

EDGEWATER CONDOMINIUM NOVEMBER '25 MONTHLY FINANCIAL REPORT

11 CURRENT MONTH	2025 ANNUAL	11 MONTH	11 MONTH	11 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	744,744.00	737,065.25	-7,678.75
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,750.00	3,219.00	469.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,875.00	1,875.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,666.67	2,146.60	-1,520.07
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,666.67	1,811.61	-1,855.06
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	898,740.00	830,119.33	787,268.90	-42,850.43
EXPENSES:				
200 - PAYROLL GROSS:	2025 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	243,833.33	203,858.01	-39,975.32
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	59,583.33	58,445.54	-1,137.79
203 - HEALTH CARE INSURANCE	18,000.00	16,500.00	15,632.80	-867.20
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	319,916.67	277,936.35	-41,980.32
300 - REPAIRS & MAINTENANCE:	2025 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	3,666.67	1,942.80	-1,723.87
302 - ROOFING REPAIRS	1,200.00	1,100.00	0.00	-1,100.00
303 - PLUMBING REPAIRS	1,800.00	1,650.00	112.50	-1,537.50
304 - FIRE SAFETY	2,500.00	2,291.67	1,991.62	-300.05
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	15,583.33	13,306.95	-2,276.38
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,666.67	1,227.98	-2,438.69
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	1,100.00	642.65	-457.35
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	1,100.00	1,452.33	352.33
309 - SIGNAGE	1,200.00	1,100.00	21.52	-1,078.48
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	31,258.33	20,698.35	-10,559.98
400 - CONTRACT SERVICES:	2025 ANNUAL	11 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	55,000.00	55,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	15,950.00	16,750.00	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	83,242.00	83,727.40	485.40
500 - INSURANCE:	2025 ANNUAL	11 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	148,500.00	148,500.00	0.00
* 500 - TOTAL INSURANCE	162,000.00	148,500.00	148,500.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2025 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,750.00	2,486.90	-263.10
602 - OFFICE SUPPLIES	1,200.00	1,100.00	627.69	-472.31
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,375.00	221.47	-1,153.53
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	6,416.67	4,315.12	-2,101.55
605 - SOCIAL COMMITTEE	1,200.00	1,100.00	924.75	-175.25
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	12,741.67	8,575.93	-4,165.74
700 - POOL MAINTENANCE:	2025 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	5,500.00	3,562.27	-1,937.73
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	1,100.00	649.61	-450.39
703 - POOL FURNITURE	4,000.00	3,666.67	3,248.87	-417.80
* 700 - TOTAL POOL EXPENSES	11,200.00	10,266.67	7,460.75	-2,805.92
800 - LANDSCAPING:	2025 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	11,000.00	6,171.92	-4,828.08
802 - TREE TRIMMING & REMOVABLE	13,500.00	12,375.00	13,850.00	1,475.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	3,208.33	7,934.36	4,726.03
804 - STORM WATER MAINTENANCE	6,000.00	5,500.00	9,900.00	4,400.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	32,083.33	37,856.28	5,772.95
900 - PROFESSIONAL:	2025 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	5,958.33	300.00	-5,658.33
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	9,900.00	9,900.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	4,583.33	6,337.50	1,754.17
* 900 - TOTAL PROFESSIONAL	22,300.00	20,441.67	16,537.50	-3,904.17
1000 - TAXES:& GOVERNMENT FEES	2025 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	2,291.67	1,666.60	-625.07
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	3,539.67	2,914.60	-625.07
1100 - UTILITIES:	2025 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	27,500.00	24,650.51	-2,849.49
1102 - WATER - Deltona Water	10,000.00	9,166.67	7,483.13	-1,683.54
1103 - PROPANE GAS - FPU POOLS	16,000.00	14,666.67	13,024.49	-1,642.18
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	1,650.00	710.30	-939.70
* 1100 - TOTAL UTILITIES	57,800.00	52,983.33	45,868.43	-7,114.90
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	110,000.00	110,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	898,740.00	824,973.33	760,075.59	-64,897.74
RECONCILES WITH CURRENT BALANCE SHEET - Nov cash forward to Dec ==>		\$27,193.31		
YTD % OF BUDGET==>		92.13%	VARIANCE (-) UNDER budget (+) OVER BUDGET	