

# EDGEWATER CONDOMINIUM OCTOBER '24 MONTHLY FINANCIAL REPORT

10 CURRENT MONTH	2024 ANNUAL	10 MONTH	10 MONTH	10 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2023 CASH FORWARD TO 2024	69,752.00	69,752.00	42,596.67	-27,155.33
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	677,040.00	676,515.00	-525.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,500.00	5,600.00	3,100.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	3,325.00	3,325.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,333.33	2,640.85	-692.48
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,333.33	2,082.39	-1,250.94
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	755,958.67	732,759.91	-23,198.76
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2024 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	208,333.33	181,137.42	-27,195.91
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	50,000.00	52,170.40	2,170.40
203 - HEALTH CARE INSURANCE	18,000.00	15,000.00	11,392.38	-3,607.62
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	273,333.33	244,700.20	-28,633.13
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2024 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	3,333.33	1,717.16	-1,616.17
302 - ROOFING REPAIRS	1,200.00	1,000.00	0.00	-1,000.00
303 - PLUMBING REPAIRS	1,800.00	1,500.00	433.55	-1,066.45
304 - FIRE SAFETY	7,500.00	6,250.00	0.00	-6,250.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	15,416.67	1,204.37	-14,212.30
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,333.33	1,038.03	-2,295.30
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	1,000.00	633.08	-366.92
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	1,000.00	1,961.10	961.10
309 - SIGNAGE	1,200.00	1,000.00	470.65	-529.35
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	33,833.33	7,457.94	-26,375.39
<b>400 - CONTRACT SERVICES:</b>	<b>2024 ANNUAL</b>	<b>10 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	50,000.00	49,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	16,000.00	14,400.00	-1,600.00
404 - LAWN CARE PROGRAM - Turf Master {Annual Payment}	7,560.00	7,560.00	7,560.00	0.00
* 400 - TOTAL CONTRACT SERVICE	93,052.00	79,852.00	77,437.40	-2,414.60
500 - INSURANCE:	<b>2024 ANNUAL</b>	<b>10 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	96,000.00	80,000.00	80,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	80,000.00	80,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2024 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,500.00	2,520.54	20.54
602 - OFFICE SUPPLIES	1,200.00	1,000.00	1,059.25	59.25
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,250.00	517.73	-732.27
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	5,833.33	4,262.30	-1,571.03
605 - RECREATIONAL /ZEN AREA	600.00	500.00	599.85	99.85
606 - SOCIAL COMMITTEE	1,200.00	1,000.00	533.66	-466.34
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	12,083.33	9,493.33	-2,590.00
<b>700 - POOL MAINTENANCE:</b>	<b>2024 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	5,000.00	4,470.08	-529.92
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,666.67	871.06	-795.61
703 - POOL FURNITURE	2,000.00	1,666.67	1,000.77	-665.90
* 700 - TOTAL POOL EXPENSES	10,000.00	8,333.33	6,341.91	-1,991.42
<b>800 - LANDSCAPING:</b>	<b>2024 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	10,000.00	11,917.21	1,917.21
802 - TREE TRIMMING & REMOVABLE	12,000.00	10,000.00	13,500.00	3,500.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,916.67	222.79	-2,693.88
804 - STORM WATER MAINTENANCE	6,000.00	5,000.00	8,800.00	3,800.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	27,916.67	34,440.00	6,523.33
<b>900 - PROFESSIONAL:</b>	<b>2024 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	1,000.00	1,000.00	300.00	-700.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	9,000.00	9,000.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	4,166.67	1,675.00	-2,491.67
* 900 - TOTAL PROFESSIONAL	16,800.00	14,166.67	10,975.00	-3,191.67
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2024 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	1,333.33	1,088.28	-245.05
1002 - STATE OF FL. DPBR FEE \$4 PER UNIT {due in Dec}	1,248.00	0.00	0.00	0.00
* 1000 - TOTAL TAXES	2,848.00	1,333.33	1,088.28	-245.05
<b>1100 - UTILITIES:</b>	<b>2024 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	28,000.00	23,333.33	22,743.10	-590.23
1102 - WATER - Deltona Water	9,500.00	7,916.67	9,105.01	1,188.34
1103 - PROPANE GAS - FPU POOLS	21,000.00	17,500.00	9,954.72	-7,545.28
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	1,166.67	1,109.45	-57.22
* 1100 - TOTAL UTILITIES	59,900.00	49,916.67	42,912.28	-7,004.39
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	165,000.00	165,000.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	745,768.67	679,846.34	-65,922.33

RECONCILES WITH CURRENT BALANCE SHEET - Oct cash forward to Nov ==>

**\$52,913.57**

YTD % OF BUDGET==> **91.16%**

VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET

-\$0.00