

# EDGEWATER CONDOMINIUM AUGUST '25 MONTHLY FINANCIAL REPORT

8 CURRENT MONTH	2025 ANNUAL	8 MONTH	8 MONTH	8 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	541,632.00	546,076.51	4,444.51
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,000.00	2,819.00	819.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	850.00	850.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,666.67	1,678.10	-988.57
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,666.67	1,394.48	-1,272.19
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	898,740.00	624,257.33	593,969.53	-30,287.80
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2025 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	177,333.33	147,285.79	-30,047.54
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	43,333.33	44,823.28	1,489.95
203 - HEALTH CARE INSURANCE	18,000.00	12,000.00	12,506.24	506.24
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	232,666.67	204,615.31	-28,051.36
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	2,666.67	1,787.53	-879.14
302 - ROOFING REPAIRS	1,200.00	800.00	0.00	-800.00
303 - PLUMBING REPAIRS	1,800.00	1,200.00	112.50	-1,087.50
304 - FIRE SAFETY	2,500.00	1,666.67	150.44	-1,516.23
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	11,333.33	5,296.49	-6,036.84
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,666.67	557.51	-2,109.16
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	800.00	472.37	-327.63
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	800.00	984.33	184.33
309 - SIGNAGE	1,200.00	800.00	0.00	-800.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	22,733.33	9,361.17	-13,372.16
<b>400 - CONTRACT SERVICES:</b>	<b>2025 ANNUAL</b>	<b>8 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	40,000.00	40,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	11,600.00	12,400.00	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	63,892.00	64,377.40	485.40
<b>500 - INSURANCE:</b>	<b>2025 ANNUAL</b>	<b>8 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	108,000.00	108,000.00	0.00
* 500 - TOTAL INSURANCE	162,000.00	108,000.00	108,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2025 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,000.00	970.76	-1,029.24
602 - OFFICE SUPPLIES	1,200.00	800.00	475.27	-324.73
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,000.00	158.46	-841.54
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	4,666.67	2,727.80	-1,938.87
605 - SOCIAL COMMITTEE	1,200.00	800.00	924.75	124.75
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	9,266.67	5,257.04	-4,009.63
<b>700 - POOL MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	4,000.00	3,340.02	-659.98
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	800.00	565.92	-234.08
703 - POOL FURNITURE	4,000.00	2,666.67	3,248.87	582.20
* 700 - TOTAL POOL EXPENSES	11,200.00	7,466.67	7,154.81	-311.86
<b>800 - LANDSCAPING:</b>	<b>2025 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	8,000.00	5,916.39	-2,083.61
802 - TREE TRIMMING & REMOVABLE	13,500.00	9,000.00	13,850.00	4,850.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,333.33	7,757.24	5,423.91
804 - STORM WATER MAINTENANCE	6,000.00	4,000.00	8,800.00	4,800.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	23,333.33	36,323.63	12,990.30
<b>900 - PROFESSIONAL:</b>	<b>2025 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	4,333.33	300.00	-4,033.33
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	7,200.00	7,200.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	3,333.33	3,337.50	4.17
* 900 - TOTAL PROFESSIONAL	22,300.00	14,866.67	10,837.50	-4,029.17
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2025 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	1,666.67	1,666.60	-0.07
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	2,914.67	2,914.60	-0.07
<b>1100 - UTILITIES:</b>	<b>2025 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	30,000.00	20,000.00	17,592.20	-2,407.80
1102 - WATER - Deltona Water	10,000.00	6,666.67	4,510.45	-2,156.22
1103 - PROPANE GAS - FPU POOLS	16,000.00	10,666.67	10,792.52	125.85
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	1,200.00	355.15	-844.85
* 1100 - TOTAL UTILITIES	57,800.00	38,533.33	33,250.32	-5,283.01
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	80,000.00	80,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	898,740.00	603,673.33	562,091.78	-41,581.55
RECONCILES WITH CURRENT BALANCE SHEET - Aug cash forward to Sep ==>		<b>\$31,877.75</b>		
YTD % OF BUDGET==>		93.11%	VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET	

\$0.00