

EDGEWATER CONDOMINIUM AUGUST '22 MONTHLY FINANCIAL REPORT

8 CURRENT MONTH	2022 ANNUAL	8 MONTH	8 MONTH	8 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2021	95,000.00	95,000.00	80,001.53	-14,998.47
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	541,632.00	545,259.00	3,627.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,000.00	3,937.00	1,937.00
103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)	9,000.00	6,000.00	9,000.00	3,000.00
104 - PARKING & REC PASS DEPOSITS	0.00	0.00	3,275.00	3,275.00
105 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,666.67	2,559.30	-107.37
106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,666.67	2,134.39	-532.28
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	927,448.00	649,965.33	646,166.22	-3,799.11
EXPENSES:				
200 - PAYROLL GROSS:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	187,000.00	124,666.67	95,862.24	-28,804.43
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	53,000.00	35,333.33	30,495.41	-4,837.92
203 - HEALTH CARE INSURANCE	18,000.00	12,000.00	7,136.60	-4,863.40
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	258,000.00	172,000.00	133,494.25	-38,505.75
300 - REPAIRS & MAINTENANCE:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	5,000.00	1,943.51	-3,056.49
302 - ROOFING REPAIRS	8,000.00	5,333.33	2,050.00	-3,283.33
303 - PLUMBING REPAIRS	6,000.00	4,000.00	4,790.00	790.00
304 - FIRE SAFETY	1,500.00	1,000.00	0.00	-1,000.00
305 - RENTAL REPAIRS	600.00	400.00	600.63	200.63
306 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	8,333.33	6,189.73	-2,143.60
307 - TOOLS / FIXED EQUIPMENT	4,000.00	2,666.67	2,124.30	-542.37
308 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	800.00	687.48	-112.52
309 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	800.00	701.24	-98.76
310 - SIGNAGE	6,000.00	4,000.00	948.27	-3,051.73
311 - PROJECTS FORWARD-CONTINGENCY-Board Approved	64,992.15	43,328.10	20,268.21	-23,059.89
* 300 - TOTAL BLDG-MAINTENANCE	113,492.15	75,661.43	40,303.37	-35,358.06
400 - CONTRACT SERVICES:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
401 - PEST CONTROL EXTERIOR - Truly Nolan (Annual Payment)	6,053.85	6,053.85	5,977.40	-76.45
402 - SECURITY CONTRACT-GUARDS	53,000.00	35,333.33	25,089.84	-10,243.49
403 - LANDSCAPING CONTRACT	48,000.00	32,000.00	33,600.00	1,600.00
404 - POOLS - Cleaning & Chemicals -	12,000.00	8,000.00	2,400.00	-5,600.00
405 - LAWN CARE PROGRAM - Turf Master (Annual Payment)	7,344.00	7,344.00	7,344.00	0.00
* 400 - TOTAL CONTRACT SERVICE	126,397.85	88,731.18	74,411.24	-14,319.94
500 - INSURANCE:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE (JOA) * this amount is what is transferred to insurance account, not actual amount paid	72,000.00	48,000.00	48,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	48,000.00	48,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,000.00	1,771.42	-228.58
602 - OFFICE SUPPLIES	1,200.00	800.00	715.13	-84.87
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,000.00	808.42	-191.58
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	4,666.67	4,050.46	-616.21
* 600 - TOTAL OFFICE - ADMINISTRATIVE	12,700.00	8,466.67	7,345.43	-1,121.24
700 - POOL MAINTENANCE:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	4,000.00	18,383.85	14,383.85
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,333.33	1,125.92	-207.41
703 - POOL FURNITURE	2,000.00	1,333.33	607.20	-726.13
* 700 - TOTAL POOL EXPENSES	10,000.00	6,666.67	20,116.97	13,450.30
800 - LANDSCAPING:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	8,000.00	6,653.04	-1,346.96
802 - TREE TRIMMING & REMOVABLE	30,000.00	20,000.00	3,000.00	-17,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,333.33	733.13	-1,600.20
804 - DITCH MAINTENANCE	11,000.00	7,333.33	1,250.00	-6,083.33
* 800 - TOTAL LANDSCAPING EXPENSES	56,500.00	37,666.67	11,636.17	-26,030.50
900 - PROFESSIONAL:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT	4,500.00	4,500.00	3,800.00	-700.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	7,200.00	7,200.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	3,333.33	4,466.50	1,133.17
* 900 - TOTAL PROFESSIONAL	20,300.00	15,033.33	15,466.50	433.17
1000 - TAXES:& GOVERNMENT FEES	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	866.67	861.60	-5.07
1002 - REAL ESTATE TAXES (due in Nov)	1,800.00	0.00	-891.16	-891.16
1003 - STATE OF FL. DPBR FEE \$4 PER UNIT (due in Nov)	1,248.00	0.00	0.00	0.00
* 1000 - TOTAL TAXES	4,348.00	866.67	-29.56	-896.23
1100 - UTILITIES:	2022 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	26,000.00	17,333.33	16,571.96	-761.37
1102 - WATER - Deltona Water	8,700.00	5,800.00	5,960.92	160.92
1103 - PROPANE GAS - FPU POOLS	20,000.00	13,333.33	27,933.61	14,600.28
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	666.67	51.12	-615.55
* 1100 - TOTAL UTILITIES	55,700.00	37,133.33	50,517.61	13,384.28
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	132,000.00	132,000.00	0.00
YTD EXPENSES- 01/01/22 thru 12/31/22	927,438.00	622,225.95	533,261.98	-88,963.97

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

\$112,904.24

YTD % OF BUDGET==>

85.70%

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00