

# EDGEWATER CONDOMINIUM JANUARY '25 MONTHLY FINANCIAL REPORT

1 CURRENT MONTH	2025 ANNUAL	1 MONTH	1 MONTH	1 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2024 CASH FORWARD TO 2025	75,292.00	75,292.00	41,115.44	-34,176.56
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	67,704.00	104,186.00	36,482.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	250.00	500.00	250.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	25.00	25.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	333.33	307.50	-25.83
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	333.33	217.79	-115.54
<b>100 - TOTAL ANNUAL / MONTHLY INCOME &amp; YTD</b>	<b>898,740.00</b>	<b>143,912.67</b>	<b>146,351.73</b>	<b>2,439.06</b>
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2025 ANNUAL</b>	<b>1 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	22,166.67	18,409.95	-3,756.72
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	5,416.67	5,927.98	511.31
203 - HEALTH CARE INSURANCE	18,000.00	1,500.00	1,563.28	63.28
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	29,083.33	25,901.21	-3,182.12
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>1 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	333.33	414.77	81.44
302 - ROOFING REPAIRS	1,200.00	100.00	0.00	-100.00
303 - PLUMBING REPAIRS	1,800.00	150.00	0.00	-150.00
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	0.00	-333.33
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	100.00	69.00	-31.00
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	100.00	0.00	-100.00
309 - SIGNAGE	1,200.00	100.00	0.00	-100.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	2,841.67	483.77	-2,357.90
<b>400 - CONTRACT SERVICES:</b>	<b>2025 ANNUAL</b>	<b>1 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	5,000.00	5,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	1,450.00	1,450.00	0.00
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	18,742.00	18,427.40	-314.60
<b>500 - INSURANCE:</b>	<b>2025 ANNUAL</b>	<b>1 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	13,500.00	13,500.00	0.00
* 500 - TOTAL INSURANCE	162,000.00	13,500.00	13,500.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2025 ANNUAL</b>	<b>1 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	250.00	154.15	-95.85
602 - OFFICE SUPPLIES	1,200.00	100.00	53.97	-46.03
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	125.00	0.00	-125.00
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	583.33	263.92	-319.41
605 - SOCIAL COMMITTEE	1,200.00	100.00	0.00	-100.00
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	1,158.33	472.04	-686.29
<b>700 - POOL MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>1 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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	4,000.00	333.33	0.00	-333.33
* 700 - TOTAL POOL EXPENSES	11,200.00	933.33	0.00	-933.33
<b>800 - LANDSCAPING:</b>	<b>2025 ANNUAL</b>	<b>1 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	1,000.00	0.00	-1,000.00
802 - TREE TRIMMING & REMOVABLE	13,500.00	1,125.00	0.00	-1,125.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	291.67	0.00	-291.67
804 - STORM WATER MAINTENANCE	6,000.00	500.00	0.00	-500.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	2,916.67	0.00	-2,916.67
<b>900 - PROFESSIONAL:</b>	<b>2025 ANNUAL</b>	<b>1 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2025 ANNUAL</b>	<b>1 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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	0.00	1,248.00	1,248.00
* 1000 - TOTAL TAXES	3,748.00	208.33	1,309.25	1,100.92
<b>1100 - UTILITIES:</b>	<b>2025 ANNUAL</b>	<b>1 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	30,000.00	2,500.00	2,024.70	-475.30
1102 - WATER - Deltona Water	10,000.00	833.33	713.86	-119.47
1103 - PROPANE GAS - FPU POOLS	16,000.00	1,333.33	2,859.53	1,526.20
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	5,598.09	781.42
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	10,000.00	10,000.00	0.00
<b>* YTD EXPENSES- 01/01/25 thru 12/31/25</b>	<b>898,740.00</b>	<b>86,058.67</b>	<b>76,591.76</b>	<b>-9,466.91</b>
RECONCILES WITH CURRENT BALANCE SHEET - Jan cash forward to Feb ==>		<b>\$69,759.97</b>		
YTD % OF BUDGET==>		<b>89.00%</b>	VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET	