

EDGEWATER CONDOMINIUM APRIL '24 MONTHLY FINANCIAL REPORT

4 CURRENT MONTH	2024 ANNUAL	4 MONTH	4 MONTH	4 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	270,816.00	288,997.00	18,181.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,000.00	1,650.00	650.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	775.00	775.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,333.33	1,422.05	88.72
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,333.33	714.03	-619.30
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	344,234.67	336,154.75	-8,079.92
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	83,333.33	67,756.69	-15,576.64
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	20,000.00	19,005.61	-994.39
203 - HEALTH CARE INSURANCE	18,000.00	6,000.00	3,636.93	-2,363.07
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	109,333.33	90,399.23	-18,934.10
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	1,333.33	509.53	-823.80
302 - ROOFING REPAIRS	1,200.00	400.00	0.00	-400.00
303 - PLUMBING REPAIRS	1,800.00	600.00	164.47	-435.53
304 - FIRE SAFETY	7,500.00	2,500.00	0.00	-2,500.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	6,166.67	507.49	-5,659.18
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,333.33	502.77	-830.56
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	400.00	280.63	-119.37
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	400.00	639.65	239.65
309 - SIGNAGE	1,200.00	400.00	186.32	-213.68
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	13,533.33	2,790.86	-10,742.47
400 - CONTRACT SERVICES:	2024 ANNUAL	4 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	20,000.00	19,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	6,400.00	6,400.00	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	40,252.00	39,437.40	-814.60
500 - INSURANCE:	2024 ANNUAL	4 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	32,000.00	32,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	32,000.00	32,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,000.00	634.99	-365.01
602 - OFFICE SUPPLIES	1,200.00	400.00	376.93	-23.07
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	500.00	320.78	-179.22
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	2,333.33	1,432.95	-900.38
605 - RECREATIONAL /ZEN AREA	600.00	200.00	0.00	-200.00
606 - SOCIAL COMMITTEE	1,200.00	400.00	165.96	-234.04
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	4,833.33	2,931.61	-1,901.72
700 - POOL MAINTENANCE:	2024 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	2,000.00	1,745.13	-254.87
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	666.67	234.58	-432.09
703 - POOL FURNITURE	2,000.00	666.67	1,000.77	334.10
* 700 - TOTAL POOL EXPENSES	10,000.00	3,333.33	2,980.48	-352.85
800 - LANDSCAPING:	2024 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	4,000.00	1,809.83	-2,190.17
802 - TREE TRIMMING & REMOVABLE	12,000.00	4,000.00	11,000.00	7,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,166.67	184.48	-982.19
804 - STORM WATER MAINTENANCE	6,000.00	2,000.00	5,500.00	3,500.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	11,166.67	18,494.31	7,327.64
900 - PROFESSIONAL:	2024 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	1,000.00	275.00	300.00	25.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	3,600.00	3,600.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	1,666.67	175.00	-1,491.67
* 900 - TOTAL PROFESSIONAL	16,800.00	5,541.67	4,075.00	-1,466.67
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	533.33	576.13	42.80
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	533.33	576.13	42.80
1100 - UTILITIES:	2024 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	9,333.33	9,731.44	398.11
1102 - WATER - Deltona Water	9,500.00	3,166.67	3,253.33	86.66
1103 - PROPANE GAS - FPU POOLS	21,000.00	7,000.00	9,954.72	2,954.72
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	466.67	468.38	1.71
* 1100 - TOTAL UTILITIES	59,900.00	19,966.67	23,407.87	3,441.20
* 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	66,000.00	66,000.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	306,493.67	283,092.89	-23,407.78

RECONCILES WITH CURRENT BALANCE SHEET - Apr cash forward to May ==>

\$53,061.86

YTD % OF BUDGET==> **92.37%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00