

# EDGEWATER CONDOMINIUM MARCH '25 MONTHLY FINANCIAL REPORT

| 3 CURRENT MONTH  | 2025 ANNUAL        | 3 MONTH               | 3 MONTH                                       | 3 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         | 203,112.00            | 230,358.51                                    | 27,246.51       |
| 102 - ESTOPPEL AND QUESTIONNAIRE FEES  | 3,000.00           | 750.00                | 1,300.00                                      | 550.00          |
| 103 - MISC DEPOSITS-non maintenance fees   | 0.00               | 0.00                  | -1,175.00                                     | -1,175.00       |
| 104 - SCREENING FEES COLLECTED MINUS SCREENING COST  | 4,000.00           | 1,000.00              | 631.55  | -368.45         |
| 105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST  | 4,000.00           | 1,000.00              | 656.29  | -343.71         |
| 100 - TOTAL ANNUAL / MONTHLY INCOME & YTD  | 898,740.00         | 281,154.00            | 272,922.79                                    | -8,231.21       |
| <b>EXPENSES:</b>   |                    |                       |   |                 |
| <b>200 - PAYROLL GROSS:</b>  | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 201 - PAYROLL: MANAGER, ADINM, MAINTENANCE   | 266,000.00         | 66,500.00             | 53,354.35                                     | -13,145.65      |
| 202 - PAYROLL SERVICE TAX AND / WORKERS COMP   | 65,000.00          | 16,250.00             | 17,179.80                                     | 929.80          |
| 203 - HEALTH CARE INSURANCE  | 18,000.00          | 4,500.00              | 3,126.56                                      | -1,373.44       |
| * 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP  | 349,000.00         | 87,250.00             | 73,660.71                                     | -13,589.29      |
| <b>300 - REPAIRS &amp; MAINTENANCE:</b>  | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING   | 4,000.00           | 1,000.00              | 1,121.68                                      | 121.68          |
| 302 - ROOFING REPAIRS  | 1,200.00           | 300.00                | 0.00  | -300.00         |
| 303 - PLUMBING REPAIRS   | 1,800.00           | 450.00                | 0.00  | -450.00         |
| 304 - FIRE SAFETY  | 2,500.00           | 625.00                | 150.44  | -474.56         |
| 305 - EXTERIOR REPAIRS, SIDEWALK, SIDING   | 17,000.00          | 4,250.00              | 966.66  | -3,283.34       |
| 306 - TOOLS / FIXED EQUIPMENT  | 4,000.00           | 1,000.00              | 159.49  | -840.51         |
| 307 - GAS - FOR CARTS AND EQUIPMENT  | 1,200.00           | 300.00                | 149.54  | -150.46         |
| 308 - GOLF CART REPAIRS / MAINTENANCE  | 1,200.00           | 300.00                | 338.67  | 38.67           |
| 309 - SIGNAGE  | 1,200.00           | 300.00                | 0.00  | -300.00         |
| * 300 - TOTAL BLDG-MAINTENANCE   | 34,100.00          | 8,525.00              | 2,886.48                                      | -5,638.52       |
| <b>400 - CONTRACT SERVICES:</b>  | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 401 - PEST CONTROL EXTERIOR - Truly Nolan {Annual Payment}   | 6,292.00           | 6,292.00              | 5,977.40                                      | -314.60         |
| 402 - LANDSCAPING  | 60,000.00          | 15,000.00             | 15,000.00                                     | 0.00            |
| 403 - POOLS - Cleaning & Chemicals -   | 17,400.00          | 4,350.00              | 5,150.00                                      | 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          | 31,642.00             | 32,127.40                                     | 485.40          |
| <b>500 - INSURANCE:</b>  | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE (IOA) * this amount is what is transferred to insurance account, not actual amount paid | 162,000.00         | 40,500.00             | 40,500.00                                     | 0.00            |
| * 500 - TOTAL INSURANCE  | 162,000.00         | 40,500.00             | 40,500.00                                     | 0.00            |
| <b>600 - OFFICE - ADMINISTRATIVE:</b>  | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 601 - ADMIN COST-Water,Uniforms,License,Notary   | 3,000.00           | 750.00                | 300.60  | -449.40         |
| 602 - OFFICE SUPPLIES  | 1,200.00           | 300.00                | 191.49  | -108.51         |
| 603 - POSTAGE & PRINTING - Stamps, Ink, Paper  | 1,500.00           | 375.00                | 60.00   | -315.00         |
| 604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy   | 7,000.00           | 1,750.00              | 1,183.80                                      | -566.20         |
| 605 - SOCIAL COMMITTEE   | 1,200.00           | 300.00                | 515.05  | 215.05          |
| * 600 - TOTAL OFFICE - ADMINISTRATIVE  | 13,900.00          | 3,475.00              | 2,250.94                                      | -1,224.06       |
| <b>700 - POOL MAINTENANCE:</b>   | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 701 - REPAIRS  | 6,000.00           | 1,500.00              | 309.75  | -1,190.25       |
| 702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc  | 1,200.00           | 300.00                | 367.43  | 67.43           |
| 703 - POOL FURNITURE   | 4,000.00           | 1,000.00              | 375.66  | -624.34         |
| * 700 - TOTAL POOL EXPENSES  | 11,200.00          | 2,800.00              | 1,052.84                                      | -1,747.16       |
| <b>800 - LANDSCAPING:</b>  | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 801 - PLANTS, ROCKS, MULCH, SOD & SEED   | 12,000.00          | 3,000.00              | 1,673.80                                      | -1,326.20       |
| 802 - TREE TRIMMING & REMOVABLE  | 13,500.00          | 3,375.00              | 10,000.00                                     | 6,625.00        |
| 803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS  | 3,500.00           | 875.00                | 0.00  | -875.00         |
| 804 - STORM WATER MAINTENANCE  | 6,000.00           | 1,500.00              | 1,000.00                                      | -500.00         |
| * 800 - TOTAL LANDSCAPING EXPENSES   | 35,000.00          | 8,750.00              | 12,673.80                                     | 3,923.80        |
| <b>900 - PROFESSIONAL:</b>   | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 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              | 1,075.00                                      | -175.00         |
| * 900 - TOTAL PROFESSIONAL   | 22,300.00          | 5,575.00              | 3,775.00                                      | -1,800.00       |
| <b>1000 - TAXES:&amp; GOVERNMENT FEES</b>  | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST   | 2,500.00           | 625.00                | 941.60  | 316.60          |
| 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           | 1,873.00              | 2,189.60                                      | 316.60          |
| <b>1100 - UTILITIES:</b>   | <b>2025 ANNUAL</b> | <b>3 MONTH BUDGET</b> | <b>YTD ACTUALS</b>                            | <b>VARIANCE</b> |
| 1101 - ELECTRIC - Duke Energy  | 30,000.00          | 7,500.00              | 6,547.54                                      | -952.46         |
| 1102 - WATER - Deltona Water   | 10,000.00          | 2,500.00              | 2,184.25                                      | -315.75         |
| 1103 - PROPANE GAS - FPU POOLS   | 16,000.00          | 4,000.00              | 9,513.15                                      | 5,513.15        |
| 1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM  | 1,800.00           | 450.00                | 69.23   | -380.77         |
| * 1100 - TOTAL UTILITIES   | 57,800.00          | 14,450.00             | 18,314.17                                     | 3,864.17        |
| * 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   | 898,740.00         | 234,840.00            | 219,430.94                                    | -15,409.06      |
| RECONCILES WITH CURRENT BALANCE SHEET - Mar cash forward to Apr ==>  |                    |                       | <b>\$53,491.85</b>                            |                 |
| YTD % OF BUDGET==>   |                    | <b>93.44%</b>         | VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET |                 |

\$0.00