



**EDGEWATER BEACH RESORT COMMUNITY ASSOCIATION, INC.  
NOTICE OF MEETING**

**TO: ALL MEMBERS OF THE BOARD OF DIRECTORS  
ALL UNIT OWNERS**

NOTICE is hereby given that a Finance Committee Meeting of the Board of Directors of the EBR Community Association, Inc., will be held at the date, hour and place noted below:

**DATE:** Wednesday, October 21, 2020

**HOUR:** 1:00 PM (CST)

**PLACE:** Meeting will be by Conference Call ONLY (Due to COVID-19 Guidelines)  
**\*Owners will be emailed Conference Call Instructions\***

**AGENDA:** *Preparation of 2021 Budget*

POSTING. In accordance with Chapter 718.112(2)(c) of the Florida State Statutes, this notice/agenda has been posted on the condominium property at the place designated by rule for the posting of such notices.

EBR Community Association, Inc.

DATED: October 19, 2020

BY: Jim Bailey  
President

**Edgewater Beach Resort Community Association, Inc.**  
***Finance Committee Meeting***  
**October 21, 2020**  
**RCAM Office – Bailey Board Room – 1pm (CST)**

**Working Agenda**

- I. *Welcome/ Call to Order*
- II. *Proof of Due Notice*
- III. *Preparation of 2021 Budget*
  - *Motion to recommend proposed 2021 budget to Board*
- IV. *Adjourn to Board Meeting*

**Edgewater Community Association**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Security Reimbursement	340,000.00	700,000.00
Community Property Income	3,738,493.00	4,209,618.81
<b>Owner Income</b>	<b>4,078,493.00</b>	<b>4,909,618.81</b>
Vending Income	-	6,816.23
Miscellaneous Income	-	8,250.00
Developer Contribution	6,299.00	7,878.99
Beach Service Income	35,000.00	-
<b>Miscellaneous Income</b>	<b>41,299.00</b>	<b>22,945.22</b>
<b>Total Income</b>	<b>4,119,792.00</b>	<b>4,932,564.03</b>
<b>Expenses</b>	-	-
Maintenance Payroll	730,757.00	943,648.00
Owner Services Payroll	197,470.00	175,320.00
Contract Labor	-	81,000.00
Payroll Burden	46,284.00	-
<b>Salaries &amp; Wages</b>	<b>974,511.00</b>	<b>1,199,868.00</b>
Management Fee	405,393.00	466,640.00
Club Dues	1,526,832.00	1,605,600.00
Security Camera	-	73,910.28
Security	578,627.00	547,927.44
Termite	201.00	201.00
Landscape	372,810.00	372,830.00
Miscellaneous Contracts	12,000.00	2,984.00
<b>Contracts</b>	<b>2,895,863.00</b>	<b>3,070,092.72</b>
Electric	17,562.00	17,161.56
Internet	-	16,756.80
Telephone	932.00	504.00
Garbage	-	8,619.17
Water & Sewer	7,391.00	9,355.21
<b>Utilities</b>	<b>25,875.00</b>	<b>52,396.73</b>
<b>Insurance &amp; Bonds</b>	<b>149,051.00</b>	<b>149,712.27</b>
Corporate Annual Filing	61.00	61.25
<b>Licenses</b>	<b>61.00</b>	<b>61.25</b>
AppFolio	7,677.60	7,677.60
Copier	1,000.00	1,868.85
Postage	6,000.00	8,927.64
Meeting	27,500.00	27,500.00
Office Supplies	10,423.40	2,839.82
Parking Passes & Wristbands	-	20,000.00
Website Hosting	720.00	740.00
Uniforms	-	2,734.00
<b>Administrative</b>	<b>53,321.00</b>	<b>72,287.91</b>
Accounting & Audit	18,000.00	18,000.00
Legal: Association Business	6,520.00	10,000.00
Income Tax	1,400.00	1,400.00
<b>Legal &amp; Professional</b>	<b>25,920.00</b>	<b>28,400.00</b>
<b>Repairs &amp; Maintenance: Building</b>	<b>29,941.00</b>	<b>29,941.00</b>
<b>Repairs &amp; Maintenance: Equipment</b>	<b>5,000.00</b>	<b>3,012.67</b>
R&M Annual Planting	-	2,236.20
R&M Irrigation	-	81,293.59
R&M Gates	5,000.00	5,000.00
R&M Lighting	-	8,709.33
R&M Grounds Miscellaneous	95,000.00	155,052.37
<b>Repairs &amp; Maintenance: Grounds</b>	<b>100,000.00</b>	<b>252,291.49</b>
Contingency Contribution	(204,751.00)	-
Reserve Contribution	65,000.00	73,500.00
<b>Miscellaneous</b>	<b>(139,751.00)</b>	<b>73,500.00</b>
<b>Total Expenses</b>	<b>4,119,792.00</b>	<b>4,932,564.03</b>

**Edgewater Tower 1  
Budget Comparison**

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	1,271,249.00	1,400,349.15
<b>Total Income</b>	<u>1,271,249.00</u>	<u>1,400,349.15</u>
<b>Expenses</b>	-	-
Elevator Service	16,466.76	17,419.78
Pest Control	5,049.00	5,141.27
Security Camera	16,240.00	-
Landscape	-	1,278.36
Miscellaneous Contracts	646,260.00	727,702.16
<b>Contracts</b>	<u>684,015.76</u>	<u>751,541.57</u>
Cable	48,857.00	51,580.80
Electric	21,246.00	19,517.51
Internet	-	16,992.00
Gas	6,935.00	-
Telephone	-	504.00
Garbage	10,492.00	15,652.15
Water & Sewer	78,470.00	77,663.22
<b>Utilities</b>	<u>166,000.00</u>	<u>181,909.68</u>
<b>Insurance &amp; Bonds</b>	<u>141,375.00</u>	<u>182,395.29</u>
Elevator Inspection	-	850.00
Fire Alarm Inspection	-	1,888.93
Fire Extinguisher Inspection	-	1,124.84
Fire Sprinkler & Backflow Inspection	-	55.00
<b>Inspections</b>	<u>-</u>	<u>3,918.77</u>
Annual Elevator License	300.00	150.00
Annual Condo Fee	576.00	576.00
<b>Licenses</b>	<u>876.00</u>	<u>726.00</u>
<b>Repairs &amp; Maintenance: Building</b>	<u>44,539.24</u>	<u>44,057.85</u>
R&M Fire Alarm & Monitoring	-	5,000.00
R&M Fire Sprinkler & Backflow	-	4,000.00
R&M Generator	-	2,000.00
R&M Equipment Miscellaneous	15,935.00	4,000.00
<b>Repairs &amp; Maintenance: Equipment</b>	<u>15,935.00</u>	<u>15,000.00</u>
<b>Repairs &amp; Maintenance: Grounds</b>	<u>-</u>	<u>800.00</u>
Contingency Contribution	58,258.00	20,000.00
Reserve Contribution	160,250.00	200,000.00
<b>Miscellaneous</b>	<u>218,508.00</u>	<u>220,000.00</u>
<b>Total Expenses</b>	<u>1,271,249.00</u>	<u>1,400,349.15</u>

<b>Assessments</b>		
3 BEDRM A PH	\$ 3,551.88	\$ 3,912.58
3 BEDRM A	\$ 2,906.08	\$ 3,201.20
3 BEDRM B PH	\$ 3,067.53	\$ 3,379.05
3 BEDRM B	\$ 2,583.18	\$ 2,845.52
2 BEDRM A PH	\$ 2,421.73	\$ 2,667.67
2 BEDRM A	\$ 2,098.84	\$ 2,311.98
2 BEDRM B PH	\$ 2,421.73	\$ 2,667.67
2 BEDRM B	\$ 2,098.84	\$ 2,311.98
2 BEDRM C PH	\$ 2,098.84	\$ 2,311.98
2 BEDRM C	\$ 1,614.49	\$ 1,778.45
1 BEDRM A PH	\$ 2,098.84	\$ 2,311.98
1 BEDRM A	\$ 1,614.49	\$ 1,778.45
C1	\$ 161.44	\$ 177.84
C2, 5 - 14	\$ 80.71	\$ 88.92
C3-4	\$ 807.23	\$ 889.22

**Edgewater Tower 2**

Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	1,293,062.00	1,410,223.58
<b>Total Income</b>	<b><u>1,293,062.00</u></b>	<b><u>1,410,223.58</u></b>
<b>Expenses</b>		
Elevator Service	16,468.00	17,420.11
Pest Control	5,059.00	5,166.15
Security	15,211.00	-
Landscape	-	773.76
Miscellaneous Contracts	605,358.00	681,645.06
<b>Contracts</b>	<b><u>642,096.00</u></b>	<b><u>705,005.08</u></b>
Cable	45,765.00	51,580.80
Electric	24,068.00	20,395.22
Internet	-	16,992.00
Gas	-	5,631.61
Telephone	-	756.00
Garbage	10,492.00	15,411.21
Water & Sewer	89,249.00	85,189.69
<b>Utilities</b>	<b><u>169,574.00</u></b>	<b><u>195,956.52</u></b>
<b>Insurance &amp; Bonds</b>	<b><u>134,993.00</u></b>	<b><u>174,213.88</u></b>
Elevator Inspection	-	850.00
Fire Alarm Inspection	-	115.05
Fire Extinguisher Inspection	-	577.05
Fire Sprinkler & Backflow Inspection	-	55.00
<b>Inspections</b>	<b><u>-</u></b>	<b><u>1,597.10</u></b>
Annual Elevator License	150.00	150.00
Annual Condo Fee	576.00	576.00
Pool License	775.00	775.00
<b>Licenses</b>	<b><u>1,501.00</u></b>	<b><u>1,501.00</u></b>
<b>Repairs &amp; Maintenance: Building</b>	<b><u>61,953.00</u></b>	<b><u>51,750.00</u></b>
<b>Repairs &amp; Maintenance: Pools</b>	<b><u>20,841.00</u></b>	<b><u>20,400.00</u></b>
R&M Fire Alarm & Monitoring	-	7,500.00
R&M Fire Sprinkler & Backflow	-	7,500.00
R&M Generator	-	5,000.00
R&M Equipment Miscellaneous	23,184.00	4,000.00
<b>Repairs &amp; Maintenance: Equipment</b>	<b><u>23,184.00</u></b>	<b><u>24,000.00</u></b>
<b>Repairs &amp; Maintenance: Grounds</b>	<b><u>-</u></b>	<b><u>800.00</u></b>
Contingency Contribution	56,920.00	20,000.00
Reserve Contribution	182,000.00	215,000.00
<b>Miscellaneous</b>	<b><u>238,920.00</u></b>	<b><u>235,000.00</u></b>
<b>Total Expenses</b>	<b><u>1,293,062.00</u></b>	<b><u>1,410,223.58</u></b>

<b>Assessments</b>		
3 BEDRM A PH	\$ 3,622.02	\$ 3,950.21
3 BEDRM A	\$ 2,963.47	\$ 3,231.99
3 BEDRM B PH	\$ 3,128.11	\$ 3,411.54
3 BEDRM B	\$ 2,634.20	\$ 2,872.88
2 BEDRM A PH	\$ 2,469.56	\$ 2,693.32
2 BEDRM A	\$ 2,140.29	\$ 2,334.21
2 BEDRM B PH	\$ 2,469.56	\$ 2,693.32
2 BEDRM B	\$ 2,140.29	\$ 2,334.21
2 BEDRM C PH	\$ 2,140.29	\$ 2,334.21
2 BEDRM C	\$ 1,646.37	\$ 1,795.55
1 BEDRM A PH	\$ 2,140.29	\$ 2,334.21
1 BEDRM A	\$ 1,646.37	\$ 1,795.55
C1	\$ 164.62	\$ 179.55
C2	\$ 82.29	\$ 89.78
C3-4	\$ 823.16	\$ 897.77

**Edgewater Tower 3**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	1,375,004.00	1,508,388.59
<b>Total Income</b>	<u><b>1,375,004.00</b></u>	<u><b>1,508,388.59</b></u>
<b>Expenses</b>		
Elevator Service	16,468.00	17,420.11
Pest Control	5,818.00	5,927.74
Security	17,471.00	-
Miscellaneous Contracts	695,343.00	782,970.68
<b>Contracts</b>	<u><b>735,100.00</b></u>	<u><b>806,318.53</b></u>
Cable	52,568.00	59,461.20
Electric	20,955.00	20,150.77
Internet	-	19,588.00
Gas	-	4,179.19
Telephone	-	756.00
Garbage	10,492.00	16,413.66
Water & Sewer	89,115.00	86,294.89
<b>Utilities</b>	<u><b>173,130.00</b></u>	<u><b>206,843.72</b></u>
<b>Insurance &amp; Bonds</b>	<u><b>138,327.00</b></u>	<u><b>178,388.72</b></u>
Elevator Inspection	-	850.00
Fire Alarm Inspection	-	1,816.53
Fire Extinguisher Inspection	-	1,277.10
Fire Sprinkler & Backflow Inspection	-	55.00
<b>Inspections</b>	<u><b>-</b></u>	<u><b>3,998.63</b></u>
Annual Elevator License	150.00	150.00
Annual Condo Fee	664.00	664.00
Pool License	850.00	775.00
<b>Licenses</b>	<u><b>1,664.00</b></u>	<u><b>1,589.00</b></u>
<b>Repairs &amp; Maintenance: Building</b>	<u><b>57,019.00</b></u>	<u><b>51,250.00</b></u>
<b>Repairs &amp; Maintenance: Pools</b>	<u><b>18,415.00</b></u>	<u><b>20,500.00</b></u>
R&M Fire Alarm & Monitoring	-	7,500.00
R&M Fire Sprinkler & Backflow	-	1,000.00
R&M Generator	-	2,000.00
R&M Equipment Miscellaneous	12,392.00	2,000.00
<b>Repairs &amp; Maintenance: Equipment</b>	<u><b>12,392.00</b></u>	<u><b>12,500.00</b></u>
<b>Repairs &amp; Maintenance: Grounds</b>	<u><b>-</b></u>	<u><b>1,000.00</b></u>
Contingency Contribution	68,457.00	20,000.00
Reserve Contribution	170,500.00	206,000.00
<b>Miscellaneous</b>	<u><b>238,957.00</b></u>	<u><b>226,000.00</b></u>
<b>Total Expenses</b>	<u><b>1,375,004.00</b></u>	<u><b>1,508,388.59</b></u>

<b>Assessments</b>		
3 BEDRM A PH	\$ 3,834.37	\$ 4,206.33
3 BEDRM A	\$ 3,137.21	\$ 3,441.54
3 BEDRM B PH	\$ 3,311.50	\$ 3,632.74
3 BEDRM B	\$ 2,788.63	\$ 3,059.15
2 BEDRM A PH	\$ 2,614.34	\$ 2,867.95
2 BEDRM A	\$ 2,265.76	\$ 2,485.56
2 BEDRM B PH	\$ 2,614.34	\$ 2,867.95
2 BEDRM B	\$ 2,265.76	\$ 2,485.56
2 BEDRM C PH	\$ 2,265.76	\$ 2,485.56
2 BEDRM C	\$ 1,742.89	\$ 1,911.97
1 BEDRM A PH	\$ 2,265.76	\$ 2,485.56
1 BEDRM A	\$ 1,742.89	\$ 1,911.97
1 BEDRM B	\$ 1,167.74	\$ 1,281.02
C1	\$ 174.28	\$ 191.20
C2	\$ 87.13	\$ 95.60
C3-4	\$ 871.43	\$ 955.98

**Edgewater Golf Villa 1**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	562,340.00	621,667.96
<b>Total Income</b>	<u><b>562,340.00</b></u>	<u><b>621,667.96</b></u>
<b>Expenses</b>		
Pest Control	2,308.00	2,546.37
Security	7,605.00	-
Termite	2,595.00	2,814.99
Miscellaneous Contracts	302,679.00	340,822.53
<b>Contracts</b>	<u><b>315,187.00</b></u>	<u><b>346,183.89</b></u>
Cable	22,883.00	26,506.80
Electric	1,746.00	4,239.91
Internet	-	8,732.00
Gas	-	3,113.40
Garbage	9,800.00	8,880.47
Water & Sewer	34,682.00	34,367.13
<b>Utilities</b>	<u><b>69,111.00</b></u>	<u><b>85,839.72</b></u>
<b>Insurance &amp; Bonds</b>	<u><b>72,031.00</b></u>	<u><b>80,273.36</b></u>
Fire Sprinkler & Backflow Inspection	-	275.00
<b>Inspections</b>	<u><b>-</b></u>	<u><b>275.00</b></u>
Annual Condo Fee	296.00	296.00
Pool License	450.00	450.00
<b>Licenses</b>	<u><b>746.00</b></u>	<u><b>746.00</b></u>
<b>Repairs &amp; Maintenance: Building</b>	<u><b>17,647.00</b></u>	<u><b>26,350.00</b></u>
<b>Repairs &amp; Maintenance: Pools</b>	<u><b>14,699.00</b></u>	<u><b>10,000.00</b></u>
R&M Fire Sprinkler & Backflow	-	1,500.00
<b>Repairs &amp; Maintenance: Equipment</b>	<u><b>-</b></u>	<u><b>1,500.00</b></u>
<b>Repairs &amp; Maintenance: Grounds</b>	<u><b>-</b></u>	<u><b>500.00</b></u>
Bad Debt	2,919.00	-
Contingency Contribution	(15,000.00)	-
Reserve Contribution	85,000.00	70,000.00
<b>Miscellaneous</b>	<u><b>72,919.00</b></u>	<u><b>70,000.00</b></u>
<b>Total Expenses</b>	<u><u><b>562,340.00</b></u></u>	<u><u><b>621,667.96</b></u></u>

<b>Assessments</b>		
3 BEDRM A FLAT	\$ 2,622.89	\$ 2,899.61
2BEDRM A FLAT	\$ 1,923.62	\$ 2,126.57
2BEDRM B FLAT	\$ 1,923.62	\$ 2,126.57
1 BEDRM B&C FLAT	\$ 1,398.82	\$ 1,546.40
2 BEDRM C TH	\$ 2,622.89	\$ 2,899.61
3 BEDRM C TH	\$ 2,622.89	\$ 2,899.61
2 BEDRM D FLAT	\$ 1,923.62	\$ 2,126.57
2 BEDRM D TH	\$ 3,147.56	\$ 3,479.63
2 BEDRM E TH	\$ 2,272.98	\$ 2,512.78
EFFICIENCY E FLAT	\$ 1,048.90	\$ 1,159.57

**Edgewater Golf Villa 2A**  
Budget Comparison

	2020	2021
<b>Income</b>		
Assessment Income	241,178.00	276,806.18
<b>Total Income</b>	<b>241,178.00</b>	<b>276,806.18</b>
<b>Expenses</b>		
Pest Control	936.00	1,032.47
Security	3,083.00	-
Termite	1,385.00	1,498.74
Miscellaneous Contracts	122,708.00	138,171.30
<b>Contracts</b>	<b>128,112.00</b>	<b>140,702.51</b>
Cable	9,277.00	10,746.00
Electric	970.00	1,952.33
Internet	-	3,540.00
Gas	-	1,097.96
Garbage	3,973.00	3,993.99
Water & Sewer	14,102.00	13,462.89
<b>Utilities</b>	<b>28,322.00</b>	<b>34,793.18</b>
<b>Insurance &amp; Bonds</b>	<b>36,887.00</b>	<b>39,898.00</b>
Fire Sprinkler & Backflow Inspection	-	137.50
<b>Inspections</b>	-	<b>137.50</b>
Annual Condo Fee	120.00	120.00
Pool License	205.00	205.00
<b>Licenses</b>	<b>325.00</b>	<b>325.00</b>
<b>Repairs &amp; Maintenance: Building</b>	<b>5,767.00</b>	<b>12,250.00</b>
<b>Repairs &amp; Maintenance: Pools</b>	<b>6,552.00</b>	<b>7,000.00</b>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	-	<b>500.00</b>
<b>Repairs &amp; Maintenance: Grounds</b>	-	<b>200.00</b>
Contingency Contribution	(5,787.00)	-
Reserve Contribution	41,000.00	41,000.00
<b>Miscellaneous</b>	<b>35,213.00</b>	<b>41,000.00</b>
<b>Total Expenses</b>	<b>241,178.00</b>	<b>276,806.18</b>

<b>Assessments</b>		
3 BEDRM A FLAT	\$ 2,771.72	\$ 3,181.18
2 BEDRM A FLAT	\$ 1,936.41	\$ 2,222.47
2 BEDRM B FLAT	\$ 2,373.05	\$ 2,723.61
1 BEDRM B FLAT	\$ 1,575.71	\$ 1,808.48



**Edgewater Golf Villa 2B**

Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	289,816.00	343,381.07
<b>Total Income</b>	<u><u>289,816.00</u></u>	<u><u>343,381.07</u></u>
<b>Expenses</b>		
Pest Control	1,123.00	1,238.88
Security	3,700.00	-
Termite	1,488.00	1,614.95
Miscellaneous Contracts	147,249.00	165,805.55
<b>Contracts</b>	<u>153,560.00</u>	<u>168,659.39</u>
Cable	11,132.00	12,895.20
Electric	1,415.00	2,572.90
Internet	-	4,248.00
Gas	-	1,317.44
Garbage	4,768.00	4,320.44
Water & Sewer	17,777.00	17,821.02
<b>Utilities</b>	<u>35,092.00</u>	<u>43,174.99</u>
<b>Insurance &amp; Bonds</b>	<u>46,957.00</u>	<u>51,020.19</u>
Fire Sprinkler & Backflow Inspection	-	137.50
<b>Inspections</b>	-	<u>137.50</u>
Annual Condo Fee	144.00	144.00
Pool License	245.00	245.00
<b>Licenses</b>	<u>389.00</u>	<u>389.00</u>
<b>Repairs &amp; Maintenance: Building</b>	<u>7,366.00</u>	<u>8,050.00</u>
<b>Repairs &amp; Maintenance: Pools</b>	<u>8,396.00</u>	<u>7,200.00</u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	-	<u>500.00</u>
<b>Repairs &amp; Maintenance: Grounds</b>	-	<u>250.00</u>
Bad Debt	8,804.00	-
Contingency Contribution	(30,000.00)	-
Reserve Contribution	59,252.00	64,000.00
<b>Miscellaneous</b>	<u>38,056.00</u>	<u>64,000.00</u>
<b>Total Expenses</b>	<u><u>289,816.00</u></u>	<u><u>343,381.07</u></u>

<b>Assessments</b>		
3 BEDRM A FLAT	\$ 2,389.23	\$ 2,830.83
2 BEDRM B FLAT	\$ 2,137.93	\$ 2,533.09
1 BEDRM B FLAT	\$ 1,448.28	\$ 1,715.97

**Edgewater Golf Villa 3A**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	398,061.00	398,061.00
<b>Total Income</b>	<u><b>398,061.00</b></u>	<u><b>398,061.00</b></u>
<b>Expenses</b>	-	-
Pest Control	1,248.00	1,376.57
Security	4,111.00	-
Termite	1,558.00	1,696.67
Miscellaneous Contracts	163,610.00	184,228.39
<b>Contracts</b>	<u><b>170,527.00</b></u>	<u><b>187,301.64</b></u>
Cable	12,369.00	14,328.00
Electric	3,608.00	4,959.94
Internet	-	4,720.00
Gas	-	1,838.70
Garbage	4,929.00	4,671.41
Water & Sewer	19,462.00	19,007.98
<b>Utilities</b>	<u><b>40,368.00</b></u>	<u><b>49,526.04</b></u>
<b>Insurance &amp; Bonds</b>	<u><b>51,053.00</b></u>	<u><b>55,336.70</b></u>
Fire Sprinkler & Backflow Inspection	-	192.50
<b>Inspections</b>	-	<u><b>192.50</b></u>
Annual Condo Fee	160.00	160.00
Pool License	281.00	281.25
<b>Licenses</b>	<u><b>441.00</b></u>	<u><b>441.25</b></u>
<b>Repairs &amp; Maintenance: Building</b>	<u><b>13,819.00</b></u>	<u><b>13,100.00</b></u>
<b>Repairs &amp; Maintenance: Pools</b>	<u><b>9,537.00</b></u>	<u><b>6,250.00</b></u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	-	<u><b>500.00</b></u>
<b>Repairs &amp; Maintenance: Grounds</b>	-	<u><b>500.00</b></u>
Bad Debt	8,873.00	-
Loan Expense	39,193.00	-
Contingency Contribution	(17,000.00)	34,912.87
Reserve Contribution	81,250.00	50,000.00
<b>Miscellaneous</b>	<u><b>112,316.00</b></u>	<u><b>84,912.87</b></u>
<b>Total Expenses</b>	<u><u><b>398,061.00</b></u></u>	<u><u><b>398,061.00</b></u></u>

<b>Assessments</b>			
3 BEDRM A FLAT	\$	3,320.73	\$ 3,320.73
2 BEDRM A FLAT	\$	2,472.59	\$ 2,472.59
2 BEDRM B FLAT	\$	2,704.32	\$ 2,704.32
2 BEDRM C FLAT	\$	2,567.60	\$ 2,567.60
2 BEDRM D FLAT	\$	2,699.69	\$ 2,699.69
1 BEDRM B FLAT	\$	1,800.56	\$ 1,800.56

**Edgewater Golf Villa 3B**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	200,215.00	238,757.35
<b>Total Income</b>	<u><u>200,215.00</u></u>	<u><u>238,757.35</u></u>
<b>Expenses</b>		
Pest Control	749.00	826.02
Security	2,467.00	-
Termite	1,107.00	1,199.69
Miscellaneous Contracts	98,166.00	110,537.04
<b>Contracts</b>	<u><b>102,489.00</b></u>	<u><b>112,562.75</b></u>
Cable	7,421.00	8,596.80
Electric	720.00	1,544.01
Internet	-	2,832.00
Gas	-	1,103.11
Garbage	3,178.00	2,880.05
Water & Sewer	11,011.00	11,232.67
<b>Utilities</b>	<u><b>22,330.00</b></u>	<u><b>28,188.63</b></u>
<b>Insurance &amp; Bonds</b>	<u><b>30,013.00</b></u>	<u><b>32,503.48</b></u>
Fire Sprinkler & Backflow Inspection	-	137.50
<b>Inspections</b>	<u><b>-</b></u>	<u><b>137.50</b></u>
Annual Condo Fee	96.00	96.00
Pool License	169.00	169.00
<b>Licenses</b>	<u><b>265.00</b></u>	<u><b>265.00</b></u>
<b>Repairs &amp; Maintenance: Building</b>	<u><b>4,514.00</b></u>	<u><b>5,500.00</b></u>
<b>Repairs &amp; Maintenance: Pools</b>	<u><b>5,735.00</b></u>	<u><b>4,850.00</b></u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	<u><b>-</b></u>	<u><b>500.00</b></u>
<b>Repairs &amp; Maintenance: Grounds</b>	<u><b>-</b></u>	<u><b>250.00</b></u>
Bad Debt	5,869.00	-
Contingency Contribution	(28,000.00)	-
Reserve Contribution	57,000.00	54,000.00
<b>Miscellaneous</b>	<u><b>34,869.00</b></u>	<u><b>54,000.00</b></u>
<b>Total Expenses</b>	<u><u><b>200,215.00</b></u></u>	<u><u><b>238,757.35</b></u></u>

<b>Assessments</b>		
3 BEDRM A FLAT	\$ 2,854.96	\$ 3,404.56
2 BEDRM A FLAT	\$ 2,296.22	\$ 2,738.25
1 BEDRM B FLAT	\$ 1,567.17	\$ 1,868.86

**Edgewater Golf Villa 4**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	137,072.00	163,413.16
<b>Total Income</b>	<u><u>137,072.00</u></u>	<u><u>163,413.16</u></u>
<b>Expenses</b>		
Pest Control	499.00	550.55
Security	1,644.00	-
Termite	862.00	944.74
Miscellaneous Contracts	65,444.00	73,691.36
<b>Contracts</b>	<u>68,449.00</u>	<u>75,186.64</u>
Cable	4,948.00	5,731.20
Electric	1,736.00	1,962.17
Internet	-	1,888.00
Gas	-	1,691.69
Garbage	2,119.00	1,920.10
Water & Sewer	8,684.00	8,581.53
<b>Utilities</b>	<u>17,487.00</u>	<u>21,774.69</u>
<b>Insurance &amp; Bonds</b>	<u>21,350.00</u>	<u>23,243.33</u>
Fire Sprinkler & Backflow Inspection	-	137.50
<b>Inspections</b>	<u>-</u>	<u>137.50</u>
Annual Condo Fee	64.00	64.00
Pool License	157.00	157.00
<b>Licenses</b>	<u>221.00</u>	<u>221.00</u>
<b>Repairs &amp; Maintenance: Building</b>	<u>2,572.00</u>	<u>3,100.00</u>
<b>Repairs &amp; Maintenance: Pools</b>	<u>4,472.00</u>	<u>4,000.00</u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	<u>-</u>	<u>500.00</u>
<b>Repairs &amp; Maintenance: Grounds</b>	<u>-</u>	<u>250.00</u>
Bad Debt	21.00	-
Contingency Contribution	(28,500.00)	(20,000.00)
Reserve Contribution	51,000.00	55,000.00
<b>Miscellaneous</b>	<u>22,521.00</u>	<u>35,000.00</u>
<b>Total Expenses</b>	<u><u>137,072.00</u></u>	<u><u>163,413.16</u></u>

<b>Assessments</b>		
2 BEDRM B FLAT	\$ 2,141.74	\$ 2,553.33

**Edgewater Golf Villa 5A**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	225,056.00	247,344.07
<b>Total Income</b>	<u><u>225,056.00</u></u>	<u><u>247,344.07</u></u>
<b>Expenses</b>	-	-
Pest Control	873.00	963.41
Security	2,878.00	-
Termite	1,225.00	1,316.74
Miscellaneous Contracts	114,527.00	128,959.88
<b>Contracts</b>	<u>119,503.00</u>	<u>131,240.03</u>
Cable	8,658.00	10,029.60
Electric	1,988.00	2,429.35
Internet	-	3,304.00
Gas	-	882.79
Garbage	3,708.00	3,360.13
Water & Sewer	12,375.00	12,675.10
<b>Utilities</b>	<u>26,729.00</u>	<u>32,680.96</u>
<b>Insurance &amp; Bonds</b>	<u>33,486.00</u>	<u>36,078.75</u>
Fire Sprinkler & Backflow Inspection	-	128.33
<b>Inspections</b>	-	<u>128.33</u>
Annual Condo Fee	112.00	112.00
Pool License	154.00	154.00
<b>Licenses</b>	<u>266.00</u>	<u>266.00</u>
<b>Repairs &amp; Maintenance: Building</b>	<u>6,987.00</u>	<u>5,950.00</u>
<b>Repairs &amp; Maintenance: Pools</b>	<u>3,791.00</u>	<u>3,350.00</u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	-	<u>500.00</u>
<b>Repairs &amp; Maintenance: Grounds</b>	-	<u>150.00</u>
Contingency Contribution	(6,956.00)	5,000.00
Reserve Contribution	41,250.00	32,000.00
<b>Miscellaneous</b>	<u>34,294.00</u>	<u>37,000.00</u>
<b>Total Expenses</b>	<u><u>225,056.00</u></u>	<u><u>247,344.07</u></u>

<b>Assessments</b>		
1 BEDRM A FLAT	\$ 1,665.15	\$ 1,830.06
2 BEDRM B FLAT	\$ 2,468.47	\$ 2,712.92

**Edgewater Golf Villa 5B**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	255,557.00	287,229.62
<b>Total Income</b>	<b><u>255,557.00</u></b>	<b><u>287,229.62</u></b>
<b>Expenses</b>		
	-	-
Pest Control	998.00	1,101.03
Security	3,289.00	-
Termite	1,357.00	1,459.23
Miscellaneous Contracts	130,888.00	147,382.72
<b>Contracts</b>	<b><u>136,532.00</u></b>	<b><u>149,942.98</u></b>
Cable	9,895.00	11,462.40
Electric	2,988.00	3,704.72
Internet	-	3,776.00
Gas	-	1,008.93
Garbage	4,238.00	3,840.18
Water & Sewer	16,601.00	17,437.81
<b>Utilities</b>	<b><u>33,722.00</u></b>	<b><u>41,230.03</u></b>
<b>Insurance &amp; Bonds</b>	<b><u>38,436.00</u></b>	<b><u>41,524.28</u></b>
Fire Sprinkler & Backflow Inspection	-	128.33
<b>Inspections</b>	<b><u>-</u></b>	<b><u>128.33</u></b>
Annual Condo Fee	128.00	128.00
Pool License	176.00	176.00
<b>Licenses</b>	<b><u>304.00</u></b>	<b><u>304.00</u></b>
<b>Repairs &amp; Maintenance: Building</b>	<b><u>4,681.00</u></b>	<b><u>8,100.00</u></b>
<b>Repairs &amp; Maintenance: Pools</b>	<b><u>4,356.00</u></b>	<b><u>4,250.00</u></b>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	<b><u>-</u></b>	<b><u>500.00</u></b>
<b>Repairs &amp; Maintenance: Grounds</b>	<b><u>-</u></b>	<b><u>250.00</u></b>
Bad Debt	526.00	-
Contingency Contribution	(10,000.00)	5,000.00
Reserve Contribution	47,000.00	36,000.00
<b>Miscellaneous</b>	<b><u>37,526.00</u></b>	<b><u>41,000.00</u></b>
<b>Total Expenses</b>	<b><u>255,557.00</u></b>	<b><u>287,229.62</u></b>

<b>Assessments</b>		
2 BEDRM B FLAT	\$ 2,384.53	\$ 2,680.07
1 BEDRM B FLAT	\$ 1,608.54	\$ 1,807.90

**Edgewater Golf Villa 5C**

Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	180,026.00	200,439.77
<b>Total Income</b>	<u><u>180,026.00</u></u>	<u><u>200,439.77</u></u>
<b>Expenses</b>		
Pest Control	686.00	756.93
Security	2,261.00	-
Termite	1,026.00	1,100.95
Miscellaneous Contracts	89,986.00	101,325.62
<b>Contracts</b>	<u>93,959.00</u>	<u>103,183.49</u>
Cable	6,803.00	7,880.40
Electric	1,267.00	1,927.41
Internet	-	2,596.00
Gas	-	693.52
Garbage	2,914.00	2,640.17
Water & Sewer	10,769.00	10,518.38
<b>Utilities</b>	<u>21,753.00</u>	<u>26,255.88</u>
<b>Insurance &amp; Bonds</b>	<u>27,015.00</u>	<u>29,163.06</u>
Fire Sprinkler & Backflow Inspection	-	128.34
<b>Inspections</b>	-	<u>128.34</u>
Annual Condo Fee	88.00	88.00
Pool License	121.00	121.00
<b>Licenses</b>	<u>209.00</u>	<u>209.00</u>
<b>Repairs &amp; Maintenance: Building</b>	<u>7,641.00</u>	<u>5,900.00</u>
<b>Repairs &amp; Maintenance: Pools</b>	<u>2,949.00</u>	<u>2,850.00</u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	-	<u>500.00</u>
<b>Repairs &amp; Maintenance: Grounds</b>	-	<u>250.00</u>
Contingency Contribution	(6,000.00)	-
Reserve Contribution	32,500.00	32,000.00
<b>Miscellaneous</b>	<u>26,500.00</u>	<u>32,000.00</u>
<b>Total Expenses</b>	<u><u>180,026.00</u></u>	<u><u>200,439.77</u></u>

<b>Assessments</b>		
2 BEDRM B FLAT	\$ 2,400.89	\$ 2,673.14
1 BEDRM B FLAT	\$ 1,619.57	\$ 1,803.22

**Edgewater Wimbledon Tennis Villas**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	252,060.00	301,998.65
<b>Total Income</b>	<u>252,060.00</u>	<u>301,998.65</u>
<b>Expenses</b>		
Pest Control	936.00	1,161.14
Security	3,083.00	-
Termite	1,275.00	1,409.84
Miscellaneous Contracts	122,708.00	138,171.30
<b>Contracts</b>	<u>128,002.00</u>	<u>140,742.28</u>
Cable	9,277.00	10,746.00
Electric	3,850.00	3,887.70
Internet	-	3,540.00
Gas	-	3,171.77
Garbage	3,973.00	3,600.06
Water & Sewer	15,107.00	14,085.14
<b>Utilities</b>	<u>32,207.00</u>	<u>39,030.67</u>
<b>Insurance &amp; Bonds</b>	<u>40,989.00</u>	<u>44,769.20</u>
Fire Sprinkler & Backflow Inspection	-	192.50
<b>Inspections</b>	<u>-</u>	<u>192.50</u>
Annual Condo Fee	120.00	120.00
Pool License	294.00	294.00
<b>Licenses</b>	<u>414.00</u>	<u>414.00</u>
<b>Repairs &amp; Maintenance: Building</b>	<u>7,450.00</u>	<u>5,400.00</u>
<b>Repairs &amp; Maintenance: Pools</b>	<u>7,998.00</u>	<u>5,750.00</u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	<u>-</u>	<u>500.00</u>
<b>Repairs &amp; Maintenance: Grounds</b>	<u>-</u>	<u>200.00</u>
Bad Debt	2,000.00	-
Contingency Contribution	(25,000.00)	-
Reserve Contribution	58,000.00	65,000.00
<b>Miscellaneous</b>	<u>35,000.00</u>	<u>65,000.00</u>
<b>Total Expenses</b>	<u>252,060.00</u>	<u>301,998.65</u>

<b>Assessments</b>				
3 BEDRM A FLAT	\$	2,413.78	\$	2,892.00
2 BEDRM A FLAT	\$	1,842.01	\$	2,206.95
2 BEDRM B FLAT (INSIDE)	\$	2,072.05	\$	2,482.57
2 BEDRM B FLAT (OUTSIDE)	\$	2,180.41	\$	2,612.39



**Edgewater Beachview**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	452,338.00	509,749.19
<b>Total Income</b>	<u><u>452,338.00</u></u>	<u><u>509,749.19</u></u>
<b>Expenses</b>		
Pest Control	1,497.00	1,651.72
Security	4,915.00	-
Termite	1,857.00	2,055.88
Miscellaneous Contracts	196,332.00	221,074.07
<b>Contracts</b>	<u>204,601.00</u>	<u>224,781.67</u>
Cable	14,843.00	17,193.60
Electric	2,465.00	4,368.12
Internet	-	5,664.00
Gas	-	2,715.07
Garbage	6,357.00	5,760.36
Water & Sewer	20,753.00	20,368.13
<b>Utilities</b>	<u>44,418.00</u>	<u>56,089.28</u>
<b>Insurance &amp; Bonds</b>	<u>46,627.00</u>	<u>53,558.37</u>
Fire Sprinkler & Backflow Inspection	-	220.00
<b>Inspections</b>	<u>-</u>	<u>220.00</u>
Annual Condo Fee	192.00	192.00
Pool License	325.00	325.00
<b>Licenses</b>	<u>517.00</u>	<u>517.00</u>
<b>Repairs &amp; Maintenance: Building</b>	<u>46,403.00</u>	<u>20,450.00</u>
<b>Repairs &amp; Maintenance: Pools</b>	<u>11,069.00</u>	<u>8,250.00</u>
R&M Fire Sprinkler & Backflow	-	2,000.00
<b>Repairs &amp; Maintenance: Equipment</b>	<u>-</u>	<u>2,000.00</u>
<b>Repairs &amp; Maintenance: Grounds</b>	<u>-</u>	<u>200.00</u>
Loan Expense	83,703.00	70,800.00
Loan Interest	-	12,902.88
Contingency Contribution	(35,000.00)	-
Reserve Contribution	50,000.00	60,000.00
<b>Miscellaneous</b>	<u>98,703.00</u>	<u>143,702.88</u>
<b>Total Expenses</b>	<u><u>452,338.00</u></u>	<u><u>509,749.19</u></u>

<b>Assessments</b>		
2 BEDRM A FLAT	\$ 2,207.91	\$ 2,488.13
2 BEDRM B FLAT	\$ 2,314.48	\$ 2,608.24
3 BEDRM FLAT	\$ 2,572.04	\$ 2,898.49

**Edgewater Forest Hills Tennis Villa**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	167,997.00	190,388.06
<b>Total Income</b>	<u><u>167,997.00</u></u>	<u><u>190,388.06</u></u>
<b>Expenses</b>		
Pest Control	624.00	817.01
Security	2,056.00	-
Termite	1,024.00	1,111.19
Miscellaneous Contracts	81,805.00	92,114.20
<b>Contracts</b>	<u>85,509.00</u>	<u>94,042.40</u>
Cable	6,184.00	7,164.00
Electric	1,869.00	3,681.56
Internet	-	2,360.00
Gas	-	1,571.22
Garbage	2,649.00	2,400.24
Water & Sewer	5,256.00	4,191.30
<b>Utilities</b>	<u>15,958.00</u>	<u>21,368.32</u>
<b>Insurance &amp; Bonds</b>	<u>27,931.00</u>	<u>30,504.85</u>
Fire Sprinkler & Backflow Inspection	-	137.50
<b>Inspections</b>	-	<u>137.50</u>
Annual Condo Fee	80.00	80.00
Pool License	155.00	155.00
<b>Licenses</b>	<u>235.00</u>	<u>235.00</u>
<b>Repairs &amp; Maintenance: Building</b>	<u>3,747.00</u>	<u>3,150.00</u>
<b>Repairs &amp; Maintenance: Pools</b>	<u>6,977.00</u>	<u>5,250.00</u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	-	<u>500.00</u>
<b>Repairs &amp; Maintenance: Grounds</b>	-	<u>200.00</u>
Bad Debt	2,640.00	-
Contingency Contribution	(28,000.00)	(15,000.00)
Reserve Contribution	53,000.00	50,000.00
<b>Miscellaneous</b>	<u>27,640.00</u>	<u>35,000.00</u>
<b>Total Expenses</b>	<u><u>167,997.00</u></u>	<u><u>190,388.06</u></u>

<b>Assessments</b>				
2 BEDRM B FLAT	\$	2,117.77	\$	2,400.03
2 BEDRM A FLAT	\$	2,012.53	\$	2,280.77
3 BEDRM A FLAT	\$	2,344.44	\$	2,656.92

**Edgewater River Oaks Tennis Villas**  
Budget Comparison

	<u>2020</u>	<u>2021</u>
<b>Income</b>		
Assessment Income	351,535.00	365,704.43
<b>Total Income</b>	<u><b>351,535.00</b></u>	<u><b>365,704.43</b></u>
<b>Expenses</b>		
Pest Control	1,185.00	1,436.23
Security	3,905.00	-
Termite	1,436.00	1,572.99
Miscellaneous Contracts	155,430.00	175,016.97
<b>Contracts</b>	<u><b>161,956.00</b></u>	<u><b>178,026.19</b></u>
Cable	11,751.00	13,611.60
Electric	1,706.00	2,541.55
Internet	-	4,484.00
Gas	-	2,985.27
Garbage	5,033.00	4,560.31
Water & Sewer	19,719.00	18,772.10
<b>Utilities</b>	<u><b>38,209.00</b></u>	<u><b>46,954.82</b></u>
<b>Insurance &amp; Bonds</b>	<u><b>52,273.00</b></u>	<u><b>57,083.91</b></u>
Fire Sprinkler & Backflow Inspection	-	192.50
<b>Inspections</b>	<u><b>-</b></u>	<u><b>192.50</b></u>
Annual Condo Fee	152.00	152.00
Pool License	295.00	295.00
<b>Licenses</b>	<u><b>447.00</b></u>	<u><b>447.00</b></u>
<b>Repairs &amp; Maintenance: Building</b>	<u><b>18,334.00</b></u>	<u><b>8,000.00</b></u>
<b>Repairs &amp; Maintenance: Pools</b>	<u><b>13,199.00</b></u>	<u><b>8,250.00</b></u>
R&M Fire Sprinkler & Backflow	-	500.00
<b>Repairs &amp; Maintenance: Equipment</b>	<u><b>-</b></u>	<u><b>500.00</b></u>
<b>Repairs &amp; Maintenance: Grounds</b>	<u><b>-</b></u>	<u><b>250.00</b></u>
Bad Debt	2,117.00	-
Contingency Contribution	4,000.00	-
Reserve Contribution	61,000.00	66,000.00
<b>Miscellaneous</b>	<u><b>67,117.00</b></u>	<u><b>66,000.00</b></u>
<b>Total Expenses</b>	<u><u><b>351,535.00</b></u></u>	<u><u><b>365,704.43</b></u></u>

<b>Assessments</b>		
2 BEDRM A FLAT	\$ 1,987.30	\$ 2,067.41
3 BEDRM A FLAT	\$ 2,604.17	\$ 2,709.14
2 BEDRM B FLAT	\$ 2,235.49	\$ 2,325.60