

EDGEWATER CONDOMINIUM JULY '25 MONTHLY FINANCIAL REPORT

7 CURRENT MONTH	2025 ANNUAL	7 MONTH	7 MONTH	7 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	473,928.00	486,159.51	12,231.51
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,750.00	2,569.00	819.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	100.00	100.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,333.33	1,470.60	-862.73
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,333.33	1,262.09	-1,071.24
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	898,740.00	555,636.67	532,712.64	-22,924.03
EXPENSES:				
200 - PAYROLL GROSS:	2025 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	266,000.00	155,166.67	130,425.45	-24,741.22
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	65,000.00	37,916.67	40,354.84	2,438.17
203 - HEALTH CARE INSURANCE	18,000.00	10,500.00	9,379.68	-1,120.32
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	349,000.00	203,583.33	180,159.97	-23,423.36
300 - REPAIRS & MAINTENANCE:	2025 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	2,333.33	1,638.50	-694.83
302 - ROOFING REPAIRS	1,200.00	700.00	0.00	-700.00
303 - PLUMBING REPAIRS	1,800.00	1,050.00	112.50	-937.50
304 - FIRE SAFETY	2,500.00	1,458.33	150.44	-1,307.89
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	17,000.00	9,916.67	5,140.57	-4,776.10
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,333.33	420.44	-1,912.89
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	700.00	286.76	-413.24
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	700.00	444.11	-255.89
309 - SIGNAGE	1,200.00	700.00	0.00	-700.00
* 300 - TOTAL BLDG-MAINTENANCE	34,100.00	19,891.67	8,193.32	-11,698.35
400 - CONTRACT SERVICES:	2025 ANNUAL	7 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	60,000.00	35,000.00	35,000.00	0.00
403 - POOLS - Cleaning & Chemicals -	17,400.00	10,150.00	10,950.00	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	57,442.00	57,927.40	485.40
500 - INSURANCE:	2025 ANNUAL	7 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	162,000.00	94,500.00	96,000.00	1,500.00
* 500 - TOTAL INSURANCE	162,000.00	94,500.00	96,000.00	1,500.00
600 - OFFICE - ADMINISTRATIVE:	2025 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,750.00	576.78	-1,173.22
602 - OFFICE SUPPLIES	1,200.00	700.00	323.21	-376.79
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	875.00	158.46	-1716.54
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	4,083.33	2,477.80	-1,605.53
605 - SOCIAL COMMITTEE	1,200.00	700.00	753.91	53.91
* 600 - TOTAL OFFICE - ADMINISTRATIVE	13,900.00	8,108.33	4,290.16	-3,818.17
700 - POOL MAINTENANCE:	2025 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	3,500.00	3,184.70	-315.30
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	1,200.00	700.00	441.22	-258.78
703 - POOL FURNITURE	4,000.00	2,333.33	3,166.43	833.10
* 700 - TOTAL POOL EXPENSES	11,200.00	6,533.33	6,792.35	259.02
800 - LANDSCAPING:	2025 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	7,000.00	3,916.39	-3,083.61
802 - TREE TRIMMING & REMOVABLE	13,500.00	7,875.00	13,850.00	5,975.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,041.67	7,604.77	5,563.10
804 - STORM WATER MAINTENANCE	6,000.00	3,500.00	8,800.00	5,300.00
* 800 - TOTAL LANDSCAPING EXPENSES	35,000.00	20,416.67	34,171.16	13,754.49
900 - PROFESSIONAL:	2025 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	6,500.00	3,791.67	300.00	-3,491.67
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	6,300.00	6,300.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	2,916.67	1,075.00	-1,841.67
* 900 - TOTAL PROFESSIONAL	22,300.00	13,008.33	7,675.00	-5,333.33
1000 - TAXES:& GOVERNMENT FEES	2025 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	2,500.00	1,458.33	1,666.60	208.27
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	2,706.33	2,914.60	208.27
1100 - UTILITIES:	2025 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	30,000.00	17,500.00	15,256.32	-2,243.68
1102 - WATER - Deltona Water	10,000.00	5,833.33	3,725.22	-2,108.11
1103 - PROPANE GAS - FPU POOLS	16,000.00	9,333.33	10,792.52	1,459.19
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,800.00	1,050.00	355.15	-694.85
* 1100 - TOTAL UTILITIES	57,800.00	33,716.67	30,129.21	-3,587.46
* 1200 - TRANSFERS TO CAPITAL RESERVE:	120,000.00	70,000.00	70,000.00	0.00
* YTD EXPENSES- 01/01/25 thru 12/31/25	898,740.00	529,906.67	498,253.17	-31,653.50
RECONCILES WITH CURRENT BALANCE SHEET - Jul cash forward to Aug ==>		\$34,459.47		
YTD % OF BUDGET==>		94.03%	VARIANCE (-) UNDER budget (+) OVER BUDGET	

\$0.00