

EDGEWATER CONDOMINIUM MARCH '24 MONTHLY FINANCIAL REPORT

3 CURRENT MONTH	2024 ANNUAL	3 MONTH	3 MONTH	3 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	203,112.00	223,460.00	20,348.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	750.00	1,150.00	400.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	275.00	275.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,000.00	855.00	-145.00
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,000.00	574.13	-425.87
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	275,614.00	268,910.80	-6,703.20
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	62,500.00	51,992.18	-10,507.82
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	15,000.00	15,022.71	22.71
203 - HEALTH CARE INSURANCE	18,000.00	4,500.00	2,430.11	-2,069.89
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	82,000.00	69,445.00	-12,555.00
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	1,000.00	62.76	-937.24
302 - ROOFING REPAIRS	1,200.00	300.00	0.00	-300.00
303 - PLUMBING REPAIRS	1,800.00	450.00	164.47	-285.53
304 - FIRE SAFETY	7,500.00	1,875.00	0.00	-1,875.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	4,625.00	507.49	-4,117.51
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,000.00	452.96	-547.04
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	300.00	160.10	-139.90
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	300.00	211.08	-88.92
309 - SIGNAGE	1,200.00	300.00	167.95	-132.05
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	10,150.00	1,726.81	-8,423.19
400 - CONTRACT SERVICES:	2024 ANNUAL	3 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	15,000.00	14,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	4,800.00	3,200.00	-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	33,652.00	31,237.40	-2,414.60
500 - INSURANCE:	2024 ANNUAL	3 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	24,000.00	24,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	24,000.00	24,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	750.00	332.61	-417.39
602 - OFFICE SUPPLIES	1,200.00	300.00	155.73	-144.27
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	375.00	183.92	-191.08
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	1,750.00	513.09	-1,236.91
605 - RECREATIONAL /ZEN AREA	600.00	150.00	0.00	-150.00
606 - SOCIAL COMMITTEE	1,200.00	300.00	37.71	-262.29
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	3,625.00	1,223.06	-2,401.94
700 - POOL MAINTENANCE:	2024 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	1,500.00	77.83	-1,422.17
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	500.00	28.74	-471.26
703 - POOL FURNITURE	2,000.00	500.00	1,000.77	500.77
* 700 - TOTAL POOL EXPENSES	10,000.00	2,500.00	1,107.34	-1,392.66
800 - LANDSCAPING:	2024 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	3,000.00	1,778.84	-1,221.16
802 - TREE TRIMMING & REMOVABLE	12,000.00	3,000.00	7,500.00	4,500.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	875.00	124.73	-750.27
804 - STORM WATER MAINTENANCE	6,000.00	1,500.00	5,500.00	4,000.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	8,375.00	14,903.57	6,528.57
900 - PROFESSIONAL:	2024 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	1,000.00	275.00	0.00	-275.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	2,700.00	2,700.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	1,250.00	175.00	-1,075.00
* 900 - TOTAL PROFESSIONAL	16,800.00	4,225.00	2,875.00	-1,350.00
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	400.00	441.25	41.25
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	400.00	441.25	41.25
1100 - UTILITIES:	2024 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	7,000.00	7,571.24	571.24
1102 - WATER - Deltona Water	9,500.00	2,375.00	2,495.78	120.78
1103 - PROPANE GAS - FPU POOLS	21,000.00	5,250.00	6,696.25	1,446.25
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	350.00	69.23	-280.77
* 1100 - TOTAL UTILITIES	59,900.00	14,975.00	16,832.50	1,857.50
* 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	49,500.00	49,500.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	233,402.00	213,291.93	-20,110.07

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

\$55,618.87

YTD % OF BUDGET==> **91.38%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00