

EDGEWATER CONDOMINIUM SEPTEMBER '25 MONTHLY FINANCIAL REPORT

9 CURRENT MONTH	2025 ANNUAL	9 MONTH	9 MONTH	9 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2024 CASH FORWARD TO 2025	75,292.00	75,292.00	41,151.44	-34,140.56
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	609,336.00	609,899.51	563.51
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,250.00	2,819.00	569.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,125.00	1,125.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,000.00	1,931.60	-1,068.40
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,000.00	1,629.69	-1,370.31
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	898,740.00	692,878.00	658,556.24	-34,321.76
EXPENSES:				
200 - PAYROLL GROSS:	2025 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	199,500.00	162,659.36	-36,840.64
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	48,750.00	48,654.95	-95.05
203 - HEALTH CARE INSURANCE	18,000.00	13,500.00	12,506.24	-993.76
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	261,750.00	223,820.55	-37,929.45
300 - REPAIRS & MAINTENANCE:	2025 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	3,000.00	1,942.80	-1,057.20
302 - ROOFING REPAIRS	1,200.00	900.00	0.00	-900.00
303 - PLUMBING REPAIRS	1,800.00	1,350.00	112.50	-1,237.50
304 - FIRE SAFETY	2,500.00	1,875.00	150.44	-1,724.56
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	12,750.00	5,374.49	-7,375.51
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,000.00	557.51	-2,442.49
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	900.00	516.26	-383.74
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	900.00	1,452.33	552.33
309 - SIGNAGE	1,200.00	900.00	0.00	-900.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	25,575.00	10,106.33	-15,468.67
400 - CONTRACT SERVICES:	2025 ANNUAL	9 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	60,000.00	45,000.00	45,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	13,050.00	13,850.00	800.00
404 - LAWN CARE PROGRAM - Turf Master {Annual Payment}	6,000.00	6,000.00	6,000.00	0.00
* 400 - TOTAL CONTRACT SERVICE	89,692.00	70,342.00	70,827.40	485.40
500 - INSURANCE:	2025 ANNUAL	9 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	162,000.00	121,500.00	121,500.00	0.00
* 500 - TOTAL INSURANCE	162,000.00	121,500.00	121,500.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2025 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,250.00	1,026.06	-1,223.94
602 - OFFICE SUPPLIES	1,200.00	900.00	627.69	-272.31
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,125.00	168.94	-956.06
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	5,250.00	3,097.80	-2,152.20
605 - SOCIAL COMMITTEE	1,200.00	900.00	924.75	24.75
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	10,425.00	5,845.24	-4,579.76
700 - POOL MAINTENANCE:	2025 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	4,500.00	3,340.02	-1,159.98
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	900.00	565.92	-334.08
703 - POOL FURNITURE	4,000.00	3,000.00	3,248.87	248.87
* 700 - TOTAL POOL EXPENSES	11,200.00	8,400.00	7,154.81	-1,245.19
800 - LANDSCAPING:	2025 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	9,000.00	5,916.39	-3,083.61
802 - TREE TRIMMING & REMOVABLE	13,500.00	10,125.00	13,850.00	3,725.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,625.00	7,757.24	5,132.24
804 - STORM WATER MAINTENANCE	6,000.00	4,500.00	9,900.00	5,400.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	26,250.00	37,423.63	11,173.63
900 - PROFESSIONAL:	2025 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	4,875.00	300.00	-4,575.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	8,100.00	8,100.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	3,750.00	3,337.50	-412.50
* 900 - TOTAL PROFESSIONAL	22,300.00	16,725.00	11,737.50	-4,987.50
1000 - TAXES:& GOVERNMENT FEES	2025 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	1,875.00	1,666.60	-208.40
1002 - STATE OF FL. DPBR FEE \$4 PER UNIT	1,248.00	1,248.00	1,248.00	0.00
* 1000 - TOTAL TAXES	3,748.00	3,123.00	2,914.60	-208.40
1100 - UTILITIES:	2025 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	22,500.00	19,811.71	-2,688.29
1102 - WATER - Deltona Water	10,000.00	7,500.00	5,330.55	-2,169.45
1103 - PROPANE GAS - FPU POOLS	16,000.00	12,000.00	10,792.52	-1,207.48
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	1,350.00	710.30	-639.70
* 1100 - TOTAL UTILITIES	57,800.00	43,350.00	36,645.08	-6,704.92
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	90,000.00	90,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	898,740.00	677,440.00	617,975.14	-59,464.86
RECONCILES WITH CURRENT BALANCE SHEET - Sep cash forward to Oct ==>			\$40,581.10	
YTD % OF BUDGET==>		91.22%	VARIANCE (-) UNDER budget (+) OVER BUDGET	

\$0.00