

## Managers' Report 9/15/2025

### Voted BEST CONDOS by the Orlando Sentinel's Central Florida Favorites

So far in 2025 we have completed 208 work orders, 60 called in by owners, 148 created by management

Organized and completed parking lot sealcoating in June. *Special thank you to Allison who was instrumental in the process. An extra special thank you to residents Willie, Chris, Charlie (all of Live Oak) and Marcy...who selflessly volunteered so much of their time to make sure this project was a success*

Maintenance staff checked and made any necessary repairs to irrigation every other week

In June and September, the entire ditch from Perimeter to Lakeshore was cleaned out. The ditch is scheduled to be cleaned again in January

Renewed insurance with FCA Insurance: obtained better insurance in comparison to last year with an over \$61k cost reduction

Earned over \$8000 in interest in reserve CDs and over \$7000 in insurance CDs

As of September 1, Edgewater is under budget \$41,581.55

ACCOUNTS RECEIVABLE: Two accounts over 30 days past due.

SALES: There is currently one unit under contract and nine condos listed for sale with an average advertised price of \$185,985.

Eleven condos were sold at Edgewater in 2025, with an average selling price of \$158,555.

As of September 15, 2025, Edgewater has 80 rentals (26%), 48 snowbirds, and 185 year-round. The average rent is \$1,336. Highest at \$1650 and lowest at \$1000