

EDGEWATER IV 2019 ADOPTED BUDGET

	Annual		Nov			Adopted		Notes
	Budget	Jan - Sep 18	Oct Actual	Estimate	Dec Estimate	Total	Budget	
INCOME								
4000 - Maintenance Fees	130,920	98,190	10,910	10,910	10,910	130,920	109,406	
4005 - Reserve Fees	19,800	14,850	1,650	1,650	1,650	19,800	41,304	
4010 - Application Fees	300	350				350	300	
Total INCOME	151,020	113,390	12,560	12,560	12,560	151,070	151,010	
Operating Expense								
6000 - Accounting	3,900	2,380	500	200	200	3,280	2,400	KPG Accounting
6005 - Building Maint/Supplie	20,000	2,260	111	750	750	3,871	12,770	Either drains to pond or pavers cover in line items
6010 - Contingency	10,800	-	-	-	-	-	-	
6015 - Roof Repairs	10,000	1,525	-	-	-	1,525	12,000	repairs plus maint. roof.
6020 - Division Fees	120	120	-	-	-	120	120	Annual fees to Florida
6025 - Electricity	930	594	67	70	70	801	900	
6030 - Federal/State Taxes	60	-	-	-	-	-	61	Annual Corporate Fee
6035 - Fire Extinguisher Maint	500	-	660	500	-	1,160	500	inspections/minor maint
6040 - Storm Damage	-	779	-	-	-	779	1,800	Clean-up after Storm
6045 - Insurance	23,480	20,234	-	-	-	20,234	21,500	Assume small increase
6050 - Janitorial	4,200	700	50	50	50	850	900	Power washing enclosures
6055 - Landscape Maintenanc	13,714	11,286	1,388	1,350	1,350	15,374	16,200	Greenscape
6058 - New Plantings/Mulch/T	16,500	10,594	46	5,500	-	16,140	9,000	Trees-\$3500, Plantings=\$3000,
6059 - Irrigation							6,000	Maintain system-\$3000+ improve
6065 - Misc. Expenses	3,266	3,659	-	-	-	3,659	1,300	Trans irrigation costs to new accou
6070 - Office Expenses	1,500	1,543	25	50	50	1,668	1,800	mailings, owner invoices
6075 - Pest Control	1,540	1,373	120	120	120	1,733	1,540	Massey Service
6080 - Professional Fees	300	1,648	-	-	-	1,648	275	Tax Preparer
6085 - Property Management	3,510	2,475	270	270	270	3,285	3,240	Eagle Property Mant
6090 - Trash Collection	3,900	2,708	880	-	400	3,988	3,900	
6095 - Water/Sewer	13,000	8,873	1,365	1,250	1,350	12,838	13,500	Assume small increase
6100 - Gutter Project	-	17,000	-	4,250	-	21,250	-	one time expese
Total Operating Expense	131,220	89,750	5,482	14,360	4,610	114,202	109,706	
9000 - Reserve Transfer	19,800	14,850	1,650	1,650	1,650	19,800	41,304	
Net Surplus/(Deficit)	-	8,790	5,428	(3,450)	6,300	17,068	-	

PER UNIT	2018	2019	Difference
Annual Operating Fees	\$ 4,364	\$ 3,647	\$ (717)
Quarterly Operating Fees	\$ 1,091	\$ 912	\$ (179)
Annual Reserve Fees	\$ 660	\$ 1,377	\$ 717
Quarterly Reserve Fees	\$ 165	\$ 344	\$ 179
Total Annual Fees	\$ 5,024	\$ 5,024	\$ (0)
Total Quarterly Fees	\$ 1,256	\$ 1,256	\$ (0)