

EDGEWATER IV BUDGET

Notes	Annual Budget	Jan - Sep 2022	Oct Estimate	Nov Estimate	Dec Estimate	2022 Total	2023		2023
							Approved Budget	Adjustments	Approved Budget
INCOME									
4000-00-00 Quarterly Assessments	133,151	99,900	11,100	11,100	11,100	133,200	144,088	341	144,429
4012-00-00 Application Fees	-	200	-	-	-	200	-		
4026-00-00 Late Fees/Interest	-	172	-	-	-	172	-		
subsidize fees 4099-00-00 Use of Surplus Funds	-	-	-	-	-	-	-		-
Total INCOME	133,151	100,272	11,100	11,100	11,100	133,572	144,088	341	144,429
Operating Expense									
5000-00-00 Management Fees	5,000	3,750	417	417	417	5,000	5,004	200	5,204
5105-00-00 Accounting/Tax/Audit/Adm I	2,820	2,115	235	235	235	2,820	2,820	141	2,961
5118-00-00 Fees to Division	185	61	7	7	7	81	185		185
5435-00-00 Office Supplies /Printing	1,000	294	33	33	33	392	1,000		1,000
6080-00-00 Professional Fees	1,000	255	28	28	28	340	1,000		1,000
30% assumed on property/5% other ins 5550-00-00 INS - Expense	33,553	36,230	-	-	-	36,230	45,102		45,102
5801-00-00 Electricity	900	940	104	104	104	1,253	1,300		1,300
6095-00-00 Water/Sewer	12,629	10,247	1,139	1,139	1,139	13,662	14,000		14,000
6005-00-00 Building Maint/Supplies	14,000	9,292	1,032	1,032	1,032	12,389	14,000		14,000
6010-00-00 Fire Extinguisher	500	-	-	-	500	500	500		500
6015-00-00 Roof Repair	-	3,288	-	-	-	3,288	-		-
6060-00-00 Cleaning - Professional	700	450	50	50	50	600	700		700
6069-00-00 Irrigation	2,000	217	24	24	24	290	2,000		2,000
6075-00-00 Pest Control	1,500	1,080	120	120	120	1,440	1,500		1,500
6090-00-00 Trash Removal	6,000	4,328	481	481	481	5,771	6,000		6,000
6201-00-00 Grounds	17,106	13,744	1,527	1,527	1,527	18,325	19,000		19,000
6205-00-00 New Plantings/Mulch/Tree	15,000	7,673	853	853	853	10,231	11,000		11,000
9999-00-00 Hurricane Ian	-	-	-	-	18,000	18,000	-		-
Per schedule below 9000-00-00 RSV Transfer	19,258	14,445	1,605	1,605	1,605	19,260	18,977	-	18,977
Total Operating Expense	133,151	108,408	7,655	7,655	26,155	149,872	144,088	341	144,429

Net Surplus/(Deficit)	(0)	(8,136)	3,445	3,445	(15,055)	(16,300)	-	-	-
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	2022	2023
Annual Maintenance Fees	4438	4814
Quarterly Operating Fees	1110	1204
\$ Change		94
% Change		7.81%

12/31/21 Operating Surplus	\$ 40,240
Estimated 2022 Surplus	\$ (16,300)
Transfer to Reserves	\$ -
1/1/22 Starting Surplus	<u>\$ 23,940</u>

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Budget	TOTAL LIFE	ESTIMATED REPLACEMENT COST	ESTIMATED REMAINING USEFUL LIFE	RESERVE BALANCE 9/30/22	ESTIMATED EXPENSES	4TH QUARTER 2021 FUNDING	TRANSFER	ESTIMATED RESERVE 12/31/2022	AMOUNT NEEDED TO FULLY FUND	YEARLY REQUIRED 2023 FUNDING	2023 MONTHLY PER UNIT
25-2502-00-00 - RSV Interest		\$ 2,494		\$ 2,476		\$ 18	\$ -	\$ 2,494	\$ (0)	\$ -	
25-2535-00-00 - Roof	50	\$ 500,000	49	\$ 17,940	\$ -	\$ 2,447	\$ -	\$ 20,387	\$ 479,613	\$ 9,788	\$ 27
25-2550-00-00 - Paint	8	\$ 40,000	7	\$ 9,263	\$ -	\$ 1,080	\$ -	\$ 10,343	\$ 29,657	\$ 4,237	\$ 12
25-2571-00-00 - Pavement	30	\$ 45,892	8	\$ 5,552	\$ -	\$ 1,115	\$ -	\$ 6,667	\$ 39,225	\$ 4,903	\$ 14
25-2575-00-00 - Sealing	7	\$ 4,601	5	\$ 4,441	\$ -	\$ 160	\$ -	\$ 4,601	\$ 0	\$ 0	\$ 0
25-3003-00-00 - Rroof Cleaning	5	\$ 7,796	3	\$ 7,635	\$ -	\$ 13		\$ 7,648	\$ 148	\$ 49	\$ 0
TOTALS		\$ 600,783		\$ 47,308	\$ -	\$ 4,833	\$ -	\$ 52,141	\$ 548,642	\$ 18,977	\$ 53

WAIVING OF 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.