

EDGEWATER CONDOMINIUM AUGUST '24 MONTHLY FINANCIAL REPORT

8 CURRENT MONTH	2024 ANNUAL	8 MONTH	8 MONTH	8 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	541,632.00	549,546.00	7,914.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,000.00	4,700.00	2,700.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	2,575.00	2,575.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,666.67	2,918.35	251.68
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,666.67	1,385.79	-1,280.88
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	618,717.33	603,721.81	-14,995.52
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	166,666.67	138,529.20	-28,137.47
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	40,000.00	39,521.05	-478.95
203 - HEALTH CARE INSURANCE	18,000.00	12,000.00	10,178.56	-1,821.44
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	218,666.67	188,228.81	-30,437.86
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	2,666.67	1,352.41	-1,314.26
302 - ROOFING REPAIRS	1,200.00	800.00	0.00	-800.00
303 - PLUMBING REPAIRS	1,800.00	1,200.00	433.55	-766.45
304 - FIRE SAFETY	7,500.00	5,000.00	0.00	-5,000.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	12,333.33	719.24	-11,614.09
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,666.67	502.77	-2,163.90
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	800.00	479.20	-320.80
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	800.00	1,961.10	1,161.10
309 - SIGNAGE	1,200.00	800.00	186.32	-613.68
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	27,066.67	5,634.59	-21,432.08
400 - CONTRACT SERVICES:	2024 ANNUAL	8 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	40,000.00	39,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	12,800.00	11,200.00	-1,600.00
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	66,652.00	64,237.40	-2,414.60
500 - INSURANCE:	2024 ANNUAL	8 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	64,000.00	64,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	64,000.00	64,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,000.00	1,848.16	-151.84
602 - OFFICE SUPPLIES	1,200.00	800.00	944.52	144.52
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,000.00	499.45	-500.55
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	4,666.67	3,312.45	-1,354.22
605 - RECREATIONAL /ZEN AREA	600.00	400.00	599.85	199.85
606 - SOCIAL COMMITTEE	1,200.00	800.00	501.58	-298.42
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	9,666.67	7,706.01	-1,960.66
700 - POOL MAINTENANCE:	2024 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	4,000.00	1,745.13	-2,254.87
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,333.33	529.83	-803.50
703 - POOL FURNITURE	2,000.00	1,333.33	1,000.77	-332.56
* 700 - TOTAL POOL EXPENSES	10,000.00	6,666.67	3,275.73	-3,390.94
800 - LANDSCAPING:	2024 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	8,000.00	4,177.86	-3,822.14
802 - TREE TRIMMING & REMOVABLE	12,000.00	8,000.00	11,000.00	3,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,333.33	184.48	-2,148.85
804 - STORM WATER MAINTENANCE	6,000.00	4,000.00	7,500.00	3,500.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	22,333.33	22,862.34	529.01
900 - PROFESSIONAL:	2024 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
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	7,200.00	7,200.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	3,333.33	1,200.00	-2,133.33
* 900 - TOTAL PROFESSIONAL	16,800.00	11,533.33	8,700.00	-2,833.33
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	1,066.67	1,088.28	21.61
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	1,066.67	1,088.28	21.61
1100 - UTILITIES:	2024 ANNUAL	8 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	18,666.67	18,651.04	-15.63
1102 - WATER - Deltona Water	9,500.00	6,333.33	5,798.26	-535.07
1103 - PROPANE GAS - FPU POOLS	21,000.00	14,000.00	9,954.72	-4,045.28
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	933.33	754.30	-179.03
* 1100 - TOTAL UTILITIES	59,900.00	39,933.33	35,158.32	-4,775.01
* 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	132,000.00	132,000.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	599,585.33	532,891.48	-66,693.85

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

\$70,830.33

YTD % OF BUDGET==>

88.88%

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00