

# EDGEWATER CONDOMINIUM FEBRUARY '22 MONTHLY FINANCIAL REPORT

2 CURRENT MONTH	2021 ANNUAL	2 MONTH	2 MONTH	2 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2021	95,000.00	95,000.00	46,153.02	-48,846.98
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	135,408.00	150,324.00	14,916.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	500.00	800.00	300.00
103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)	9,000.00	1,500.00	0.00	-1,500.00
104 - PARKING & REC PASS DEPOSITS	0.00	0.00	1,550.00	1,550.00
105 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	666.67	619.05	-47.62
106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	666.67	444.52	-222.15
<b>100 - TOTAL ANNUAL / MONTHLY INCOME &amp; YTD</b>	<b>927,448.00</b>	<b>233,741.33</b>	<b>199,890.59</b>	<b>-33,850.74</b>
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2021 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	187,000.00	31,166.67	21,258.06	-9,908.61
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	53,000.00	8,833.33	7,689.91	-1,143.42
203 - HEALTH CARE INSURANCE	18,000.00	3,000.00	1,921.56	-1,078.44
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	258,000.00	43,000.00	30,869.53	-12,130.47
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2021 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	918.28	-331.72
302 - ROOFING REPAIRS	8,000.00	1,333.33	150.00	-1,183.33
303 - PLUMBING REPAIRS	6,000.00	1,000.00	0.00	-1,000.00
304 - FIRE SAFETY	1,500.00	250.00	0.00	-250.00
305 - RENTAL REPAIRS	600.00	100.00	0.00	-100.00
306 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	2,083.33	721.66	-1,361.67
307 - TOOLS / FIXED EQUIPMENT	4,000.00	666.67	0.00	-666.67
308 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	200.00	67.70	-132.30
309 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	200.00	191.00	-9.00
310 - SIGNAGE	6,000.00	1,000.00	0.00	-1,000.00
311 - PROJECTS FORWARD-CONTINGENCY-Board Approved	64,992.15	10,832.03	3,869.14	-6,962.89
* 300 - TOTAL BLDG-MAINTENANCE	113,492.15	18,915.36	5,917.78	-12,997.58
<b>400 - CONTRACT SERVICES:</b>	<b>2021 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
401 - PEST CONTROL EXTERIOR - Truly Nolan (Annual Payment)	6,053.85	6,053.85	5,977.40	-76.45
402 - SECURITY CONTRACT-GUARDS - Myers / Ideal Security	53,000.00	8,833.33	7,416.63	-1,416.70
403 - LANDSCAPING CONTRACT	48,000.00	8,000.00	8,000.00	0.00
404 - POOLS -Cleaning & Chemicals - Specs Pools	12,000.00	2,000.00	1,200.00	-800.00
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	32,231.18	29,938.03	-2,293.15
<b>500 - INSURANCE:</b>	<b>2021 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>2021 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	497.60	-2.40
602 - OFFICE SUPPLIES	1,200.00	200.00	83.39	-116.61
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	250.00	519.08	269.08
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	1,166.67	865.82	-300.85
* 600 - TOTAL OFFICE - ADMINISTRATIVE	12,700.00	2,116.67	1,965.89	-150.78
<b>700 - POOL MAINTENANCE:</b>	<b>2021 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	1,000.00	456.35	-543.65
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	333.33	0.00	-333.33
703 - POOL FURNITURE	2,000.00	333.33	0.00	-333.33
* 700 - TOTAL POOL EXPENSES	10,000.00	1,666.67	456.35	-1,210.32
<b>800 - LANDSCAPING:</b>	<b>2021 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	328.36	-1,671.64
802 - TREE TRIMMING & REMOVABLE	30,000.00	5,000.00	0.00	-5,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	583.33	183.13	-400.20
804 - DITCH MAINTENANCE	11,000.00	1,833.33	1,250.00	-583.33
* 800 - TOTAL LANDSCAPING EXPENSES	56,500.00	9,416.67	1,761.49	-7,655.18
<b>900 - PROFESSIONAL:</b>	<b>2021 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT	4,500.00	4,500.00	0.00	-4,500.00
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	458.50	-374.83
* 900 - TOTAL PROFESSIONAL	20,300.00	7,133.33	2,258.50	-4,874.83
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2021 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 - REAL ESTATE TAXES (due in Nov)	1,800.00	0.00	0.00	0.00
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	216.67	0.00	-216.67
<b>1100 - UTILITIES:</b>	<b>2021 ANNUAL</b>	<b>2 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	26,000.00	4,333.33	4,423.77	90.44
1102 - WATER - Deltona Water	8,700.00	1,450.00	1,734.01	284.01
1103 - PROPANE GAS - FPU POOLS	20,000.00	3,333.33	12,950.75	9,617.42
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	166.67	0.00	-166.67
* 1100 - TOTAL UTILITIES	55,700.00	9,283.33	19,108.53	9,825.20
* 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	33,000.00	33,000.00	0.00
<b>YTD EXPENSES- 01/01/21 thru 12/31/21</b>	<b>927,438.00</b>	<b>168,979.88</b>	<b>137,276.10</b>	<b>-31,703.78</b>

RECONCILES WITH CURRENT BALANCE SHEET - Feb cash forward to Mar ==>

**\$62,614.49**

YTD % OF BUDGET==>

**81.24%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00