

# EDGEWATER CONDOMINIUM SEPTEMBER '24 MONTHLY FINANCIAL REPORT

9 CURRENT MONTH	2024 ANNUAL	9 MONTH	9 MONTH	9 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	609,336.00	609,571.00	235.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,250.00	5,350.00	3,100.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	3,075.00	3,075.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,000.00	2,710.35	-289.65
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,000.00	1,663.94	-1,336.06
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	687,338.00	664,966.96	-22,371.04
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2024 ANNUAL</b>	<b>9 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	187,500.00	155,272.22	-32,227.78
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	45,000.00	44,525.00	-475.00
203 - HEALTH CARE INSURANCE	18,000.00	13,500.00	10,178.56	-3,321.44
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	246,000.00	209,975.78	-36,024.22
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2024 ANNUAL</b>	<b>9 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	3,000.00	1,717.16	-1,282.84
302 - ROOFING REPAIRS	1,200.00	900.00	0.00	-900.00
303 - PLUMBING REPAIRS	1,800.00	1,350.00	433.55	-916.45
304 - FIRE SAFETY	7,500.00	5,625.00	0.00	-5,625.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	13,875.00	719.24	-13,155.76
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,000.00	981.87	-2,018.13
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	900.00	554.20	-345.80
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	900.00	1,961.10	1,061.10
309 - SIGNAGE	1,200.00	900.00	347.05	-552.95
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	30,450.00	6,714.17	-23,735.83
<b>400 - CONTRACT SERVICES:</b>	<b>2024 ANNUAL</b>	<b>9 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	45,000.00	44,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	14,400.00	14,400.00	0.00
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	73,252.00	72,437.40	-814.60
500 - INSURANCE:	<b>2024 ANNUAL</b>	<b>9 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	72,000.00	72,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	72,000.00	72,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2024 ANNUAL</b>	<b>9 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,250.00	2,318.79	68.79
602 - OFFICE SUPPLIES	1,200.00	900.00	1,059.25	159.25
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,125.00	499.45	-625.55
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	5,250.00	3,772.38	-1,477.62
605 - RECREATIONAL /ZEN AREA	600.00	450.00	599.85	149.85
606 - SOCIAL COMMITTEE	1,200.00	900.00	533.66	-366.34
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	10,875.00	8,783.38	-2,091.62
<b>700 - POOL MAINTENANCE:</b>	<b>2024 ANNUAL</b>	<b>9 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	4,500.00	1,745.13	-2,754.87
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,500.00	823.76	-676.24
703 - POOL FURNITURE	2,000.00	1,500.00	1,000.77	-499.23
* 700 - TOTAL POOL EXPENSES	10,000.00	7,500.00	3,569.66	-3,930.34
<b>800 - LANDSCAPING:</b>	<b>2024 ANNUAL</b>	<b>9 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	9,000.00	6,220.40	-2,779.60
802 - TREE TRIMMING & REMOVABLE	12,000.00	9,000.00	12,000.00	3,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,625.00	184.48	-2,440.52
804 - STORM WATER MAINTENANCE	6,000.00	4,500.00	7,500.00	3,000.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	25,125.00	25,904.88	779.88
<b>900 - PROFESSIONAL:</b>	<b>2024 ANNUAL</b>	<b>9 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	8,100.00	8,100.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	3,750.00	1,675.00	-2,075.00
* 900 - TOTAL PROFESSIONAL	16,800.00	12,850.00	10,075.00	-2,775.00
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2024 ANNUAL</b>	<b>9 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	1,200.00	1,088.28	-111.72
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	1,200.00	1,088.28	-111.72
<b>1100 - UTILITIES:</b>	<b>2024 ANNUAL</b>	<b>9 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	28,000.00	21,000.00	20,645.10	-354.90
1102 - WATER - Deltona Water	9,500.00	7,125.00	7,076.07	-48.93
1103 - PROPANE GAS - FPU POOLS	21,000.00	15,750.00	9,954.72	-5,795.28
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	1,050.00	823.53	-226.47
* 1100 - TOTAL UTILITIES	59,900.00	44,925.00	38,499.42	-6,425.58
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	148,500.00	148,500.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	672,677.00	597,547.97	-75,129.03

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

**\$67,418.99**

YTD % OF BUDGET==>

**88.83%**

VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET

-\$0.00