

EDGEWATER CONDOMINIUM MARCH '26 MONTHLY FINANCIAL REPORT

3 CURRENT MONTH	2026 ANNUAL	3 MONTH	3 MONTH	3 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	203,112.00	232,899.00	29,787.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	750.00	650.00	-100.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	275.00	275.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,000.00	369.00	-631.00
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,000.00	453.27	-546.73
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	880,540.00	262,954.00	259,437.59	-3,516.41
EXPENSES:				
200 - PAYROLL GROSS:	2026 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	66,500.00	51,308.66	-15,191.34
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	16,250.00	12,342.30	-3,907.70
203 - HEALTH CARE INSURANCE	18,000.00	4,500.00	3,492.92	-1,007.08
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	87,250.00	67,143.88	-20,106.12
300 - REPAIRS & MAINTENANCE:	2026 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	1,000.00	464.01	-535.99
302 - ROOFING REPAIRS	1,200.00	300.00	0.00	-300.00
303 - PLUMBING REPAIRS	1,800.00	450.00	639.59	189.59
304 - FIRE SAFETY	2,500.00	625.00	0.00	-625.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	4,250.00	-612.23	-4,862.23
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,000.00	224.83	-775.17
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	300.00	160.74	-139.26
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	300.00	94.79	-205.21
309 - SIGNAGE	1,200.00	300.00	38.49	-261.51
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	8,525.00	1,010.22	-7,514.78
400 - CONTRACT SERVICES:	2026 ANNUAL	3 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	15,750.00	10,500.00	-5,250.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	4,350.00	3,900.00	-450.00
404 - LAWN CARE PROGRAM - Turf Master (Annual Payment)	0.00	0.00	0.00	0.00
* 400 - TOTAL CONTRACT SERVICE	86,692.00	26,392.00	20,377.40	-6,014.60
500 - INSURANCE:	2026 ANNUAL	3 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	37,500.00	37,500.00	0.00
* 500 - TOTAL INSURANCE	150,000.00	37,500.00	37,500.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2026 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	750.00	523.69	-226.31
602 - OFFICE SUPPLIES	1,200.00	300.00	238.57	-61.43
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	375.00	67.54	-307.46
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	4,500.00	1,125.00	990.00	-135.00
605 - SOCIAL COMMITTEE	1,200.00	300.00	88.10	-211.90
* 600 - TOTAL OFFICE - ADMINISTRATIVE	11,400.00	2,850.00	1,907.90	-942.10
700 - POOL MAINTENANCE:	2026 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	1,500.00	195.00	-1,305.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	300.00	225.65	-74.35
703 - POOL FURNITURE	1,200.00	300.00	257.56	-42.44
* 700 - TOTAL POOL EXPENSES	8,400.00	2,100.00	678.21	-1,421.79
800 - LANDSCAPING:	2026 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	9,600.00	2,400.00	1,422.13	-977.87
802 - TREE TRIMMING & REMOVABLE	16,500.00	4,125.00	3,000.00	-1,125.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	875.00	0.00	-875.00
804 - STORM WATER MAINTENANCE	7,500.00	1,875.00	1,000.00	-875.00
* 800 - TOTAL LANDSCAPING EXPENSES	37,100.00	9,275.00	5,422.13	-3,852.87
900 - PROFESSIONAL:	2026 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	1,625.00	0.00	-1,625.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	2,700.00	2,700.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	1,250.00	0.00	-1,250.00
* 900 - TOTAL PROFESSIONAL	22,300.00	5,575.00	2,700.00	-2,875.00
1000 - TAXES:& GOVERNMENT FEES	2026 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	625.00	61.25	-563.75
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	1,873.00	61.25	-1,811.75
1100 - UTILITIES:	2026 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	7,500.00	7,448.86	-51.14
1102 - WATER - Deltona Water	10,000.00	2,500.00	2,183.44	-316.56
1103 - PROPANE GAS - FPU POOLS	16,000.00	4,000.00	5,161.46	1,161.46
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	450.00	379.43	-70.57
* 1100 - TOTAL UTILITIES	57,800.00	14,450.00	15,173.19	723.19
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	30,000.00	30,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	880,540.00	225,790.00	181,974.18	-43,815.82

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

\$77,463.41

YTD % OF BUDGET==>

80.59%

VARIANCE (-) UNDER budget (+) OVER BUDGET

\$0.00