

EDGEWATER CONDOMINIUM OCTOBER '25 MONTHLY FINANCIAL REPORT

10 CURRENT MONTH	2025 ANNUAL	10 MONTH	10 MONTH	10 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	677,040.00	673,363.51	-3,676.49
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,500.00	3,219.00	719.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,375.00	1,375.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,333.33	2,100.60	-1,232.73
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,333.33	1,701.33	-1,632.00
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	898,740.00	761,498.67	722,910.88	-38,587.79
EXPENSES:				
200 - PAYROLL GROSS:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	221,666.67	186,675.63	-34,991.04
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	54,166.67	54,239.87	73.20
203 - HEALTH CARE INSURANCE	18,000.00	15,000.00	14,069.52	-930.48
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	290,833.33	254,985.02	-35,848.31
300 - REPAIRS & MAINTENANCE:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	3,333.33	1,942.80	-1,390.53
302 - ROOFING REPAIRS	1,200.00	1,000.00	0.00	-1,000.00
303 - PLUMBING REPAIRS	1,800.00	1,500.00	112.50	-1,387.50
304 - FIRE SAFETY	2,500.00	2,083.33	150.44	-1,932.89
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	14,166.67	5,706.95	-8,459.72
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,333.33	557.51	-2,775.82
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	1,000.00	536.26	-463.74
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	1,000.00	1,452.33	452.33
309 - SIGNAGE	1,200.00	1,000.00	0.00	-1,000.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	28,416.67	10,458.79	-17,957.88
400 - CONTRACT SERVICES:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
401 - PEST CONTROL EXTERIOR - Truly Nolan {Annual Payment}	6,292.00	6,292.00	5,977.40	-314.60
402 - LANDSCAPING	60,000.00	50,000.00	50,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	14,500.00	15,300.00	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	76,792.00	77,277.40	485.40
500 - INSURANCE:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE (IOA) * this amount is what is transferred to insurance account, not actual amount paid	162,000.00	135,000.00	135,000.00	0.00
* 500 - TOTAL INSURANCE	162,000.00	135,000.00	135,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,500.00	2,228.37	-271.63
602 - OFFICE SUPPLIES	1,200.00	1,000.00	627.69	-372.31
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,250.00	179.42	-1,070.58
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	5,833.33	3,885.13	-1,948.20
605 - SOCIAL COMMITTEE	1,200.00	1,000.00	924.75	-75.25
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	11,583.33	7,845.36	-3,737.97
700 - POOL MAINTENANCE:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	5,000.00	3,562.27	-1,437.73
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	1,000.00	565.92	-434.08
703 - POOL FURNITURE	4,000.00	3,333.33	3,248.87	-84.46
* 700 - TOTAL POOL EXPENSES	11,200.00	9,333.33	7,377.06	-1,956.27
800 - LANDSCAPING:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	10,000.00	5,916.39	-4,083.61
802 - TREE TRIMMING & REMOVABLE	13,500.00	11,250.00	13,850.00	2,600.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,916.67	7,934.36	5,017.69
804 - STORM WATER MAINTENANCE	6,000.00	5,000.00	9,900.00	4,900.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	29,166.67	37,600.75	8,434.08
900 - PROFESSIONAL:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	5,416.67	300.00	-5,116.67
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	9,000.00	9,000.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	4,166.67	3,337.50	-829.17
* 900 - TOTAL PROFESSIONAL	22,300.00	18,583.33	12,637.50	-5,945.83
1000 - TAXES:& GOVERNMENT FEES	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	2,083.33	1,666.60	-416.73
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	3,331.33	2,914.60	-416.73
1100 - UTILITIES:	2025 ANNUAL	10 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	25,000.00	22,232.55	-2,767.45
1102 - WATER - Deltona Water	10,000.00	8,333.33	6,065.19	-2,268.14
1103 - PROPANE GAS - FPU POOLS	16,000.00	13,333.33	10,792.52	-2,540.81
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	1,500.00	710.30	-789.70
* 1100 - TOTAL UTILITIES	57,800.00	48,166.67	39,800.56	-8,366.11
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	100,000.00	100,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	898,740.00	751,206.67	685,897.04	-65,309.63
RECONCILES WITH CURRENT BALANCE SHEET - Oct cash forward to Nov ==>		\$37,013.84		
YTD % OF BUDGET==>		91.31%	VARIANCE (-) UNDER budget (+) OVER BUDGET	

\$0.00