

EDGEWATER CONDOMINIUM JUNE '26 MONTHLY FINANCIAL REPORT

6 CURRENT MONTH	2026 ANNUAL	6 MONTH	6 MONTH	6 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	406,224.00	422,153.00	15,929.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,500.00	2,600.00	1,100.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,375.00	1,375.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,000.00	1,134.55	-865.45
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,000.00	1,106.39	-893.61
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	880,540.00	468,816.00	453,160.26	-15,655.74
EXPENSES:				
200 - PAYROLL GROSS:	2026 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	133,000.00	108,857.96	-24,142.04
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	32,500.00	26,780.38	-5,719.62
203 - HEALTH CARE INSURANCE	18,000.00	9,000.00	8,819.33	-180.67
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	174,500.00	144,457.67	-30,042.33
300 - REPAIRS & MAINTENANCE:	2026 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	2,000.00	1,225.76	-774.24
302 - ROOFING REPAIRS	1,200.00	600.00	0.00	-600.00
303 - PLUMBING REPAIRS	1,800.00	900.00	654.81	-245.19
304 - FIRE SAFETY	2,500.00	1,250.00	0.00	-1,250.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	8,500.00	-258.09	-8,758.09
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,000.00	249.44	-1,750.56
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	600.00	599.74	-26
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	600.00	352.24	-247.76
309 - SIGNAGE	1,200.00	600.00	61.30	-538.70
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	17,050.00	2,885.20	-14,164.80
400 - CONTRACT SERVICES:	2026 ANNUAL	6 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	31,500.00	26,250.00	-5,250.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	8,700.00	8,000.00	-700.00
404 - LAWN CARE PROGRAM - Turf Master (Annual Payment)	0.00	0.00	0.00	0.00
* 400 - TOTAL CONTRACT SERVICE	86,692.00	46,492.00	40,227.40	-6,264.60
500 - INSURANCE:	2026 ANNUAL	6 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	75,000.00	75,000.00	0.00
* 500 - TOTAL INSURANCE	150,000.00	75,000.00	75,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2026 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,500.00	831.63	-668.37
602 - OFFICE SUPPLIES	1,200.00	600.00	433.53	-166.47
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	750.00	117.58	-632.42
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	4,500.00	2,250.00	1,956.58	-293.42
605 - SOCIAL COMMITTEE	1,200.00	600.00	269.23	-330.77
* 600 - TOTAL OFFICE - ADMINISTRATIVE	11,400.00	5,700.00	3,608.55	-2,091.45
700 - POOL MAINTENANCE:	2026 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	3,000.00	7,770.78	4,770.78
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	600.00	294.85	-305.15
703 - POOL FURNITURE	1,200.00	600.00	273.52	-326.48
* 700 - TOTAL POOL EXPENSES	8,400.00	4,200.00	8,339.15	4,139.15
800 - LANDSCAPING:	2026 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	9,600.00	4,800.00	3,395.76	-1,404.24
802 - TREE TRIMMING & REMOVABLE	16,500.00	8,250.00	13,300.00	5,050.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,750.00	6,478.63	4,728.63
804 - STORM WATER MAINTENANCE	7,500.00	3,750.00	1,800.00	-1,950.00
* 800 - TOTAL LANDSCAPING EXPENSES	37,100.00	18,550.00	24,974.39	6,424.39
900 - PROFESSIONAL:	2026 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	3,250.00	5,300.00	2,050.00
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	0.00	-2,500.00
* 900 - TOTAL PROFESSIONAL	22,300.00	11,150.00	10,700.00	-450.00
1000 - TAXES:& GOVERNMENT FEES	2026 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	1,250.00	946.60	-303.40
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	2,498.00	946.60	-1,551.40
1100 - UTILITIES:	2026 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	15,000.00	13,356.79	-1,643.21
1102 - WATER - Deltona Water	10,000.00	5,000.00	4,464.65	-535.35
1103 - PROPANE GAS - FPU POOLS	16,000.00	8,000.00	5,161.46	-2,838.54
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	900.00	695.61	-204.39
* 1100 - TOTAL UTILITIES	57,800.00	28,900.00	23,678.51	-5,221.49
* 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	880,540.00	444,040.00	394,817.47	-49,222.53
RECONCILES WITH CURRENT BALANCE SHEET - Jun cash forward to Jul ==>		\$58,342.79		
YTD % OF BUDGET==>		88.91%	VARIANCE (-) UNDER budget (+) OVER BUDGET	