

# EDGEWATER CONDOMINIUM AUGUST '23 MONTHLY FINANCIAL REPORT

8 CURRENT MONTH	2023 ANNUAL	8 MONTH	8 MONTH	8 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	541,632.00	566,257.00	24,625.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,000.00	2,300.00	300.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	2,875.00	2,875.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,666.67	3,664.30	997.63
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,666.67	1,129.06	-1,537.61
<b>100 - TOTAL ANNUAL / MONTHLY INCOME &amp; YTD</b>	<b>926,448.00</b>	<b>651,965.33</b>	<b>623,385.22</b>	<b>-28,580.11</b>
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	165,333.33	144,614.83	-20,718.50
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	36,666.67	40,615.83	3,949.16
203 - HEALTH CARE INSURANCE	18,000.00	12,000.00	7,631.12	-4,368.88
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	214,000.00	192,861.78	-21,138.22
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	5,000.00	5,083.12	83.12
302 - ROOFING REPAIRS	2,400.00	1,600.00	0.00	-1,600.00
303 - PLUMBING REPAIRS	3,600.00	2,400.00	0.00	-2,400.00
304 - FIRE SAFETY	1,500.00	1,000.00	0.00	-1,000.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	8,333.33	13,793.26	5,459.93
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,666.67	1,893.11	-773.56
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	800.00	523.89	-276.11
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	800.00	2,263.25	1,463.25
309 - SIGNAGE	3,000.00	2,000.00	77.15	-1,922.85
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	34,963.33	50,810.23	15,846.90
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	59,563.33	74,444.01	14,880.68
<b>400 - CONTRACT SERVICES:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
401 - PEST CONTROL EXTERIOR - Truly Nolan {Annual Payment}	6,175.00	6,175.00	5,977.40	-197.60
402 - LANDSCAPING CONTRACT - Majestic & Erics	60,000.00	40,000.00	34,772.00	-5,228.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	15,680.00	13,600.00	-2,080.00
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	69,415.00	61,909.40	-7,505.60
<b>500 - INSURANCE:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,000.00	1,533.08	-466.92
602 - OFFICE SUPPLIES	1,200.00	800.00	456.15	-343.85
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,000.00	619.64	-380.36
604 - PHONE, INTERNET, WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	4,666.67	3,480.24	-1,186.43
605 - RECREATIONAL /ZEN AREA	600.00	400.00	50.04	-349.96
606 - SOCIAL COMMITTEE	1,200.00	800.00	-11.09	-811.09
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	9,666.67	6,128.06	-3,538.61
<b>700 - POOL MAINTENANCE:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	4,000.00	6,084.00	2,084.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,333.33	959.35	-373.98
703 - POOL FURNITURE	2,000.00	1,333.33	503.54	-829.79
* 700 - TOTAL POOL EXPENSES	10,000.00	6,666.67	7,546.89	880.22
<b>800 - LANDSCAPING:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	8,000.00	8,971.86	971.86
802 - TREE TRIMMING & REMOVABLE	12,000.00	8,000.00	10,650.00	2,650.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,333.33	2,114.07	-219.26
804 - DITCH MAINTENANCE	6,000.00	4,000.00	2,250.00	-1,750.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	22,333.33	23,985.93	1,652.60
<b>900 - PROFESSIONAL:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT in Jul'23	4,000.00	4,000.00	275.00	-3,725.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	7,200.00	7,200.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	3,333.33	850.00	-2,483.33
* 900 - TOTAL PROFESSIONAL	19,800.00	14,533.33	8,325.00	-6,208.33
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	866.67	901.60	34.93
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	866.67	901.60	34.93
<b>1100 - UTILITIES:</b>	<b>2023 ANNUAL</b>	<b>8 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	28,000.00	18,666.67	18,103.44	-563.23
1102 - WATER - Deltona Water	9,500.00	6,333.33	5,832.23	-501.10
1103 - PROPANE GAS - FPU POOLS	30,000.00	20,000.00	11,019.14	-8,980.86
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	666.67	58.58	-608.09
* 1100 - TOTAL UTILITIES	68,500.00	45,666.67	35,013.39	-10,653.28
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	132,000.00	132,000.00	0.00
<b>YTD EXPENSES- 01/01/23 thru 12/31/23</b>	<b>926,448.00</b>	<b>622,711.67</b>	<b>591,116.06</b>	<b>-31,595.61</b>
RECONCILES WITH CURRENT BALANCE SHEET - Aug cash forward to Sep ==>		\$32,269.16		
YTD % OF BUDGET==>		94.93%	VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET	