

Managers' Report 5/19/2025

We have completed 143 work orders, 34 called in by owners, 109 created by management

Building cleaning is almost complete. Wax Myrtle is scheduled this week and Sweetgum, scheduled for next week

Parking lot sealcoating is scheduled for next week

The landscapers and Edgewater staff are working together to spray weeds every other month.

Allison and the landscape committee chair, Kate, completed property walks almost every week in Jan - April. Walkthroughs will continue monthly through October.

Completed six days of tree trimming/removal and stump grinding will be scheduled in the coming months.

Repaired 40 areas of soffit and two areas of T1-11

Maintenance staff checked and repaired irrigation every other week through April and will continue in May

In March, the entire ditch from Perimeter to Lakeshore was cleaned out. The ditch is scheduled to be cleaned again in June

The hazardous sidewalk on Perimeter Ct was removed and replaced. We will continue sidewalk repairs in the upcoming months

Earned over \$5000 in interest in reserve CDs and over \$4000 in insurance CDs

ACCOUNTS RECEIVABLE: No account over 30 days past due.

As of May 1, Edgewater is under budget \$12,577.

SALES: There are currently 6 condos listed for sale with an average advertised price of \$180,950.

8 condos sold at Edgewater in 2025, with an average selling price of \$157,163.

As of May 19, 2025, Edgewater has 80 rentals or 25.6%, 48 snowbirds, and 185 year-round. The average rent is \$1,350. Highest at \$1750 and lowest at \$1000