

# EDGEWATER CONDOMINIUM APRIL '25 MONTHLY FINANCIAL REPORT

4 CURRENT MONTH	2025 ANNUAL	4 MONTH	4 MONTH	4 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	270,816.00	293,143.51	22,327.51
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,000.00	1,919.00	919.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	-950.00	-950.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,333.33	617.05	-716.28
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,333.33	754.52	-578.81
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	898,740.00	349,774.67	336,635.52	-13,139.15
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2025 ANNUAL</b>	<b>4 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	88,666.67	79,112.55	-9,554.12
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	21,666.67	25,467.66	3,800.99
203 - HEALTH CARE INSURANCE	18,000.00	6,000.00	4,689.84	-1,310.16
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	116,333.33	109,270.05	-7,063.28
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>4 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	1,333.33	1,121.68	-211.65
302 - ROOFING REPAIRS	1,200.00	400.00	0.00	-400.00
303 - PLUMBING REPAIRS	1,800.00	600.00	0.00	-600.00
304 - FIRE SAFETY	2,500.00	833.33	150.44	-682.89
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	5,666.67	1,731.79	-3,934.88
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,333.33	274.07	-1,059.26
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	400.00	224.11	-175.89
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	400.00	338.67	-61.33
309 - SIGNAGE	1,200.00	400.00	0.00	-400.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	11,366.67	3,840.76	-7,525.91
<b>400 - CONTRACT SERVICES:</b>	<b>2025 ANNUAL</b>	<b>4 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	20,000.00	20,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	5,800.00	6,600.00	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	38,092.00	38,577.40	485.40
<b>500 - INSURANCE:</b>	<b>2025 ANNUAL</b>	<b>4 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	54,000.00	54,000.00	0.00
* 500 - TOTAL INSURANCE	162,000.00	54,000.00	54,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2025 ANNUAL</b>	<b>4 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,000.00	384.87	-615.13
602 - OFFICE SUPPLIES	1,200.00	400.00	244.65	-155.35
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	500.00	146.08	-353.92
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	2,333.33	2,107.80	-225.53
605 - SOCIAL COMMITTEE	1,200.00	400.00	728.91	328.91
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	4,633.33	3,612.31	-1,021.02
<b>700 - POOL MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>4 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	2,000.00	309.75	-1,690.25
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	400.00	367.43	-32.57
703 - POOL FURNITURE	4,000.00	1,333.33	2,589.77	1,256.44
* 700 - TOTAL POOL EXPENSES	11,200.00	3,733.33	3,266.95	-466.38
<b>800 - LANDSCAPING:</b>	<b>2025 ANNUAL</b>	<b>4 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	4,000.00	2,466.39	-1,533.61
802 - TREE TRIMMING & REMOVABLE	13,500.00	4,500.00	10,350.00	5,850.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,166.67	0.00	-1,166.67
804 - STORM WATER MAINTENANCE	6,000.00	2,000.00	1,000.00	-1,000.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	11,666.67	13,816.39	2,149.72
<b>900 - PROFESSIONAL:</b>	<b>2025 ANNUAL</b>	<b>4 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	2,166.67	300.00	-1,866.67
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	3,600.00	3,600.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	1,666.67	1,075.00	-591.67
* 900 - TOTAL PROFESSIONAL	22,300.00	7,433.33	4,975.00	-2,458.33
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2025 ANNUAL</b>	<b>4 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	833.33	941.60	108.27
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	2,081.33	2,189.60	108.27
<b>1100 - UTILITIES:</b>	<b>2025 ANNUAL</b>	<b>4 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	30,000.00	10,000.00	8,677.50	-1,322.50
1102 - WATER - Deltona Water	10,000.00	3,333.33	2,941.98	-391.35
1103 - PROPANE GAS - FPU POOLS	16,000.00	5,333.33	10,792.52	5,459.19
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	600.00	69.23	-530.77
* 1100 - TOTAL UTILITIES	57,800.00	19,266.67	22,481.23	3,214.56
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	40,000.00	40,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	898,740.00	308,606.67	296,029.69	-12,576.98
RECONCILES WITH CURRENT BALANCE SHEET - Apr cash forward to May ==>		<b>\$40,605.83</b>		
YTD % OF BUDGET==>		95.92%	VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET	

\$0.00