Waterfront on Venice Island Building C Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 Maintenance Fees	246,297	241,740
5011 Reserve Assessments	74,868	79,735
5015 Master Association Fees	70,856	71,328
5025 Late Fees	0	0
5035 Transfer Fees	0	0
5050 Operating Bank Interest	0	0
5055 Reserve Bank Interest	0	323
TOTAL INCOME	**392,021**	**393,125**
EXPENSE		
REPAIRS & MAINTENANCE		
7210 Repairs & Maintenance	24,000	35,000
7215 AAON Repairs	1,750	3,500
7220 Water Pump Repairs	2,600	2,600
7225 Pest Control	1,000	1,000
7230 Fire & Security Alarm	3,700	2,000
TOTAL REPAIRS & MAINTENANCE	**33,050**	**44,100**
MASTER ASSOCIATION FEES		
7410 Master Association Fees	70,856	71,328
TOTAL MASTER ASSOCIATION FEES	**70,856**	**71,328**
UTILITIES		
7510 Water/Sewer	28,000	32,000
7520 Electric	25,000	16,800
7530 Trash Removal	5,500	4,000
7540 Entry Phone	1,500	2,600
TOTAL UTILITIES	**60,000**	**55,400**
ELEVATORS		
7610 Elevator Contract	11,084	11,084
7615 Elevator Repairs	4,500	4,500
7620 Elevator Inspection	75	600
7625 Elevator License	150	150
7630 Elevator Phones	1,250	520
TOTAL ELEVATORS	**17,059**	**16,854**
PAYROLL		
7710 Maintenance Personnel	16,000	12,000
7720 Property Manager	17,000	0
TOTAL PAYROLL	**33,000**	**12,000**
ADMINISTRATIVE		
7810 Insurance	77,331	75,711
7812 Insurance-Flood	13,642	13,642
7820 Legal/Professional	5,000	4,000
7825 Accounting Services	1,000	0
7830 Division Fees	150	150
7835 Licenses/Permits/Fees	65	200
7845 Miscellaneous Administration	0	0
7870 Mangement fee	4,500	19,080
7880 Office Supplies/Postage/Etc.	1,500	750
7885 Bank Service Fees/Coupon Books	0	175
TOTALADMINISTRATIVE	**103,188**	**113,708**
OTHER		
7990 Transfer to Reserves	74,868	79,735
TOTAL OTHER	**74,868**	**79,735**
TOTAL EXPENSES	**392,021**	**393,125**

Total Units	34
Times Paid Per Year	4

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2024 ASSESSMENTS - Pooled Reserves

UNIT ASSESSMENT - QUARTERLY			Master	Maintenance	Reserve	Total
10	ANTIGUA	0.0319	$521.00	$1,975.97	$602.10	$3,099.07
2	ANTINGUA II	0.0305	$521.00	$1,887.40	$574.88	$2,983.28
4	GRAND CAYM/	0.0340	$521.00	$2,100.51	$639.37	$3,260.88
16	MONTEGO	0.0258	$521.00	$1,599.07	$487.28	$2,607.35
2	ST. MARTEN	0.0355	$521.00	$2,024.79	$595.53	$3,141.32
34		100.00%				

2025 ASSESSMENTS - Pooled Reserves

UNIT ASSESSMENT - QUARTERLY			MASTER	Maintenance	Reserve	Total
10	ANTIGUA	0.0319	$524.47	$1,936.77	$635.88	$3,097.13
2	ANTINGUA II	0.0305	$524.47	$1,850.78	$607.98	$2,983.22
4	GRAND CAYM/	0.0340	$524.47	$2,064.42	$677.74	$3,266.64
16	MONTEGO	0.0258	$524.47	$1,567.07	$514.54	$2,606.07
2	ST. MARTEN	0.0355	$524.47	$2,017.42	$707.64	$3,249.54
34		100.00%				

Waterfront Building C Major Repairs & Replacement Fund
Summary of Assessments and Expenditures at December 31,2025
Pro Forma as of November 12, 2024

Year	Reserves at Beginning of Year	Annual Reserve Assessment Increasing at 5%	Annual Expenditures Inflation 3%	Income Earned .5%	Reserves End of Year
2018	68,000.00	42,000.00	64,598	555.00	45,957.00
2019	45,957.00	45,313.00	32,991	573.23	58,852.23
2020	58,852.23	46,368.79	73,675	346.79	31,892.81
2021	31,892.81	47,574.38	3,150	211.99	76,529.18
2022	76,529.18	55,922.32	50,000	497.91	82,949.41
2023	82,949.41	355,879.96	334,454	1,974.21	106,349.57
2024	106,349.57	74,868.08	-	605.56	181,823.22
2025	181,823.22	79,734.50	-	982.93	262,540.65
2026	262,540.65	84,917.25	-	391.15	347,849.05
2027	347,849.05	90,436.87	280,000	787.17	159,073.09
2028	159,073.09	96,315.26	100,000	1,195.41	156,583.76
2029	156,583.76	102,575.76	-	1,286.42	260,445.95
2030	260,445.95	109,243.18	-	1,718.46	371,407.58
2031	371,407.58	116,343.99	51,696	2,163.72	438,219.29
2032	438,219.29	123,906.35	238,094	2,369.87	326,401.50
2033	326,401.50	131,960.26	459,932	2,057.23	487.00
2034	487.00	140,537.68	-	2,359.22	143,383.89
2035	143,383.89	149,672.63	109,039	2,854.89	186,872.41
2036	186,872.41	157,156.26	-	2,179.20	346,207.87
2037	346,207.87	165,014.07	73,101	2,298.02	440,418.96
2038	440,418.96	173,264.77	-	2,310.24	615,993.97
2039	615,993.97	181,928.01	-	2,686.40	800,608.38
2040	800,608.38	191,024.41	-	3,249.97	994,882.77
2041	994,882.77	200,575.63	-	3,401.00	1,198,859.40
2042	1,198,859.40	210,604.41	69,110	3,997.13	1,344,350.58
2043	1,344,350.58	221,134.64	550,841	4,611.30	1,019,255.51
2044	1,019,255.51	232,191.37	169,762	5,243.99	1,086,928.49
2045	1,086,928.49	243,800.94	45,445	4,981.73	1,290,266.16
2046	1,290,266.16	255,990.98	19,572	3,958.23	1,530,643.37
2047	1,530,643.37	268,790.53	278,828	4,272.22	1,524,878.12
2048	1,524,878.12	282,230.06	14,016	4,432.68	1,797,524.85
2049	1,797,524.85	296,341.56	89,198	5,082.95	2,009,751.87
2050	2,009,751.87	311,158.64	-	4,699.18	2,325,609.68
2051	2,325,609.68	326,716.57	-	5,452.30	2,657,778.55
	2,657,778.55	3,281,135.15	3,107,502	83,788.50	2,915,199.95
			311403		
			3,418,905		