

Budget_Statement
OTL7 AQUASOL CONDOMINIUM
ASSOCIATION INC
12/31/2025

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	250,082	3,001,006
40002 00	Reserve Income	4,171	50,063
**TOTAL REVENUE		\$254,253	\$3,051,069
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	497	6,030
50012 00	Bad Debts	1,250	15,000
50015	Bank Charges	79	970
50026	Unrecorded Credit Card Exp	1,663	20,000
50045 00	Legal Fees	4,163	50,000
50048	Annual Condo Fees	100	1,200
50050 00	License,Taxes,Permit	587	7,000
50050 15	License,Taxes,Permit - Elevators	500	6,000
50050 18	License,Taxes,Permit - Fire Inspection	175	2,100
50054	Administrated Collections Fees	288	3,500
50075	Office Supplies	663	8,000
50081	Printing And Postage	462	5,500
50100	Screening Fees	100	1,200
50113	Coupon Books	163	2,000
50130	Maintenance Fee Exp	255	3,060
**TOTAL ADMINISTRATIVE		\$10,945	\$131,560
**INSURANCE			
52030	Multiperil Insurance	70,000	840,000
**TOTAL INSURANCE		\$70,000	\$840,000
**UTILITIES			
54050 00	Electricity	20,600	247,200
54070 00	Water & Sewer	22,500	270,000
54080	Gas/Fuel Oil	6,520	78,284
54096	Waste Services	11,461	137,554
54100 00	Telephone	837	10,000
**TOTAL UTILITIES		\$61,918	\$743,038
**CONTRACTS			
60013	Cable Television	17,265	207,224
60035	Elevator Contract	1,781	21,350
60046 10	Equipment Contract - Boiler	884	10,630
60046 29	Equipment Contract - Gym	250	3,000
60050	Fire Alarm System	1,913	23,000
60062	Front Desk Service	17,727	212,768
60075	Janitorial Service	9,637	115,600
60090	Lawn Maintenance	750	9,000
61000	Management Services	3,859	46,341
61010	Pest Control	800	9,600
61045 05	Security Services - Access Ctrl	325	3,900
61045 34	Security Services - Surveillance System	173	2,054
61065	Valet Service	16,958	203,441
61070	Water Treatment	415	4,958

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ASSOCIATION INC
12/31/2025

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Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
**TOTAL CONTRACTS		\$72,737	\$872,866
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	7,904	94,848
65000 02	Salaries - Maintenance	7,963	95,534
65000 11	Salaries - Admin	4,004	48,048
65000 86	Salaries - Health Insurance	876	10,512
**TOTAL SALARIES & BENEFITS		\$20,747	\$248,942
**REPAIRS & MAINTENANCE			
70005	R&M-Air Conditioning	1,250	15,000
70040	R&M-Elevator	837	10,000
70045	R&M-Electrical	337	4,000
70060	R&M-General	5,000	60,000
70090	R&M-Plumbing	1,663	20,000
70134	Landscaping	500	6,000
70156	R&M - Painting	300	3,600
70177	Maintenance Supplies	87	1,000
70289 00	Contingency	3,337	40,000
**TOTAL REPAIRS & MAINTENANCE		\$13,311	\$159,600
**SPECIAL PROJECTS			
74005 69a	Special Projects - Security Cameras	413	5,000
**TOTAL SPECIAL PROJECTS		\$413	\$5,000
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	4,171	50,063
**TOTAL RESERVE TRANSFERS		\$4,171	\$50,063
**TOTAL EXPENSES		\$254,242	\$3,051,069
NET INCOME/(LOSS)		\$11	\$0

BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

A. ☒ Approved new budget

B. ☐ Amended budget ☐ Retroactive for full year? ☐ Or partial year, if so, From: To

Homeowner's accounts to be adjusted? If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing? If all units pay the same, enter amount \$ /Unit
3. Frequency: If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
6. Are Reserves included in the budget?: (schedule must be included)
7. Is your Late Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)
 - ☐ No Late Fee
 - ☐ Flat rate \$ after days OR
 - ☐ Percentage rate only \$ % after days
8. Is your Interest Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (select one interest fee policy)
 - ☐ No Interest Fee
 - ☐ New Interest rate \$ % per annum after days*

*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification?

Order Instructions

10. Payment Notification Type: ☒ Payment Notification ☒ Statements
11. Delivery Method:
12. Letter of Correspondence to be included:

If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

2408-AQUASOL CONDOMINIUM ASSOCIATION INC - BudgetActuals
Proposed Operating Budget
January 1, 2025 - December 31, 2025

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	225,000	2,700,000	250,084	3,001,006
40002-00	Reserve Income-	4,167	50,000	4,172	50,063
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	803	9,638	0	0
40021	Aplication Income	0	0	0	0
40025	Returned Check Fees	38	450	0	0
40033	Parking Income	1,000	12,000	0	0
40035	Elevator Reservation Fee	667	8,000	0	0
40055	Vending Income	140	1,680	0	0
40065	Violation Fees	58	700	0	0
40069	Architectural Review	0	0	0	0
40078	Late Fee Interest	485	5,822	0	0
40079	Clubhouse Fee	08	100	0	0
40080	Interest Income	16	189	0	0
40081	Reserve Interest	0	0	0	0
40082	Spec Assess Interest	15	180	0	0
40085	Recovery of Bad Debt	3,200	38,400	0	0
40090	Miscellaneous Income	0	0	0	0
40091-00	Non Refundable Deposit-	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	51	615	0	0
40115-02	Administrative Fee- - Demand Letter	361	4,331	0	0
41005	Storage Income	667	8,000	0	0
41010	House Charges	0	0	0	0
41040	Social Activities In	0	0	0	0
42020	Cable Income	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
48095	Pet Fees	0	0	0	0
	**TOTAL REVENUE	236,676	2,840,105	254,256	3,051,069
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	457	5,480	503	6,030
50012-00	Bad Debts-	1,250	15,000	1,250	15,000
50015	Bank Charges	58	700	81	970
50026	Unrecorded Credit Card Exp	0	0	1,667	20,000
50045-00	Legal Fees-	4,167	50,000	4,167	50,000
50048	Annual Condo Fees	76	912	100	1,200
50050-00	License,Taxes,Permit-	232	2,782	583	7,000
50050-15	License,Taxes,Permit- - Elevators	608	7,300	500	6,000
50050-18	License,Taxes,Permit- - Fire Inspection	107	1,287	175	2,100
50054	Administrated Collections Fees	507	6,085	292	3,500
50075	Office Supplies	80	955	667	8,000
50081	Printing And Postage	608	7,300	458	5,500
50090-45	Professional Fees- - Reserve Study	2,167	26,000	0	0
50100	Screening Fees	96	1,152	100	1,200
50113	Coupon Books	167	2,000	167	2,000
50130	Maintenance Fee Exp	0	0	255	3,060
	**TOTAL ADMINISTRATIVE	10,580	126,953	10,963	131,560
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	58,366	700,396	70,000	840,000
	**TOTAL PROPERTY INSURANCE	58,366	700,396	70,000	840,000
	**UTILITIES				
54050-00	Electricity-	20,600	247,200	20,600	247,200

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
54070-00	Water & Sewer-	20,000	240,000	22,500	270,000
54080	Gas/Fuel Oil	6,213	74,551	6,524	78,284
54096	Waste Services	10,917	131,000	11,463	137,554
54100-00	Telephone-	2,167	26,000	833	10,000
	**TOTAL UTILITIES	59,897	718,751	61,920	743,038
	**CONTRACTS				
60013	Cable Television	17,197	206,358	17,269	207,224
60035	Elevator Contract	1,695	20,340	1,779	21,350
60046-10	Equipment Contract- - Boiler	835	10,014	886	10,630
60046-29	Equipment Contract- - Gym	0	0	250	3,000
60050	Fire Alarm System	667	8,000	1,917	23,000
60062	Front Desk Service	16,886	202,637	17,731	212,768
60075	Janitorial Service	8,609	103,308	9,633	115,600
60090	Lawn Maintenance	663	7,957	750	9,000
61000	Management Services	3,206	38,468	3,862	46,341
61010	Pest Control	589	7,073	800	9,600
61020	Pool/Spa Contract	667	8,000	0	0
61045-05	Security Services- - Access Ctrl	300	3,600	325	3,900
61045-34	Security Services- - Surveillance System	0	0	171	2,054
61065	Valet Service	15,986	191,835	16,953	203,441
61070	Water Treatment	393	4,716	413	4,958
	**TOTAL CONTRACTS	67,693	812,306	72,739	872,866
	**SALARIES & BENEFITS				
65000-01	Salaries- - Manager	0	0	7,904	94,848
65000-02	Salaries- - Maintenance	10,833	130,000	7,961	95,534
65000-11	Salaries- - Admin	12,893	154,710	4,004	48,048
65000-86	Salaries- - Health Insurance	711	8,526	876	10,512
	**TOTAL SALARIES & BENEFITS	24,437	293,236	20,745	248,942

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	697	8,358	1,250	15,000
70020	R&M-Boiler	0	0	0	0
70040	R&M-Elevator	0	0	833	10,000
70045	R&M-Electrical	278	3,330	333	4,000
70060	R&M-General	5,000	60,000	5,000	60,000
70090	R&M-Plumbing	1,500	18,000	1,667	20,000
70134	Landscaping	431	5,175	500	6,000
70156-00	R&M - Painting-	300	3,600	300	3,600
70177	Maintenance Supplies	0	0	83	1,000
70289-00	Contingency-	3,333	40,000	3,333	40,000
	**TOTAL REPAIRS/MAINTENANCE	11,539	138,463	13,300	159,600
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
74005-69a	Special Projects- - Security Cameras	0	0	417	5,000
	**TOTAL SPECIAL PROJECTS	0	0	417	5,000
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
73001	Spec Assess-Interest	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	4,167	50,000	4,172	50,063
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	4,167	50,000	4,172	50,063
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense-	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**TOTAL EXPENSES	236,679	2,840,105	254,256	3,051,069
	Operating Net Income or Loss	-03	0	0	0

2408-AQUASOL CONDOMINIUM ASSOCIATION INC - Proposed_Maintenance
Schedule Of Proposed Maintenance
January 1, 2025 - December 31, 2025

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-A		0.339452800	12	4.073433600	\$777.91	\$848.92	\$14.16	\$863.08	\$10356.96
0000-B		0.385645510	159	61.317636090	\$883.77	\$964.44	\$16.09	\$980.53	\$155904.27
0000-B-1		0.305126120	1	0.305126120	\$699.24	\$763.07	\$12.73	\$775.80	\$775.80
0000-B-2		0.330553300	1	0.330553300	\$757.51	\$826.66	\$13.79	\$840.45	\$840.45
0000-C		0.561940600	54	30.344792400	\$1287.78	\$1405.32	\$23.44	\$1428.76	\$77153.04
0000-C-1		0.628051260	1	0.628051260	\$1439.29	\$1570.65	\$26.20	\$1596.85	\$1596.85
0000-CU1		0.126288310	1	0.126288310	\$289.41	\$315.83	\$5.27	\$321.10	\$321.10
0000-CU2		0.074586380	1	0.074586380	\$170.93	\$186.53	\$3.11	\$189.64	\$189.64
0000-CU3		0.414886760	1	0.414886760	\$950.79	\$1037.56	\$17.31	\$1054.87	\$1054.87
0000-CU4		0.221640220	1	0.221640220	\$507.93	\$554.29	\$9.25	\$563.54	\$563.54
0000-CUA		0.022036890	1	0.022036890	\$50.50	\$55.11	\$0.92	\$56.03	\$56.03
0000-CUB		0.024155810	1	0.024155810	\$55.36	\$60.41	\$1.01	\$61.42	\$61.42
0000-CUC		0.060177650	13	0.782309450	\$137.91	\$150.49	\$2.51	\$153.00	\$1989.00
0000-CUSA		0.016527660	1	0.016527660	\$37.88	\$41.33	\$0.69	\$42.02	\$42.02
0000-CUSB		0.030936400	1	0.030936400	\$70.90	\$77.37	\$1.29	\$78.66	\$78.66
0000-CUSC		0.023308240	1	0.023308240	\$53.41	\$58.29	\$0.97	\$59.26	\$59.26
0000-CUSD		0.081366970	12	0.976403640	\$186.47	\$203.49	\$3.39	\$206.88	\$2482.56
0000-CUSE		0.178837810	1	0.178837810	\$409.84	\$447.24	\$7.46	\$454.70	\$454.70
0000-CU31-CU46		0.006780580	16	0.108489280	\$15.54	\$16.96	\$0.28	\$17.24	\$275.84
Total			279	99.999999620					\$254256.01

2408-AQUASOL CONDOMINIUM ASSOCIATION INC - Straight Line Reserves

Straight Line Reserve Analysis Worksheet

January 1, 2025 - December 31, 2025

GLCode	Type	Short_Description	CostOfReplacement	UsefulLife	EstimatedUsefulRemainingLife	ReservesYTD	MonthlyFunding	ReservesEOY	EstimatedExpenses	BalanceToBeFunded	AnnualReserve	MonthlyReserve	FundingPercentage
30000-770e	Reserves	Doors - Sliding Glass	\$74,000	20	7	\$0	\$0	\$0	\$0	\$74,000	\$0	\$0	0
30000-204c	Reserves	Asphalt Seal Coat	\$265,964	7	1	\$0	\$0	\$0	\$0	\$265,964	\$0	\$0	0
30000-156a	Reserves	Chiller	\$605,882	22	10	\$13,329	\$0	\$13,329	\$0	\$592,553	\$14,221	\$1,185	24
30000-60t	Reserves	Roof Replacement	\$432,256	20	2	\$9,906	\$0	\$9,906	\$0	\$422,350	\$10,559	\$880	5
30000-05c	Reserves	Carpet Replmt	\$175,500	10	1	\$0	\$0	\$0	\$0	\$175,500	\$0	\$0	0
30000-01b	Reserves	A/C Air Handlers	\$188,000	25	22	\$1,958	\$0	\$1,958	\$0	\$186,042	\$2,114	\$176	25
30000-50f	Reserves	Paver - Replacement	\$80,000	25	5	\$3,667	\$0	\$3,667	\$0	\$76,333	\$3,816	\$318	25
30000-91a	Reserves	Electrical	\$188,870	7	2	\$0	\$0	\$0	\$0	\$188,870	\$0	\$0	0
30000-158	Reserves	Fire Alarms	\$110,000	10	1	\$0	\$0	\$0	\$0	\$110,000	\$0	\$0	0
30000-156	Reserves	Cooling Tower	\$214,000	30	23	\$2,132	\$0	\$2,132	\$0	\$211,868	\$2,303	\$192	25
30000-08	Reserves	Boiler	\$248,340	20	23	\$2,375	\$0	\$2,375	\$0	\$245,965	\$2,567	\$214	24
30000-43	Reserves	Pool Deck	\$411,473	30	30	\$0	\$0	\$0	\$0	\$411,473	\$0	\$0	0
30000-69	Reserves	Seawall	\$1,982,785	30	1	\$0	\$0	\$0	\$0	\$1,982,785	\$0	\$0	0
30000-41	Reserves	Paint (Interior)	\$50,000	7	0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	100
30000-15	Reserves	Elevator	\$664,620	25	20	\$7,310	\$0	\$7,310	\$0	\$657,310	\$7,888	\$657	24
30000-42	Reserves	Plumbing	\$1,059,436	12	1	\$0	\$0	\$0	\$0	\$1,059,436	\$0	\$0	0
30000-40	Reserves	Paint (Exterior)	\$225,000	8	8	\$5,156	\$0	\$5,156	\$0	\$219,844	\$6,595	\$550	24
		Totals	\$6,976,126			\$45,833	\$0	\$45,833	\$0	\$6,930,293	\$50,063	\$4,172	