

**Gardens I at Waterside Village Association, Inc.**  
**Approved Budget**  
**January 1 - December 31, 2026**

	2025 Approved Budget	2026 Approved Budget
<b>Income</b>		
6200 · Assessment Fee	152,123	162,578
6210 · Reserve Fee	19,958	23,902
6310 · Interest	0	0
6320 · Late Fee	0	0
6400 · SA Hurricane Milton 2024 Recovery	0	0
<b>Total Income</b>	<b>172,081</b>	<b>186,480</b>
<b>Administrative</b>		
7020 · Dues/Licenses/Permits	161	161
7040 · Fees Payable to Division	144	144
7100 · Insurance Expense	44,000	40,000
7150 · Prof. Fees - Legal	500	500
7170 · Prof. Fees - Tax prep.	300	300
7200 · Management Fees	8,880	9,900
7250 · Office Supplies/Svc/Misc	1,750	2,000
7260 · Postage and Printing	200	200
7270 · Bank Service Charges	100	100
<b>Total Administrative</b>	<b>56,035</b>	<b>53,305</b>
<b>Grounds</b>		
7600 · Landscape Contract	15,288	15,288
7650 · Landscape Svc/Replace/Other	5,000	8,250
<b>Total Grounds</b>	<b>20,288</b>	<b>23,538</b>
<b>Maintenance</b>		
8010 · Bldg Maint/Repair/Svc/Supp	3,000	8,150
8015 · Stair Maintenance	1,000	1,000
NEW · Contingency	0	14,400
8085 · Fire Sprinklers Inspection	600	600
8086 · Fire Sprinkler Repairs	1,000	3,000
8090 · Fire Alarm Maint/Repair/Svc	1,125	1,000
8091 · Fire Alarm Inspections	300	300
8095 · Fire Extinguisher Inspection	150	151
8220 · Pest Control - Int/Ext	3,450	3,400
8240 · Plumbing - Maint/Repair	1,000	900
8241 · Backflow Device Inspection	250	230
8242 · Backflow Device Repairs	500	250
<b>Total Maintenance</b>	<b>12,375</b>	<b>33,381</b>
<b>Other</b>		
9730 · Contribution to WV Master	31,680	33,120
9970 · Transfer to Reserves	19,958	23,902
<b>Total Other</b>	<b>51,638</b>	<b>57,022</b>
<b>Utilities</b>		
8620 · Electric	1,505	1,284
8660 · Cable TV	30,240	17,950
<b>Total Utilities</b>	<b>31,745</b>	<b>19,234</b>
<b>Total Expense</b>	<b>172,081</b>	<b>186,480</b>

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 1,056.41	\$ 1,129.01
RESERVES	\$ 138.59	\$ 165.99
<b>TOTAL</b>	<b>\$ 1,195.00</b>	<b>\$ 1,295.00</b>

Total Units            36  
Times Paid Per Year    4

**GARDENS I AT WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
**STATUTORY RESERVES FOR EXPENDITURES AND DEFERRED MAINTENANCE**  
**STRAIGHT LINE METHOD**  
**36 UNITS**  
**JANUARY 1 TO DECEMBER 31, 2026**

**FULLY FUNDED RESERVES**

		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
<b>ACCT#</b>	<b>RESERVES</b>											
5300	Building Restoration	10	7	35,000	1,221	1,656	5,300	203	(2,221)	37,221	5,317.30	36.93
5400	Roofing	20	18	180,000	(47,625)	11,980	-	-	(35,645)	215,645	11,980.28	83.20
5425	Stairs	10	6	60,000	15,752	6,321	1,700	-	20,373	39,627	6,604.54	45.86
5450	Capital Improvements	10	1	8,675	8,877.25	-	-	(203)	8,674.55	-	-	-
<b>TOTAL</b>				<b>283,675</b>	<b>(21,776)</b>	<b>19,957</b>	<b>7,000</b>	<b>0.00</b>	<b>(8,819)</b>	<b>292,493</b>	<b>23,902</b>	<b>166</b>

Note: Roofs were replaced in 2023 on all 3 buildings  
 Carport Project was completed in 2023  
 Buildings 200, 201 & 202 painted in 2021 by Specialty Painting  
**5300 INCLUDES- Ext. Lights, Gutters, Downspouts, Painting etc.**  
 New 12 gang meter bank and AMP main breakers in all 12 units started in 2024; completed in 2025  
 Stairway Painting Project on all 3 buildings completed in 2025 by Jeffrey Garrahan, LLC

The above table is presented in accordance with Florida Statute; actual costs and replacement timing may vary based on actual conditions.  
 For better accuracy management recommends to have an annual reserve analysis performed by a qualified outside source.