THE WATERFRONT ON VENICE ISLAND "BUILDING A" CONDOMINIUM ASSOCIATION, INC
APPROVED BUDGET
JANUARY 1, 2025 - DECEMBER 31, 2025

REVENUES	2024 Approved Budget	Actuals at 8/31/2024	Sep-Dec 2024 Projections	2024 Projected Totals	2025 Approved Budget
5010 MAINTENANCE FEES	278,112	185,434	92,678	278,112	303,746
5015 RESERVE ASSESSMENTS	82,000	61,500	20,500	82,000	130,000
5030 SALES & LEASE FEES	0	100	50	150	0
5040 OTHER	0	201	100	301	0
5045 LATE FEE INCOME	0	46	23	68	0
5050 INTEREST	0	57	29	86	0
5080 GARAGE ELECTRICITY INCOME	0	0	0	0	0
TOTAL REVENUE	**360,112**	**247,337**	**113,380**	**360,717**	**433,746**
EXPENSES AND RESERVES					
MAINTENANCE & REPAIRS					
7210 REPAIRS & MAINTENANCE	18,000	5,889	2,944	8,833	18,000
7215 MAINTENANCE CONTRACT	23,600	15,732	7,866	23,598	23,600
7220 PEST CONTROL CONTRACT	1,150	753	376	1,129	1,150
7230 FIRE AND SMOKE MONITORING CONTRACT	625	395	198	593	625
7235 FIRE & SMOKE SYSTEM	8,300	6,505	3,253	9,758	10,200
TOTAL MAINTENANCE & REPAIRS	**51,675**	**29,274**	**14,637**	**43,912**	**53,575**
MASTER ASSOCIATION FEES					
7410 MASTER ASSOCIATION FEES	66,679	44,247	22,432	66,679	67,148
TOTAL MASTER ASSOCIATION FEES	**66,679**	**44,247**	**14,749**	**58,996**	**67,148**
UTILITIES					
7510 WATER/SEWER	29,800	21,632	10,816	32,449	33,100
7520 ELECTRIC	6,970	4,347	2,174	6,521	6,970
7540 TRASH REMOVAL	5,400	3,655	1,828	5,483	5,500
TOTAL UTILITIES	**42,170**	**29,635**	**14,817**	**44,452**	**45,570**
ELEVATOR					
7610 ELEVATOR CONTRACT	5,500	3,609	1,804	5,413	5,500
7615 ELEVATOR REPAIRS	4,000	2,750	1,375	4,125	4,125
7620 ELEVATOR INSPECTION	275	0	275	275	275
7650 ELEVATOR LICENSE	75	125	0	125	125
7675 COMCAST/INTERNET ELEVATORS	4,670	3,070	1,535	4,605	4,800
TOTAL ELEVATOR	**14,520**	**9,554**	**4,990**	**14,544**	**14,825**
ADMINISTRATION					
7810 INSURANCE COMMERCIAL/UMBRELLA	74,600	52,029	30,215	82,244	90,500
7815 FLOOD INSURANCE	13,300	8,865	4,849	13,714	15,100
7820 LEGAL/PROFESSIONAL	1,000	5,300	1,767	7,067	1,000
7825 ACCOUNTING SERVICES	300	0	300	300	300
7830 DIVISION FEES	128	128	0	128	128
7835 LICENSES/PERMITS/FEES	100	811	0	811	825
7840 INCOME TAX	0	389	0	389	0
7870 SUNSTATE ADMIN/ACCOUNTING FEE	11,340	7,560	3,780	11,340	12,000
7880 OFFICE SUPPLIES/POSTAGE/ETC	2,200	1,680	840	2,520	2,600
7890 BANK SERVICE CHARGE	100	100	50	150	175
TOTAL ADMINISTRATION	**103,068**	**76,862**	**41,801**	**118,663**	**122,628**
TOTAL OPERATING EXPENSE	**278,112**	**189,573**	**90,994**	**280,567**	**303,746**
RESERVES					
RESERVES - SCHEDULE B	82,000	61,500	20,500	82,000	130,000
TOTAL EXPENSES AND RESERVES	**360,112**	**251,073**	**111,494**	**362,567**	**433,746**

2025 ASSESSMENTS - Pooled Reserves

UNIT ASSESSMENT - QUARTERLY			*MASTER*	Maintenance	Reserve	Total	2024 Rates
16	MONTEGO	2.79%	524.59	1649.00	906.00	3,079.59	$2,566.93
12	ANTIGUA	3.43%	524.59	2031.00	1116.00	3,671.59	$3,039.93
4	GRAND CAYMAN	3.55%	524.59	2100.00	1154.00	3,778.59	$3,125.93

Waterfront Building A Approved Reserve Schedule for the Period January 1, 2025 - December 31, 2025 (Using the Pooling Method)

Acct#	Asset	Total Est. Life (yrs.)	Est. Remain. Life (yrs.)	Est. Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
3510	Fire Sprinker/Control Panel	15	10	15,000										15,000
3515	Access /Security System	15	11	12,000										
3516	Balcony Waterproofing	35	15	300,000										
3517	Walkway Waterproofing	10	6	50,000						50,000				
3518	Windows and Sliders	45	25	2,000,000										
3521	Common Exterior Doors	35	15	130,000										
3522	Structural Reserve	30	10	268,000										
3525	Pump System & Motors	15	10	25000										
3530	Roof - Tile	35	15	163,000										
3531	Electrical Reserve	40	20	45,000										
3532	FACP AV Alarm	40	20	27,000										
3535	Milestone Report	25	5	15,000									17,389	
3540	Roof Membrane	30	10	300,000										
3550	Elevator	30	10	150,000	8,125									
3570	Painting & Water-proofing	10	8	350,000										334,335
3585	Governing Documents Restatating	30	0	5,000	5,000									
3590	Roof Anchors	10	5	8,000									8,000	
3595	Plumbing Stacks	30	7	100,000										
	Projected Expenditures				13,125	15,932	2,640	0	0	50,000	0	0	25,389	349,335
	Cash Balance PYE				75,198	102,188	137,010	187,856	269,856	399,856	484,856	624,856	769,856	894,467
	Annual Reserve Requirement				40,000	50,000	50,000	82,000	130,000	135,000	140,000	145,000	150,000	155,000
	Ending Cash Balance				102,188	137,010	187,856	269,856	399,856	484,856	624,856	769,856	894,467	700,132

Note 1: The Building A Condominium Association is not Responsible for Repair or Replacement of Pavement Surfaces. That expense is Borne solely by the Waterfront Master Association.
Note 2: .

Note 3:

NOTE: WAIVING RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.