

EDGEWATER CONDOMINIUM NOVEMBER '24 MONTHLY FINANCIAL REPORT

11 CURRENT MONTH	2024 ANNUAL	11 MONTH	11 MONTH	11 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	744,744.00	736,191.00	-8,553.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,750.00	5,850.00	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	3,666.67	2,763.85	-902.82
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,666.67	2,152.09	-1,514.58
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	824,579.33	792,878.61	-31,700.72
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	229,166.67	198,517.07	-30,649.60
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	55,000.00	57,384.22	2,384.22
203 - HEALTH CARE INSURANCE	18,000.00	16,500.00	12,606.20	-3,893.80
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	300,666.67	268,507.49	-32,159.18
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	3,666.67	1,717.16	-1,949.51
302 - ROOFING REPAIRS	1,200.00	1,100.00	0.00	-1,100.00
303 - PLUMBING REPAIRS	1,800.00	1,650.00	608.55	-1,041.45
304 - FIRE SAFETY	7,500.00	6,875.00	0.00	-6,875.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	16,958.33	8,728.98	-8,229.35
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,666.67	1,038.03	-2,628.64
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	1,100.00	633.08	-466.92
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	1,100.00	1,961.10	861.10
309 - SIGNAGE	1,200.00	1,100.00	470.65	-629.35
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	37,216.67	15,157.55	-22,059.12
400 - CONTRACT SERVICES:	2024 ANNUAL	11 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	55,000.00	54,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	17,600.00	14,400.00	-3,200.00
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	86,452.00	82,437.40	-4,014.60
500 - INSURANCE:	2024 ANNUAL	11 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	96,000.00	88,000.00	88,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	88,000.00	88,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,750.00	2,675.74	-74.26
602 - OFFICE SUPPLIES	1,200.00	1,100.00	1,059.25	-40.75
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,375.00	843.60	-531.40
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	6,416.67	4,812.23	-1,604.44
605 - RECREATIONAL /ZEN AREA	600.00	550.00	599.85	49.85
606 - SOCIAL COMMITTEE	1,200.00	1,100.00	533.66	-566.34
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	13,291.67	10,524.33	-2,767.34
700 - POOL MAINTENANCE:	2024 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	5,500.00	4,470.08	-1,029.92
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,833.33	871.06	-962.27
703 - POOL FURNITURE	2,000.00	1,833.33	1,000.77	-832.56
* 700 - TOTAL POOL EXPENSES	10,000.00	9,166.67	6,341.91	-2,824.76
800 - LANDSCAPING:	2024 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	11,000.00	11,975.22	975.22
802 - TREE TRIMMING & REMOVABLE	12,000.00	11,000.00	13,500.00	2,500.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	3,208.33	222.79	-2,985.54
804 - STORM WATER MAINTENANCE	6,000.00	5,500.00	8,800.00	3,300.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	30,708.33	34,498.01	3,789.68
900 - PROFESSIONAL:	2024 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
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	9,900.00	9,900.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	4,583.33	1,675.00	-2,908.33
* 900 - TOTAL PROFESSIONAL	16,800.00	15,483.33	11,875.00	-3,608.33
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	1,466.67	1,088.28	-378.39
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	1,466.67	1,088.28	-378.39
1100 - UTILITIES:	2024 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	25,666.67	24,590.98	-1,075.69
1102 - WATER - Deltona Water	9,500.00	8,708.33	9,761.90	1,053.57
1103 - PROPANE GAS - FPU POOLS	21,000.00	19,250.00	9,954.72	-9,295.28
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	1,283.33	1,109.45	-173.88
* 1100 - TOTAL UTILITIES	59,900.00	54,908.33	45,417.05	-9,491.28
* 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	181,500.00	181,500.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	818,860.33	745,347.02	-73,513.31

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

\$47,531.59

YTD % OF BUDGET==> **91.02%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00