>19,350</b>
<b>Total Expense</b>	<b>128,794</b>	<b>98,239</b>	<b>28,344</b>	<b>126,583</b>	<b>126,000</b>

Quarterly Assessment per unit \$ 875.00  
36 Units