

Budget_Statement 0526 EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC. 12/31/2023

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Hollywood FL 33020

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	140,316	1,683,847
40002 00	Reserve Income	19,000	228,000
40030	Screening Fees	413	5,000
40060	Gate/Key Cards	413	5,000
48095	Pet Fees	212	2,500
**TOTAL REVENUE		\$160,354	\$1,924,347
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	412	4,900
50015	Bank Charges	38	500
50024	Computer Maintenance	625	7,500
50045 01	Legal Fees - Assoc Matters	413	5,000
50045 02	Legal Fees - Unit Matters	313	3,800
50046	Inspection Fees	1,250	15,000
50048	Annual Condo Fees	122	1,508
50053	Corporate Annual Rep	1	67
50054	Administrative Collection Fees	87	1,000
50065	Office Equipment	587	7,000
50075	Office Supplies	250	3,000
50081	Printing And Postage	538	6,500
50103	Loan Principal/Int	10,117	121,404
**TOTAL ADMINISTRATIVE		\$14,753	\$177,179
**INSURANCE			
52030	Multiperil Insurance	29,163	350,000
**TOTAL INSURANCE		\$29,163	\$350,000
**UTILITIES			
54050 00	Electricity	4,500	54,000
54070 00	Water & Sewer	28,801	345,634
54100 00	Telephone	663	8,000
54100 10	Telephone - Elevator	250	3,000
**TOTAL UTILITIES		\$34,214	\$410,634
**CONTRACTS			
60004	Administrative Staff Service	16,126	193,567
60010	Alarm Services	45	540
60035	Elevator Contract	600	7,200
60066	Health Benefits	2,116	25,392
60075	Janitorial Service	6,802	81,624
60085	Lake Maintenance	225	2,700
60090	Lawn Maintenance	10,000	120,000
61000	Management Services	4,503	54,080
61001	Maintenance Service	8,590	103,080
61010	Pest Control	33	451
61020	Pool/Spa Contract	850	10,200
61055	Trash Removal	4,587	55,000
61060	Uniforms Contract	125	1,500

Budget_Statement 0526 EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC. 12/31/2023

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Hollywood FL 33020

Account	Description	Monthly Budget	Year Budget
**TOTAL CONTRACTS		\$54,602	\$655,334
**REPAIRS & MAINTENANCE			
70048 20	R&M Equipment - Fire	212	2,500
70043 00	Repairs/Maintenance	3,500	42,000
70043 30	Repairs/Maintenance Irrigation	413	5,000
70045	R&M-Electrical	337	4,000
70054	R&M-Gate	413	5,000
70065	R&M-Golf Cart	163	2,000
70090	R&M-Plumbing	163	2,000
70095	R&M-Pool/Spa/Fountai	413	5,000
70125	R&M-Signage	87	1,000
70132	Pest Control- Comm	212	2,500
70135	Landscaping Extras	413	5,000
70190	R&M-Supplies	212	2,500
70203 00	Fitness Center	100	1,200
70216	R&M Janitorial Supplies	288	3,500
70289 00	Contingency	1,663	20,000
**TOTAL REPAIRS & MAINTENANCE		\$8,589	\$103,200
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	19,000	228,000
**TOTAL RESERVE TRANSFERS		\$19,000	\$228,000
**TOTAL EXPENSES		\$160,321	\$1,924,347
NET INCOME/(LOSS)		\$33	\$0

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EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY INC.

Approved Operating Budget

January 1, 2023 - December 31, 2023

GL CODE	DESCRIPTION	2022 PREVIOUS YEAR BUDGET MONTHLY	2022 PREVIOUS YEAR BUDGET ANNUAL	2023 APPROVED BUDGET MONTHLY	2023 APPROVED BUDGET ANNUAL
**REVENUE					
4000	Owner Assessments	121,782	1,461,382	140,321	1,683,847
40002-00	Reserve Income-	15,000	180,000	19,000	228,000
40011	Late Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	417	5,000	417	5,000
40033	Parking Income	0	0	0	0
40045	Transfer Fees	0	0	0	0
40060	Gate/Key Cards	417	5,000	417	5,000
40065	Violation Fees	167	2,000	0	0
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	0	0	0	0
40081	Reserve Interest	0	0	0	0
40085	Recovery of Bad Debt	0	0	0	0
40090	Miscellaneous Income	0	0	0	0
40115-01	Administrative Fee - - Reminder Letter	0	0	0	0
40115-02	Administrative Fee - - Demand Letter	0	0	0	0
40115-03	Administrative Fee - - ATP	0	0	0	0
41000	Rental Income	0	0	0	0
41010	House Charges	0	0	0	0
42020	Cable Income	0	0	0	0
48095	Pet Fees	208	2,500	208	2,500
**TOTAL REVENUE		137,991	1,655,882	160,362	1,924,347
EXPENSES					

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GL CODE	DESCRIPTION	2022 PREVIOUS YEAR BUDGET MONTHLY	2022 PREVIOUS YEAR BUDGET ANNUAL
**ADMINISTRATIVE			
50005	Accounting Fees	358	4,30
50012-00	Bad Debts-	0	
50015	Bank Charges	0	
50024	Computer Maintenance	417	5,00
50026	Unrecorded P-Card Expenses	0	
50045-01	Legal Fees- - Assoc Matters	167	2,00
50045-02	Legal Fees- - Unit Matters	167	2,00
50045-08b	Legal Fees- - Legal Reimbursement	0	
50046	Inspection Fees	1,250	15,00
50048	Annual Condo Fees	117	1,40
50050-00	License, Taxes & Permit-	0	
50053	Corporate Annual Rep	05	6
50054	Administrative Collection Fees	0	
50065	Office Equipment	417	5,00
50075	Office Supplies	208	2,50
50081	Printing And Postage	542	6,50
50102	Bank Loan Interest/Fees	0	
50103	Loan Principal/Int	10,117	121,40
	**TOTAL ADMINISTRATIVE	13,765	165,17
**PROPERTY INSURANCE			
52030	Multiperil Insurance	19,833	238,00
52063	Workers Comp Ins.	0	
	**TOTAL PROPERTY INSURANCE	19,833	238,00
**UTILITIES			
54050-00	Electricity-	3,629	43,55
54070-00	Water & Sewer-	26,781	321,36

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GL CODE	DESCRIPTION	2022 PREVIOUS YEAR BUDGET MONTHLY	2022 PREVIOUS YEAR BUDGET ANNUAL	2023 APPROVED BUDGET MONTHLY	2023 APPROVED BUDGET ANNUAL
54080	Gas/Fuel Oil	0	0	0	0
54100-00	Telephone-	292	3,500	667	8,000
54100-10	Telephone- - Elevator	225	2,700	250	3,000
54100-99	Telephone- Exterior Improvement	292	3,500	0	0
	**TOTAL UTILITIES	31,219	374,617	34,220	410,634
	**CONTRACTS				
60004	Administrative Staff Service	9,953	119,431	16,131	193,567
60010	Alarm Services	35	425	45	540
60035	Elevator Contract	750	9,000	600	7,200
60066	Health Benefits	2,145	25,740	2,116	25,392
60075	Janitorial Service	6,136	73,632	6,802	81,624
60085	Lake Maintenance	200	2,400	225	2,700
60090	Lawn Maintenance	10,417	125,000	10,000	120,000
61000	Management Services	4,333	52,000	4,507	54,080
61001	Maintenance Service	12,272	147,264	8,590	103,080
61010	Pest Control	800	9,600	38	451
61020	Pool/Spa Contract	825	9,900	850	10,200
61055	Trash Removal	3,500	42,000	4,583	55,000
61060	Uniforms Contract	167	2,000	125	1,500
	**TOTAL CONTRACTS	51,533	618,392	54,611	655,334
	**REPAIRS/MAINTENANCE				
70043-00	Repairs/Maintenance-	2,917	35,000	3,500	42,000
70043-30	Repairs/Maintenance- Irrigation	42	500	417	5,000
70045	R&M-Electrical	0	0	333	4,000
70048-20	R&M Equipment- - Fire	125	1,500	208	2,500
70054	R&M-Gate	250	3,000	417	5,000
70065	R&M-Golf Cart	125	1,500	167	2,000

Approved 12/22/2022

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GL CODE	DESCRIPTION	2022 PREVIOUS YEAR BUDGET MONTHLY	2022 PREVIOUS YEAR BUDGET ANNUAL	2023 APPROVED BUDGET MONTHLY	2023 APPROVED BUDGET ANNUAL
70090	R&M-Plumbing	0	0	167	2,000
70095	R&M-Pool/Spa/Fountain	833	10,000	417	5,000
70125	R&M-Signage	250	3,000	83	1,000
70132	Pest Control- Comm	208	2,500	208	2,500
70135	Landscaping Extras	417	5,000	417	5,000
70190	R&M-Supplies	0	0	208	2,500
70203-00	Fitness Center-	100	1,200	100	1,200
70216	R&M Janitorial Supplies	417	5,000	292	3,500
70289-00	Contingency-	1,250	15,000	1,667	20,000
	**TOTAL REPAIRS/MAINTENANCE	6,934	83,200	8,600	103,200
	**SPECIAL PROJECTS				
74005-111	Special Projects- - Loan	0	0	0	0
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	15,000	180,000	19,000	228,000
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	15,000	180,000	19,000	228,000
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense-	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0

GL CODE	DESCRIPTION	2022 PREVIOUS YEAR BUDGET MONTHLY	2022 PREVIOUS YEAR BUDGET ANNUAL	2023 APPROVED BUDGET MONTHLY	2023 APPROVED BUDGET ANNUAL
	**TOTAL EXPENSES	138,284	1,659,382	160,363	1,924,347
	Operating Net Income or Loss	-293	-3,500	-01	0

Approved 12/22/2022

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EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY INC.
Straight Line Reserve Analysis Worksheet
January 1, 2023 - December 31, 2023

GL CODE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL LIFE REMAINING (YEARS)	ACCUMULATED BALANCE THRU OCTOBER	ADDITIONAL RESERVES THRU THE END OF THE YEAR	TOTAL RESERVES THRU THE END OF THE YEAR	EST EXPENSES THRU THE END OF THE YEAR	BALANCE TO BE FUNDED	ANNUAL CONTRIBUTION	MONTHLY CONTRIBUTION	FUNDING PERCENTAGE
30000-40j	Painting	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30000-204b	Asphalt Paving/Parking	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30000-75f	Restoration - Pool	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30000-001	Pooled	\$0	0	0	\$485,049	\$77,000	\$562,049	\$400,000	(\$162,049)	\$0	\$0	100
	Rec Center - Pool & Furniture	\$90,000	12	12	\$0	\$0	\$0	\$0	\$90,000	\$0	\$0	0
	- Roof	\$1,400,000	30	20	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	0
	Erosion	\$280,000	20	2	\$0	\$0	\$0	\$0	\$280,000	\$0	\$0	0
	Engineering Report	\$40,000	10	2	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	0
	Elevator Mechanical	\$280,000	30	30	\$0	\$0	\$0	\$0	\$280,000	\$0	\$0	0
	Fire Safety	\$77,000	20	5	\$0	\$0	\$0	\$0	\$77,000	\$0	\$0	0
	Trash Compactor	\$45,000	10	9	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	0
	Resurfacing-Paving	\$300,000	30	27	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	0
	Clubhouse Renovation	\$100,000	12	11	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	0
	Lighting	\$150,000	10	7	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	0
	Landscaping	\$225,000	10	8	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	0
	Equipment Other/Gym	\$120,000	15	3	\$0	\$0	\$0	\$0	\$120,000	\$0	\$0	0
	Gates	\$80,000	12	10	\$0	\$0	\$0	\$0	\$80,000	\$0	\$0	0
30000-60	Roof	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
	Totals	\$3,187,000			\$485,049	\$77,000	\$562,049	\$400,000	\$3,024,951	\$0	\$0	

Approved 12/22/2022









EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY INC.
Pooled Reserve Analysis Worksheet
January 1, 2023 - December 31, 2023

GL CODE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE (YEARS)
30000-40j	Painting	\$423,000	0	0
30000-204b	Asphalt Paving/Parking	\$258,000	0	0
30000-75f	Restoration - Pool	\$1,200,000	0	0
30000-001	Pooled	\$4,287,488	0	0
	Rec Center - Pool & Furniture	\$0	0	0
	- Roof	\$0	0	0
	Erosion	\$0	0	0
	Engineering Report	\$0	0	0
	Elevator Mechanical	\$0	0	0
	Fire Safety	\$0	0	0
	Trash Compactor	\$0	0	0
	Resurfacing-Paving	\$0	0	0
	Clubhouse Renovation	\$0	0	0
	Lighting	\$0	0	0
	Landscaping	\$0	0	0
	Equipment Other/Gym	\$0	0	0
	Gates	\$0	0	0
30000-60	Roof	\$16,000,000	0	0
	Totals	\$22,168,488		

Accumulated Balance Thr October	485049
Additional Reserve Funding Thru Year End	30000
Total Reserves Thr Year End	515049
Estimated Expenses Thr Year End	15000
Balance To Be Funded	21668439
Annual Contribution	228000

Approved 12/22/2022

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EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY, INC.
Schedule Of Approved Maintenance
January 1, 2023 - December 31, 2023

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Approved Monthly Without Reserves	Approved Monthly Reserves	Approved Monthly Per Unit Maintenance	Approved Monthly Total All Units Maintenance
0001-A		0.205908100	4	0.823632419	\$281.65	\$288.93	\$39.12	\$328.05	\$1312.20
0001-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0001-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0002-A		0.205908100	4	0.823632419	\$281.65	\$288.93	\$39.12	\$328.05	\$1312.20
0002-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0002-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0003-A		0.205908100	4	0.823632419	\$281.65	\$288.93	\$39.12	\$328.05	\$1312.20
0003-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0003-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0004-A		0.205908100	2	0.411816210	\$281.65	\$288.93	\$39.12	\$328.05	\$656.10
0004-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0004-C		0.327542800	9	2.947885275	\$448.02	\$459.61	\$62.23	\$521.84	\$4696.56
0005-A		0.205908100	2	0.411816210	\$281.65	\$288.93	\$39.12	\$328.05	\$656.10
0005-B		0.276416900	15	4.146253586	\$378.09	\$387.87	\$52.52	\$440.39	\$6605.85
0005-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0006-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0006-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0007-A		0.205908100	4	0.823632419	\$281.65	\$288.93	\$39.12	\$328.05	\$1312.20
0007-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0007-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0008-A		0.205908100	2	0.411816210	\$281.65	\$288.93	\$39.12	\$328.05	\$656.10
0008-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0008-C		0.327542800	9	2.947885275	\$448.02	\$459.61	\$62.23	\$521.84	\$4696.56
0009-A		0.205908100	2	0.411816210	\$281.65	\$288.93	\$39.12	\$328.05	\$656.10
0009-B		0.276416900	15	4.146253586	\$378.09	\$387.87	\$52.52	\$440.39	\$6605.85
0009-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04

Approved 2022/12/22

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Approved Monthly Without Reserves	Approved Monthly Reserves	Approved Monthly Per Unit Maintenance	Approved Monthly Total All Units Maintenance
0010-A		0.205908100	2	0.411816210	\$281.65	\$288.93	\$39.12	\$328.05	\$656.10
0010-B		0.276416900	15	4.146253586	\$378.09	\$387.87	\$52.52	\$440.39	\$6605.85
0010-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0011-A		0.205908100	2	0.411816210	\$281.65	\$288.93	\$39.12	\$328.05	\$656.10
0011-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0011-C		0.327542800	9	2.947885275	\$448.02	\$459.61	\$62.23	\$521.84	\$4696.56
0012-A		0.205908100	4	0.823632419	\$281.65	\$288.93	\$39.12	\$328.05	\$1312.20
0012-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0012-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0014-A		0.205908100	4	0.823632419	\$281.65	\$288.93	\$39.12	\$328.05	\$1312.20
0014-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0014-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0015-A		0.205908100	2	0.411816210	\$281.65	\$288.93	\$39.12	\$328.05	\$656.10
0015-B		0.276416900	15	4.146253586	\$378.09	\$387.87	\$52.52	\$440.39	\$6605.85
0015-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
0016-A		0.205908100	2	0.411816210	\$281.65	\$288.93	\$39.12	\$328.05	\$656.10
0016-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0016-C		0.327542800	9	2.947885275	\$448.02	\$459.61	\$62.23	\$521.84	\$4696.56
0017-B		0.276416900	12	3.317002773	\$378.09	\$387.87	\$52.52	\$440.39	\$5284.68
0017-C		0.327542800	6	1.965256810	\$448.02	\$459.61	\$62.23	\$521.84	\$3131.04
Total			352	99.999994634					\$159320.28

946-EDGEWATER CONDOMINIUM ASSOCIATION OF BROWARD COUNTY INC. - Straight Reserves

GLCode	Short_Description	CostOfReplacement	UsefulLife	EstimatedUsefulRemainingLife	ReservesYTD	MonthlyFunding	ReservesEOY	EstimatedExpenses	BalanceToBeFunded	AnnualReserve
30000-40j	Painting	0	0	0	0	0	0	0	0	0
30000-204b	Asphalt Paving/Parking	0	0	0	0	0	0	0	0	0
30000-75f	Restoration - Pool	0	0	0	0	0	0	0	0	0
30000-001	Pooled	0	0	0	485,049	77,000	562,049	400,000	-162,049	0
	Rec Center - Pool & Furniture	90,000	12	12					90,000	
	- Roof	1,600,000	30	20					1,600,000	
	Erosion	280,000	20	2					280,000	
	Engineering Report	40,000	10	2					40,000	
	Elevator Mechanical	280,000	30	30					280,000	
	Fire Safety	77,000	20	5					77,000	
	Trash Compactor	45,000	10	9					45,000	
	Resurfacing-Paving	300,000	30	27					300,000	
	Clubhouse Renovation	100,000	12	11					100,000	
	Lighting	150,000	10	7					150,000	
	Landscaping	225,000	10	8					225,000	
	Equipment Other/Gym	120,000	15	3					120,000	
	Gates	80,000	12	10					80,000	
30000-60	Roof	0	0	0	0	0	0	0	0	0
	Totals	3,387,000			485,049	77,000	562,049	400,000	3,224,951	0

Pooled Reserves

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-40j	Painting	423,000	10	5
30000-204b	Asphalt Paving/Parking	258,000	30	28
30000-75f	Restoration - Pool	1,200,000	12	12
30000-001	Pooled	4,287,488	0	0
30005-56b	Rec Center - Pool & Furniture	90,000	8	4
31003-60	- Roof	0	0	0
30010-157	Erosion	280,000	0	0
30005-89	Engineering Report	40,000	0	0
30005-21	Elevator Mechanical	288,000	30	30
30005-15	Fire Safety	77,000	0	0
30005-75	Trash Compactor	45,000	8	6
30005-58	Resurfacing-Paving	0	0	0
30005-08	Clubhouse Renovation	100,000	5	4
30005-35	Lighting	150,000	8	3
30005-29	Landscaping	225,000	8	4
30005-10	Equipment Other/Gym	120,000	15	3
30005-16	Gates	80,000	10	8
30000-60	Roof	1,600,000	30	23
	Totals	9,263,488		

Accumulated Balance thr October	485049
Additional Reserve Funding Thru Year End	30000
Total Reserves Thr Year End	515049
Estimated Expenses Thr Year End	15000
Balance To Be Funded	8763439
Annual Contribution	228000
Monthly Contribution	19000