

EDGEWATER CONDOMINIUM JANUARY '26 MONTHLY FINANCIAL REPORT

1 CURRENT MONTH	2026 ANNUAL	1 MONTH	1 MONTH	1 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	67,704.00	100,870.00	33,166.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	250.00	250.00	0.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	250.00	250.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	333.33	200.00	-133.33
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	333.33	17.09	-316.24
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	880,540.00	125,712.67	126,378.41	665.74
EXPENSES:				
200 - PAYROLL GROSS:	2026 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	22,166.67	16,437.97	-5,728.70
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	5,416.67	4,208.36	-1,208.31
203 - HEALTH CARE INSURANCE	18,000.00	1,500.00	0.00	-1,500.00
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	29,083.33	20,646.33	-8,437.00
300 - REPAIRS & MAINTENANCE:	2026 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	333.33	0.00	-333.33
302 - ROOFING REPAIRS	1,200.00	100.00	0.00	-100.00
303 - PLUMBING REPAIRS	1,800.00	150.00	88.25	-61.75
304 - FIRE SAFETY	2,500.00	208.33	0.00	-208.33
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	1,416.67	0.00	-1,416.67
306 - TOOLS / FIXED EQUIPMENT	4,000.00	333.33	160.94	-172.39
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	100.00	0.00	-100.00
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	100.00	0.00	-100.00
309 - SIGNAGE	1,200.00	100.00	370.00	270.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	2,841.67	619.19	-2,222.48
400 - CONTRACT SERVICES:	2026 ANNUAL	1 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	63,000.00	5,250.00	0.00	-5,250.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	1,450.00	1,300.00	-150.00
404 - LAWN CARE PROGRAM - Turf Master (Annual Payment)	0.00	0.00	0.00	0.00
* 400 - TOTAL CONTRACT SERVICE	86,692.00	12,992.00	7,277.40	-5,714.60
500 - INSURANCE:	2026 ANNUAL	1 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	150,000.00	12,500.00	12,500.00	0.00
* 500 - TOTAL INSURANCE	150,000.00	12,500.00	12,500.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2026 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	250.00	156.60	-93.40
602 - OFFICE SUPPLIES	1,200.00	100.00	194.04	94.04
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	125.00	55.84	-69.16
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	4,500.00	375.00	0.00	-375.00
605 - SOCIAL COMMITTEE	1,200.00	100.00	0.00	-100.00
* 600 - TOTAL OFFICE - ADMINISTRATIVE	11,400.00	950.00	406.48	-543.52
700 - POOL MAINTENANCE:	2026 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	500.00	0.00	-500.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	100.00	0.00	-100.00
703 - POOL FURNITURE	1,200.00	100.00	0.00	-100.00
* 700 - TOTAL POOL EXPENSES	8,400.00	700.00	0.00	-700.00
800 - LANDSCAPING:	2026 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	9,600.00	800.00	42.58	-757.42
802 - TREE TRIMMING & REMOVABLE	16,500.00	1,375.00	0.00	-1,375.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	291.67	0.00	-291.67
804 - STORM WATER MAINTENANCE	7,500.00	625.00	1,000.00	375.00
* 800 - TOTAL LANDSCAPING EXPENSES	37,100.00	3,091.67	1,042.58	-2,049.09
900 - PROFESSIONAL:	2026 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	541.67	0.00	-541.67
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	900.00	900.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	416.67	0.00	-416.67
* 900 - TOTAL PROFESSIONAL	22,300.00	1,858.33	900.00	-958.33
1000 - TAXES:& GOVERNMENT FEES	2026 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	208.33	61.25	-147.08
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	1,456.33	61.25	-1,395.08
1100 - UTILITIES:	2026 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	2,500.00	2,619.14	119.14
1102 - WATER - Deltona Water	10,000.00	833.33	756.29	-77.04
1103 - PROPANE GAS - FPU POOLS	16,000.00	1,333.33	1,924.83	591.50
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	150.00	0.00	-150.00
* 1100 - TOTAL UTILITIES	57,800.00	4,816.67	5,300.26	483.59
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	10,000.00	10,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	880,540.00	80,290.00	58,753.49	-21,536.51

RECONCILES WITH CURRENT BALANCE SHEET - Jan cash forward to Feb ==>

\$67,624.92

YTD % OF BUDGET==>

73.18%

VARIANCE (-) UNDER budget (+) OVER BUDGET

\$0.00