

# EDGEWATER CONDOMINIUM JUNE '25 MONTHLY FINANCIAL REPORT

6 CURRENT MONTH	2025 ANNUAL	6 MONTH	6 MONTH	6 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	406,224.00	417,103.51	10,879.51
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,500.00	1,919.00	419.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	-175.00	-175.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,000.00	1,301.60	-698.40
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,000.00	1,152.41	-847.59
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	898,740.00	487,016.00	462,452.96	-24,563.04
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2025 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	133,000.00	114,346.96	-18,653.04
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	32,500.00	36,369.11	3,869.11
203 - HEALTH CARE INSURANCE	18,000.00	9,000.00	7,816.40	-1,183.60
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	174,500.00	158,532.47	-15,967.53
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	2,000.00	1,125.42	-874.58
302 - ROOFING REPAIRS	1,200.00	600.00	0.00	-600.00
303 - PLUMBING REPAIRS	1,800.00	900.00	112.50	-787.50
304 - FIRE SAFETY	2,500.00	1,250.00	150.44	-1,099.56
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	8,500.00	4,608.35	-3,891.65
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,000.00	420.44	-1,579.56
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	600.00	286.76	-313.24
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	600.00	444.11	-155.89
309 - SIGNAGE	1,200.00	600.00	0.00	-600.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	17,050.00	7,148.02	-9,901.98
<b>400 - CONTRACT SERVICES:</b>	<b>2025 ANNUAL</b>	<b>6 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	30,000.00	30,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	8,700.00	9,500.00	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	50,992.00	51,477.40	485.40
<b>500 - INSURANCE:</b>	<b>2025 ANNUAL</b>	<b>6 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	81,000.00	82,500.00	1,500.00
* 500 - TOTAL INSURANCE	162,000.00	81,000.00	82,500.00	1,500.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2025 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,500.00	468.96	-1,031.04
602 - OFFICE SUPPLIES	1,200.00	600.00	323.21	-276.79
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	750.00	158.46	-591.54
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	3,500.00	2,107.80	-1,392.20
605 - SOCIAL COMMITTEE	1,200.00	600.00	728.91	128.91
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	6,950.00	3,787.34	-3,162.66
<b>700 - POOL MAINTENANCE:</b>	<b>2025 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	3,000.00	3,184.70	184.70
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	600.00	441.22	-158.78
703 - POOL FURNITURE	4,000.00	2,000.00	3,166.43	1,166.43
* 700 - TOTAL POOL EXPENSES	11,200.00	5,600.00	6,792.35	1,192.35
<b>800 - LANDSCAPING:</b>	<b>2025 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	6,000.00	2,866.39	-3,133.61
802 - TREE TRIMMING & REMOVABLE	13,500.00	6,750.00	13,850.00	7,100.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,750.00	1,104.77	-645.23
804 - STORM WATER MAINTENANCE	6,000.00	3,000.00	8,800.00	5,800.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	17,500.00	26,621.16	9,121.16
<b>900 - PROFESSIONAL:</b>	<b>2025 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	3,250.00	300.00	-2,950.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	5,400.00	5,400.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	2,500.00	1,075.00	-1,425.00
* 900 - TOTAL PROFESSIONAL	22,300.00	11,150.00	6,775.00	-4,375.00
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2025 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	1,250.00	1,666.60	416.60
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	2,498.00	2,914.60	416.60
<b>1100 - UTILITIES:</b>	<b>2025 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	30,000.00	15,000.00	13,106.55	-1,893.45
1102 - WATER - Deltona Water	10,000.00	5,000.00	2,941.98	-2,058.02
1103 - PROPANE GAS - FPU POOLS	16,000.00	8,000.00	10,792.52	2,792.52
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	900.00	355.15	-544.85
* 1100 - TOTAL UTILITIES	57,800.00	28,900.00	27,196.20	-1,703.80
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	60,000.00	60,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	898,740.00	456,140.00	433,744.54	-22,395.46

RECONCILES WITH CURRENT BALANCE SHEET - Jun cash forward to Jul ==>

**\$28,708.42**

YTD % OF BUDGET==>

**95.09%**

VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET

\$0.00