

EDGEWATER CONDOMINIUM FEBRUARY '26 MONTHLY FINANCIAL REPORT

2 CURRENT MONTH	2026 ANNUAL	2 MONTH	2 MONTH	2 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2025 CASH FORWARD TO 2026	57,092.00	57,092.00	24,791.32	-32,300.68
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	135,408.00	165,319.00	29,911.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	500.00	250.00	-250.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	250.00	250.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	666.67	46.00	-620.67
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	666.67	255.64	-411.03
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	880,540.00	194,333.33	190,911.96	-3,421.37
EXPENSES:				
200 - PAYROLL GROSS:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	44,333.33	33,908.84	-10,424.49
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	10,833.33	8,234.11	-2,599.22
203 - HEALTH CARE INSURANCE	18,000.00	3,000.00	1,746.46	-1,253.54
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	58,166.67	43,889.41	-14,277.26
300 - REPAIRS & MAINTENANCE:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	666.67	32.56	-634.11
302 - ROOFING REPAIRS	1,200.00	200.00	0.00	-200.00
303 - PLUMBING REPAIRS	1,800.00	300.00	88.25	-211.75
304 - FIRE SAFETY	2,500.00	416.67	0.00	-416.67
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	2,833.33	-800.00	-3,633.33
306 - TOOLS / FIXED EQUIPMENT	4,000.00	666.67	224.83	-441.84
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	200.00	102.00	-98.00
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	200.00	0.00	-200.00
309 - SIGNAGE	1,200.00	200.00	0.00	-200.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	5,683.33	-352.36	-6,035.69
400 - CONTRACT SERVICES:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
401 - PEST CONTROL EXTERIOR - Truly Nolan (Annual Payment)	6,292.00	6,292.00	5,977.40	-314.60
402 - LANDSCAPING	63,000.00	10,500.00	5,250.00	-5,250.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	2,900.00	2,600.00	-300.00
404 - LAWN CARE PROGRAM - Turf Master (Annual Payment)	0.00	0.00	0.00	0.00
* 400 - TOTAL CONTRACT SERVICE	86,692.00	19,692.00	13,827.40	-5,864.60
500 - INSURANCE:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE (IOA) * this amount is what is transferred to insurance account, not actual amount paid	150,000.00	25,000.00	25,000.00	0.00
* 500 - TOTAL INSURANCE	150,000.00	25,000.00	25,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	500.00	375.60	-124.40
602 - OFFICE SUPPLIES	1,200.00	200.00	238.57	38.57
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	250.00	67.54	-182.46
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	4,500.00	750.00	680.00	-70.00
605 - SOCIAL COMMITTEE	1,200.00	200.00	58.33	-141.67
* 600 - TOTAL OFFICE - ADMINISTRATIVE	11,400.00	1,900.00	1,420.04	-479.96
700 - POOL MAINTENANCE:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	1,000.00	0.00	-1,000.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	200.00	200.14	0.14
703 - POOL FURNITURE	1,200.00	200.00	0.00	-200.00
* 700 - TOTAL POOL EXPENSES	8,400.00	1,400.00	200.14	-1,199.86
800 - LANDSCAPING:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	9,600.00	1,600.00	42.58	-1,557.42
802 - TREE TRIMMING & REMOVABLE	16,500.00	2,750.00	3,000.00	250.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	583.33	0.00	-583.33
804 - STORM WATER MAINTENANCE	7,500.00	1,250.00	1,000.00	-250.00
* 800 - TOTAL LANDSCAPING EXPENSES	37,100.00	6,183.33	4,042.58	-2,140.75
900 - PROFESSIONAL:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	1,083.33	0.00	-1,083.33
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	1,800.00	1,800.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	833.33	0.00	-833.33
* 900 - TOTAL PROFESSIONAL	22,300.00	3,716.67	1,800.00	-1,916.67
1000 - TAXES:& GOVERNMENT FEES	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	416.67	61.25	-355.42
1002 - STATE OF FL. DPBR FEE \$4 PER UNIT	1,248.00	1,248.00	0.00	-1,248.00
* 1000 - TOTAL TAXES	3,748.00	1,664.67	61.25	-1,603.42
1100 - UTILITIES:	2026 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	5,000.00	5,425.67	425.67
1102 - WATER - Deltona Water	10,000.00	1,666.67	1,478.24	-188.43
1103 - PROPANE GAS - FPU POOLS	16,000.00	2,666.67	1,924.83	-741.84
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	300.00	0.00	-300.00
* 1100 - TOTAL UTILITIES	57,800.00	9,633.33	8,828.74	-804.59
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	20,000.00	20,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	880,540.00	153,040.00	118,717.20	-34,322.80

RECONCILES WITH CURRENT BALANCE SHEET - Feb cash forward to Mar ==>

\$72,194.76

YTD % OF BUDGET==>

77.57%

VARIANCE (-) UNDER budget (+) OVER BUDGET

\$0.00