

# EDGEWATER CONDOMINIUM FEBRUARY '25 MONTHLY FINANCIAL REPORT

2 CURRENT MONTH	2025 ANNUAL	2 MONTH	2 MONTH	2 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	135,408.00	162,993.00	27,585.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	500.00	1,300.00	800.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	-650.00	-650.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	666.67	607.50	-59.17
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	666.67	259.72	-406.95
<b>100 - TOTAL ANNUAL / MONTHLY INCOME &amp; YTD</b>	<b>898,740.00</b>	<b>212,533.33</b>	<b>205,661.66</b>	<b>-6,871.67</b>
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2025 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	44,333.33	35,868.89	-8,464.44
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	10,833.33	11,583.70	750.37
203 - HEALTH CARE INSURANCE	18,000.00	3,000.00	1,563.28	-1,436.72
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	58,166.67	49,015.87	-9,150.80
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	666.67	414.77	-251.90
302 - ROOFING REPAIRS	1,200.00	200.00	0.00	-200.00
303 - PLUMBING REPAIRS	1,800.00	300.00	0.00	-300.00
304 - FIRE SAFETY	2,500.00	416.67	150.44	-266.23
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	2,833.33	695.44	-2,137.89
306 - TOOLS / FIXED EQUIPMENT	4,000.00	666.67	0.00	-666.67
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	200.00	69.00	-131.00
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	1,329.65	-4,353.68
<b>400 - CONTRACT SERVICES:</b>	<b>2025 ANNUAL</b>	<b>2 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	10,000.00	10,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	2,900.00	2,900.00	0.00
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	25,192.00	24,877.40	-314.60
<b>500 - INSURANCE:</b>	<b>2025 ANNUAL</b>	<b>2 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	27,000.00	27,000.00	0.00
* 500 - TOTAL INSURANCE	162,000.00	27,000.00	27,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2025 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	500.00	154.15	-345.85
602 - OFFICE SUPPLIES	1,200.00	200.00	53.97	-146.03
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	250.00	0.00	-250.00
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	1,166.67	263.92	-902.75
605 - SOCIAL COMMITTEE	1,200.00	200.00	0.00	-200.00
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	2,316.67	472.04	-1,844.63
<b>700 - POOL MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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	0.00	-200.00
703 - POOL FURNITURE	4,000.00	666.67	0.00	-666.67
* 700 - TOTAL POOL EXPENSES	11,200.00	1,866.67	0.00	-1,866.67
<b>800 - LANDSCAPING:</b>	<b>2025 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	2,000.00	0.00	-2,000.00
802 - TREE TRIMMING & REMOVABLE	13,500.00	2,250.00	10,000.00	7,750.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	583.33	0.00	-583.33
804 - STORM WATER MAINTENANCE	6,000.00	1,000.00	0.00	-1,000.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	5,833.33	10,000.00	4,166.67
<b>900 - PROFESSIONAL:</b>	<b>2025 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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	1,075.00	241.67
* 900 - TOTAL PROFESSIONAL	22,300.00	3,716.67	2,875.00	-841.67
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2025 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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	1,248.00	0.00
* 1000 - TOTAL TAXES	3,748.00	1,664.67	1,309.25	-355.42
<b>1100 - UTILITIES:</b>	<b>2025 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	30,000.00	5,000.00	4,321.15	-678.85
1102 - WATER - Deltona Water	10,000.00	1,666.67	713.86	-952.81
1103 - PROPANE GAS - FPU POOLS	16,000.00	2,666.67	2,859.53	192.86
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	7,894.54	-1,738.79
* 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	898,740.00	161,073.33	144,773.75	-16,299.58
RECONCILES WITH CURRENT BALANCE SHEET - Feb cash forward to Mar ==>			<b>\$60,887.91</b>	
YTD % OF BUDGET==>			<b>89.88%</b>	VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET

\$0.00