

# EDGEWATER CONDOMINIUM MAY '26 MONTHLY FINANCIAL REPORT

5 CURRENT MONTH	2026 ANNUAL	5 MONTH	5 MONTH	5 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2025 CASH FORWARD TO 2026	57,092.00	57,092.00	24,791.32	-32,300.68
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	338,520.00	359,694.00	21,174.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,250.00	2,100.00	850.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,125.00	1,125.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,666.67	973.05	-693.62
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,666.67	891.03	-775.64
<b>100 - TOTAL ANNUAL / MONTHLY INCOME &amp; YTD</b>	<b>880,540.00</b>	<b>400,195.33</b>	<b>389,574.40</b>	<b>-10,620.93</b>
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2026 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	90,889.83	-19,943.50
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	27,083.33	22,678.55	-4,404.78
203 - HEALTH CARE INSURANCE	18,000.00	7,500.00	7,043.86	-456.14
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	145,416.67	120,612.24	-24,804.43
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2026 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	972.13	-694.54
302 - ROOFING REPAIRS	1,200.00	500.00	0.00	-500.00
303 - PLUMBING REPAIRS	1,800.00	750.00	654.81	-95.19
304 - FIRE SAFETY	2,500.00	1,041.67	0.00	-1,041.67
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	7,083.33	-258.09	-7,341.42
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,666.67	249.44	-1,417.23
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	500.00	447.92	-52.08
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	500.00	94.79	-405.21
309 - SIGNAGE	1,200.00	500.00	38.49	-461.51
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	14,208.33	2,199.49	-12,008.84
<b>400 - CONTRACT SERVICES:</b>	<b>2026 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	63,000.00	26,250.00	21,000.00	-5,250.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	7,250.00	6,600.00	-650.00
404 - LAWN CARE PROGRAM - Turf Master (Annual Payment)	0.00	0.00	0.00	0.00
* 400 - TOTAL CONTRACT SERVICE	86,692.00	39,792.00	33,577.40	-6,214.60
<b>500 - INSURANCE:</b>	<b>2026 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	150,000.00	62,500.00	62,500.00	0.00
* 500 - TOTAL INSURANCE	150,000.00	62,500.00	62,500.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2026 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	599.09	-650.91
602 - OFFICE SUPPLIES	1,200.00	500.00	437.15	-62.85
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	625.00	117.58	-507.42
604 - PHONE, INTERNET, WEBSITE - Spectrum/GoDaddy	4,500.00	1,875.00	1,674.66	-200.34
605 - SOCIAL COMMITTEE	1,200.00	500.00	182.03	-317.97
* 600 - TOTAL OFFICE - ADMINISTRATIVE	11,400.00	4,750.00	3,010.51	-1,739.49
<b>700 - POOL MAINTENANCE:</b>	<b>2026 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	2,500.00	7,770.78	5,270.78
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	500.00	257.59	-242.41
703 - POOL FURNITURE	1,200.00	500.00	273.52	-226.48
* 700 - TOTAL POOL EXPENSES	8,400.00	3,500.00	8,301.89	4,801.89
<b>800 - LANDSCAPING:</b>	<b>2026 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	9,600.00	4,000.00	3,358.67	-641.33
802 - TREE TRIMMING & REMOVABLE	16,500.00	6,875.00	12,700.00	5,825.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,458.33	6,478.63	5,020.30
804 - STORM WATER MAINTENANCE	7,500.00	3,125.00	1,800.00	-1,325.00
* 800 - TOTAL LANDSCAPING EXPENSES	37,100.00	15,458.33	24,337.30	8,878.97
<b>900 - PROFESSIONAL:</b>	<b>2026 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	5,000.00	2,291.67
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	0.00	-2,083.33
* 900 - TOTAL PROFESSIONAL	22,300.00	9,291.67	9,500.00	208.33
<b>1000 - TAXES: &amp; GOVERNMENT FEES</b>	<b>2026 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	946.60	-95.07
1002 - STATE OF FL. DPBR FEE \$4 PER UNIT	1,248.00	1,248.00	0.00	-1,248.00
* 1000 - TOTAL TAXES	3,748.00	2,289.67	946.60	-1,343.07
<b>1100 - UTILITIES:</b>	<b>2026 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	30,000.00	12,500.00	11,391.70	-1,108.30
1102 - WATER - Deltona Water	10,000.00	4,166.67	3,598.66	-568.01
1103 - PROPANE GAS - FPU POOLS	16,000.00	6,666.67	5,161.46	-1,505.21
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	750.00	379.43	-370.57
* 1100 - TOTAL UTILITIES	57,800.00	24,083.33	20,531.25	-3,552.08
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	50,000.00	50,000.00	0.00
<b>* YTD EXPENSES- 01/01/25 thru 12/31/25</b>	<b>880,540.00</b>	<b>371,290.00</b>	<b>335,516.68</b>	<b>-35,773.32</b>
RECONCILES WITH CURRENT BALANCE SHEET - May cash forward to Jun ==>		<b>\$54,057.72</b>		
YTD % OF BUDGET==>		<b>90.37%</b>	VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET	

\$0.00