

# EDGEWATER CONDOMINIUM MAY '25 MONTHLY FINANCIAL REPORT

5 CURRENT MONTH	2025 ANNUAL	5 MONTH	5 MONTH	5 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	338,520.00	354,796.51	16,276.51
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,250.00	1,919.00	669.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	-175.00	-175.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,666.67	1,317.05	-349.62
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,666.67	1,142.69	-523.98
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	898,740.00	418,395.33	400,151.69	-18,243.64
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2025 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	110,833.33	96,286.24	-14,547.09
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	27,083.33	31,080.30	3,996.97
203 - HEALTH CARE INSURANCE	18,000.00	7,500.00	6,253.12	-1,246.88
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	145,416.67	133,619.66	-11,797.01
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	1,666.67	1,125.42	-541.25
302 - ROOFING REPAIRS	1,200.00	500.00	0.00	-500.00
303 - PLUMBING REPAIRS	1,800.00	750.00	112.50	-637.50
304 - FIRE SAFETY	2,500.00	1,041.67	150.44	-891.23
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	7,083.33	4,543.39	-2,539.94
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,666.67	420.44	-1,246.23
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	500.00	286.76	-213.24
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	500.00	444.11	-55.89
309 - SIGNAGE	1,200.00	500.00	0.00	-500.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	14,208.33	7,083.06	-7,125.27
<b>400 - CONTRACT SERVICES:</b>	<b>2025 ANNUAL</b>	<b>5 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	25,000.00	25,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	7,250.00	8,050.00	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	44,542.00	45,027.40	485.40
500 - INSURANCE:	<b>2025 ANNUAL</b>	<b>5 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	67,500.00	67,500.00	0.00
* 500 - TOTAL INSURANCE	162,000.00	67,500.00	67,500.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2025 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,250.00	384.87	-865.13
602 - OFFICE SUPPLIES	1,200.00	500.00	323.21	-176.79
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	625.00	146.08	-478.92
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	2,916.67	2,107.80	-808.87
605 - SOCIAL COMMITTEE	1,200.00	500.00	728.91	228.91
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	5,791.67	3,690.87	-2,100.80
<b>700 - POOL MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	2,500.00	309.75	-2,190.25
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	500.00	367.43	-132.57
703 - POOL FURNITURE	4,000.00	1,666.67	3,166.43	1,499.76
* 700 - TOTAL POOL EXPENSES	11,200.00	4,666.67	3,843.61	-823.06
<b>800 - LANDSCAPING:</b>	<b>2025 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	5,000.00	2,466.39	-2,533.61
802 - TREE TRIMMING & REMOVABLE	13,500.00	5,625.00	13,850.00	8,225.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,458.33	260.91	-1,197.42
804 - STORM WATER MAINTENANCE	6,000.00	2,500.00	1,000.00	-1,500.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	14,583.33	17,577.30	2,993.97
<b>900 - PROFESSIONAL:</b>	<b>2025 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	2,708.33	300.00	-2,408.33
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	4,500.00	4,500.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	2,083.33	1,075.00	-1,008.33
* 900 - TOTAL PROFESSIONAL	22,300.00	9,291.67	5,875.00	-3,416.67
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2025 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	1,041.67	941.60	-100.07
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	2,289.67	2,189.60	-100.07
<b>1100 - UTILITIES:</b>	<b>2025 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	30,000.00	12,500.00	10,866.46	-1,633.54
1102 - WATER - Deltona Water	10,000.00	4,166.67	2,941.98	-1,224.69
1103 - PROPANE GAS - FPU POOLS	16,000.00	6,666.67	10,792.52	4,125.85
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	750.00	69.23	-680.77
* 1100 - TOTAL UTILITIES	57,800.00	24,083.33	24,670.19	586.86
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	50,000.00	50,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	898,740.00	382,373.33	361,076.69	-21,296.64
RECONCILES WITH CURRENT BALANCE SHEET - May cash forward to Jun ==>			<b>\$39,075.00</b>	
YTD % OF BUDGET==>		<b>94.43%</b>	VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET	

\$0.00