

## EDGEWATER CONDOMINIUM FEBRUARY '23 MONTHLY FINANCIAL REPORT

2 CURRENT MONTH	2023 ANNUAL	2 MONTH	2 MONTH	2 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	135,408.00	179,168.50	43,760.50
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	500.00	950.00	450.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,050.00	1,050.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	666.67	1,000.00	333.33
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	666.67	269.03	-397.64
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	926,448.00	240,241.33	229,597.39	-10,643.94
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	41,333.33	34,629.50	-6,703.83
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	9,166.67	8,891.28	-275.39
203 - HEALTH CARE INSURANCE	18,000.00	3,000.00	1,088.94	-1,911.06
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	53,500.00	44,609.72	-8,890.28
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	1,250.00	748.96	-501.04
302 - ROOFING REPAIRS	2,400.00	400.00	0.00	-400.00
303 - PLUMBING REPAIRS	3,600.00	600.00	0.00	-600.00
304 - FIRE SAFETY	1,500.00	250.00	0.00	-250.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	2,083.33	795.67	-1,287.66
306 - TOOLS / FIXED EQUIPMENT	4,000.00	666.67	573.59	-93.08
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	200.00	144.63	-55.37
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	200.00	0.00	-200.00
309 - SIGNAGE	3,000.00	500.00	0.00	-500.00
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	8,740.83	0.00	-8,740.83
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	14,890.83	2,262.85	-12,627.98
<b>400 - CONTRACT SERVICES:</b>	<b>2023 ANNUAL</b>	<b>2 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 Prpject Group, LLC	60,000.00	10,000.00	4,800.00	-5,200.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	3,920.00	3,600.00	-320.00
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	27,655.00	21,937.40	-5,717.60
<b>500 - INSURANCE:</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE {IOA} * this amount is what is transferred to insurance account, not actual amount paid	72,000.00	12,000.00	12,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	12,000.00	12,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	500.00	26.84	-473.16
602 - OFFICE SUPPLIES	1,200.00	200.00	151.34	-48.66
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	250.00	130.51	-119.49
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	1,166.67	133.00	-1,033.67
605 - RECREATIONAL /ZEN AREA	600.00	100.00	36.18	-63.82
606 - SOCIAL COMMITTEE	1,200.00	200.00	182.35	-17.65
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	2,416.67	660.22	-1,756.45
<b>700 - POOL MAINTENANCE:</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	1,000.00	0.00	-1,000.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	333.33	324.79	-8.54
703 - POOL FURNITURE	2,000.00	333.33	0.00	-333.33
* 700 - TOTAL POOL EXPENSES	10,000.00	1,666.67	324.79	-1,341.88
<b>800 - LANDSCAPING:</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	2,000.00	0.00	-2,000.00
802 - TREE TRIMMING & REMOVABLE	12,000.00	2,000.00	0.00	-2,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	583.33	211.30	-372.03
804 - DITCH MAINTENANCE	6,000.00	1,000.00	0.00	-1,000.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	5,583.33	211.30	-5,372.03
<b>900 - PROFESSIONAL:</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT	4,000.00	0.00	0.00	0.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	1,800.00	1,800.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	833.33	575.00	-258.33
* 900 - TOTAL PROFESSIONAL	19,800.00	2,633.33	2,375.00	-258.33
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	216.67	0.00	-216.67
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	216.67	0.00	-216.67
<b>1100 - UTILITIES:</b>	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	28,000.00	4,666.67	2,490.50	-2,176.17
1102 - WATER - Deltona Water	9,500.00	1,583.33	673.41	-909.92
1103 - PROPANE GAS - FPU POOLS	30,000.00	5,000.00	3,072.38	-1,927.62
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	166.67	0.00	-166.67
* 1100 - TOTAL UTILITIES	68,500.00	11,416.67	6,236.29	-5,180.38
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	33,000.00	33,000.00	0.00
	<b>2023 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
* YTD EXPENSES- 01/01/23 thru 12/31/23	926,448.00	164,979.17	123,617.57	-41,361.60
RECONCILES WITH CURRENT BALANCE SHEET - Feb cash forward to Mar ==>		<b>\$105,979.82</b>		

YTD % OF BUDGET==>

74.93%

VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET

\$0.00