

EDGEWATER CONDOMINIUM APRIL '23 MONTHLY FINANCIAL REPORT

4 CURRENT MONTH	2023 ANNUAL	4 MONTH	4 MONTH	4 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2022 CASH FORWARD	103,000.00	103,000.00	47,159.86	-55,840.14
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	270,816.00	304,587.50	33,771.50
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,000.00	625.00	-375.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,325.00	1,325.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,333.33	2,000.00	666.67
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,333.33	115.78	-1,217.55
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	926,448.00	377,482.67	355,813.14	-21,669.53
EXPENSES:				
200 - PAYROLL GROSS:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	82,666.67	67,451.86	-15,214.81
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	18,333.33	18,328.45	-4.88
203 - HEALTH CARE INSURANCE	18,000.00	6,000.00	3,271.09	-2,728.91
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	107,000.00	89,051.40	-17,948.60
300 - REPAIRS & MAINTENANCE:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	2,500.00	4,417.96	1,917.96
302 - ROOFING REPAIRS	2,400.00	800.00	0.00	-800.00
303 - PLUMBING REPAIRS	3,600.00	1,200.00	0.00	-1,200.00
304 - FIRE SAFETY	1,500.00	500.00	0.00	-500.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	4,166.67	3,549.69	-616.98
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,333.33	867.21	-466.12
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	400.00	225.61	-174.39
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	400.00	1,431.40	1,031.40
309 - SIGNAGE	3,000.00	1,000.00	34.56	-965.44
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	17,481.67	4,489.29	-12,992.38
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	29,781.67	15,015.72	-14,765.95
400 - CONTRACT SERVICES:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
401 - PEST CONTROL EXTERIOR - Truly Nolan {Annual Payment}	6,175.00	6,175.00	5,977.40	-197.60
402 - LANDSCAPING CONTRACT - Majestic Project Group, LLC	60,000.00	20,000.00	14,400.00	-5,600.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	7,840.00	7,200.00	-640.00
404 - LAWN CARE PROGRAM - Turf Master {Annual Payment}	7,560.00	7,560.00	7,560.00	0.00
* 400 - TOTAL CONTRACT SERVICE	97,255.00	41,575.00	35,137.40	-6,437.60
500 - INSURANCE:	2023 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	72,000.00	24,000.00	24,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	24,000.00	24,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,000.00	954.47	-45.53
602 - OFFICE SUPPLIES	1,200.00	400.00	317.76	-82.24
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	500.00	454.73	-45.27
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	2,333.33	1,266.30	-1,067.03
605 - RECREATIONAL /ZEN AREA	600.00	200.00	36.18	-163.82
606 - SOCIAL COMMITTEE	1,200.00	400.00	-607.01	-1,007.01
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	4,833.33	2,422.43	-2,410.90
700 - POOL MAINTENANCE:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	2,000.00	5,763.00	3,763.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	666.67	388.00	-278.67
703 - POOL FURNITURE	2,000.00	666.67	322.54	-344.13
* 700 - TOTAL POOL EXPENSES	10,000.00	3,333.33	6,473.54	3,140.21
800 - LANDSCAPING:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	4,000.00	1,516.06	-2,483.94
802 - TREE TRIMMING & REMOVABLE	12,000.00	4,000.00	4,000.00	0.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,166.67	1,781.24	614.57
804 - DITCH MAINTENANCE	6,000.00	2,000.00	2,250.00	250.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	11,166.67	9,547.30	-1,619.37
900 - PROFESSIONAL:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT in Jul'23	4,000.00	275.00	275.00	0.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	3,600.00	3,600.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	1,666.67	850.00	-816.67
* 900 - TOTAL PROFESSIONAL	19,800.00	5,541.67	4,725.00	-816.67
1000 - TAXES:& GOVERNMENT FEES	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	433.33	901.60	468.27
1002 - STATE OF FL. DPBR FEE \$4 PER UNIT (due in Nov)	1,248.00	0.00	0.00	0.00
* 1000 - TOTAL TAXES	2,548.00	433.33	901.60	468.27
1100 - UTILITIES:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	9,333.33	8,441.67	-891.66
1102 - WATER - Deltona Water	9,500.00	3,166.67	2,757.35	-409.32
1103 - PROPANE GAS - FPU POOLS	30,000.00	10,000.00	7,121.69	-2,878.31
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	333.33	58.58	-274.75
* 1100 - TOTAL UTILITIES	68,500.00	22,833.33	18,379.29	-4,454.04
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	2023 ANNUAL	4 MONTH BUDGET	YTD ACTUALS	VARIANCE
	198,000.00	66,000.00	66,000.00	0.00
* YTD EXPENSES- 01/01/23 thru 12/31/23	926,448.00	316,498.33	271,653.68	-44,844.65
RECONCILES WITH CURRENT BALANCE SHEET - Apr cash forward to May ==>		\$84,159.46		

YTD % OF BUDGET==>

85.83%

VARIANCE (-) UNDER budget (+) OVER BUDGET