

EDGEWATER CONDOMINIUM FEBRUARY '24 MONTHLY FINANCIAL REPORT

2 CURRENT MONTH	2024 ANNUAL	2 MONTH	2 MONTH	2 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	135,408.00	160,310.00	24,902.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	500.00	1,000.00	500.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	250.00	250.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	666.67	555.00	-111.67
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	666.67	457.32	-209.35
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	206,993.33	205,168.99	-1,824.34
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	41,666.67	35,114.45	-6,552.22
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	10,000.00	10,257.31	257.31
203 - HEALTH CARE INSURANCE	18,000.00	3,000.00	1,209.76	-1,790.24
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	54,666.67	46,581.52	-8,085.15
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	666.67	62.76	-603.91
302 - ROOFING REPAIRS	1,200.00	200.00	0.00	-200.00
303 - PLUMBING REPAIRS	1,800.00	300.00	164.47	-135.53
304 - FIRE SAFETY	7,500.00	1,250.00	0.00	-1,250.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	3,083.33	507.49	-2,575.84
306 - TOOLS / FIXED EQUIPMENT	4,000.00	666.67	74.40	-592.27
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	200.00	78.07	-121.93
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	200.00	211.08	11.08
309 - SIGNAGE	1,200.00	200.00	0.00	-200.00
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	6,766.67	1,098.27	-5,668.40
400 - CONTRACT SERVICES:	2024 ANNUAL	2 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	10,000.00	9,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	3,200.00	3,200.00	0.00
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	27,052.00	26,237.40	-814.60
500 - INSURANCE:	2024 ANNUAL	2 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	16,000.00	16,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	16,000.00	16,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	500.00	312.51	-187.49
602 - OFFICE SUPPLIES	1,200.00	200.00	101.36	-98.64
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	250.00	150.80	-99.20
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	1,166.67	513.09	-653.58
605 - RECREATIONAL /ZEN AREA	600.00	100.00	37.71	-62.29
606 - SOCIAL COMMITTEE	1,200.00	200.00	64.23	-135.77
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	2,416.67	1,179.70	-1,236.97
700 - POOL MAINTENANCE:	2024 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	1,000.00	77.83	-922.17
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	365.10	31.77
* 700 - TOTAL POOL EXPENSES	10,000.00	1,666.67	442.93	-1,223.74
800 - LANDSCAPING:	2024 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	2,000.00	1,735.84	-264.16
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	124.73	-458.60
804 - STORM WATER MAINTENANCE	6,000.00	1,000.00	5,500.00	4,500.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	5,583.33	7,360.57	1,777.24
900 - PROFESSIONAL:	2024 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	1,000.00	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	5,000.00	833.33	175.00	-658.33
* 900 - TOTAL PROFESSIONAL	16,800.00	2,633.33	1,975.00	-658.33
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	266.67	61.25	-205.42
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	266.67	61.25	-205.42
1100 - UTILITIES:	2024 ANNUAL	2 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	4,666.67	5,202.04	535.37
1102 - WATER - Deltona Water	9,500.00	1,583.33	1,709.99	126.66
1103 - PROPANE GAS - FPU POOLS	21,000.00	3,500.00	6,696.25	3,196.25
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	233.33	69.23	-164.10
* 1100 - TOTAL UTILITIES	59,900.00	9,983.33	13,677.51	3,694.18
* 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	33,000.00	33,000.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	160,035.33	147,614.15	-12,421.18

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

\$57,554.84

YTD % OF BUDGET==> **92.24%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

\$0.00