

EDGEWATER CONDOMINIUM APRIL '26 MONTHLY FINANCIAL REPORT

4 CURRENT MONTH	2026 ANNUAL	4 MONTH	4 MONTH	4 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	270,816.00	293,459.00	22,643.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,000.00	1,450.00	450.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	875.00	875.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,333.33	807.00	-526.33
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,333.33	698.49	-634.84
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	880,540.00	331,574.67	322,080.81	-9,493.86
EXPENSES:				
200 - PAYROLL GROSS:	2026 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	88,666.67	75,153.93	-13,512.74
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	21,666.67	18,616.13	-3,050.54
203 - HEALTH CARE INSURANCE	18,000.00	6,000.00	5,268.39	-731.61
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	116,333.33	99,038.45	-17,294.88
300 - REPAIRS & MAINTENANCE:	2026 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	1,333.33	839.01	-494.32
302 - ROOFING REPAIRS	1,200.00	400.00	0.00	-400.00
303 - PLUMBING REPAIRS	1,800.00	600.00	639.59	39.59
304 - FIRE SAFETY	2,500.00	833.33	0.00	-833.33
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	5,666.67	-607.98	-6,274.65
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,333.33	224.83	-1,108.50
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	400.00	415.26	15.26
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	400.00	94.79	-305.21
309 - SIGNAGE	1,200.00	400.00	38.49	-361.51
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	11,366.67	1,643.99	-9,722.68
400 - CONTRACT SERVICES:	2026 ANNUAL	4 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	21,000.00	15,750.00	-5,250.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	5,800.00	5,200.00	-600.00
404 - LAWN CARE PROGRAM - Turf Master (Annual Payment)	0.00	0.00	0.00	0.00
* 400 - TOTAL CONTRACT SERVICE	86,692.00	33,092.00	26,927.40	-6,164.60
500 - INSURANCE:	2026 ANNUAL	4 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	50,000.00	50,000.00	0.00
* 500 - TOTAL INSURANCE	150,000.00	50,000.00	50,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2026 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,000.00	523.69	-476.31
602 - OFFICE SUPPLIES	1,200.00	400.00	301.87	-98.13
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	500.00	117.58	-382.42
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	4,500.00	1,500.00	1,614.66	114.66
605 - SOCIAL COMMITTEE	1,200.00	400.00	182.03	-217.97
* 600 - TOTAL OFFICE - ADMINISTRATIVE	11,400.00	3,800.00	2,739.83	-1,060.17
700 - POOL MAINTENANCE:	2026 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	2,000.00	7,770.78	5,770.78
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	400.00	225.65	-174.35
703 - POOL FURNITURE	1,200.00	400.00	257.56	-142.44
* 700 - TOTAL POOL EXPENSES	8,400.00	2,800.00	8,253.99	5,453.99
800 - LANDSCAPING:	2026 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	9,600.00	3,200.00	2,415.85	-784.15
802 - TREE TRIMMING & REMOVABLE	16,500.00	5,500.00	12,700.00	7,200.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,166.67	6,279.49	5,112.82
804 - STORM WATER MAINTENANCE	7,500.00	2,500.00	1,800.00	-700.00
* 800 - TOTAL LANDSCAPING EXPENSES	37,100.00	12,366.67	23,195.34	10,828.67
900 - PROFESSIONAL:	2026 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	2,166.67	0.00	-2,166.67
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	3,600.00	3,600.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	1,666.67	0.00	-1,666.67
* 900 - TOTAL PROFESSIONAL	22,300.00	7,433.33	3,600.00	-3,833.33
1000 - TAXES:& GOVERNMENT FEES	2026 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	833.33	946.60	113.27
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	2,081.33	946.60	-1,134.73
1100 - UTILITIES:	2026 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	10,000.00	9,395.19	-604.81
1102 - WATER - Deltona Water	10,000.00	3,333.33	3,598.66	265.33
1103 - PROPANE GAS - FPU POOLS	16,000.00	5,333.33	5,161.46	-171.87
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	600.00	379.43	-220.57
* 1100 - TOTAL UTILITIES	57,800.00	19,266.67	18,534.74	-731.93
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	40,000.00	40,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	880,540.00	298,540.00	274,880.34	-23,659.66
RECONCILES WITH CURRENT BALANCE SHEET - Apr cash forward to May ==>		\$47,200.47		
YTD % OF BUDGET==>		92.07%	VARIANCE (-) UNDER budget (+) OVER BUDGET	

\$0.00