

EDGEWATER CONDOMINIUM JANUARY '23 MONTHLY FINANCIAL REPORT

1 CURRENT MONTH	2023 ANNUAL	1 MONTH	1 MONTH	1 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	67,704.00	117,447.50	49,743.50
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	250.00	0.00	-250.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	250.00	250.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	333.33	500.00	166.67
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	333.33	42.16	-291.17
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	926,448.00	171,620.67	165,399.52	-6,221.15
EXPENSES:				
200 - PAYROLL GROSS:	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	20,666.67	16,420.46	-4,246.21
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	4,583.33	4,834.55	251.22
203 - HEALTH CARE INSURANCE	18,000.00	1,500.00	0.00	-1,500.00
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	26,750.00	21,255.01	-5,494.99
300 - REPAIRS & MAINTENANCE:	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	625.00	63.88	-561.12
302 - ROOFING REPAIRS	2,400.00	200.00	0.00	-200.00
303 - PLUMBING REPAIRS	3,600.00	300.00	0.00	-300.00
304 - FIRE SAFETY	1,500.00	125.00	0.00	-125.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	1,041.67	300.00	-741.67
306 - TOOLS / FIXED EQUIPMENT	4,000.00	333.33	131.46	-201.87
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	100.00	68.21	-31.79
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	100.00	0.00	-100.00
309 - SIGNAGE	3,000.00	250.00	0.00	-250.00
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	4,370.42	0.00	-4,370.42
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	7,445.42	563.55	-6,881.87
400 - CONTRACT SERVICES:	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
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	5,000.00	4,800.00	-200.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	1,960.00	1,800.00	-160.00
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	20,695.00	20,137.40	-557.60
500 - INSURANCE:	2023 ANNUAL	1 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	72,000.00	6,000.00	6,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	6,000.00	6,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	250.00	176.84	-73.16
602 - OFFICE SUPPLIES	1,200.00	100.00	0.00	-100.00
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	125.00	87.92	-37.08
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	583.33	133.00	-450.33
605 - RECREATIONAL /ZEN AREA	600.00	50.00	0.00	-50.00
606 - SOCIAL COMMITTEE	1,200.00	100.00	164.06	64.06
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	1,208.33	561.82	-646.51
700 - POOL MAINTENANCE:	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	500.00	0.00	-500.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	166.67	0.00	-166.67
703 - POOL FURNITURE	2,000.00	166.67	0.00	-166.67
* 700 - TOTAL POOL EXPENSES	10,000.00	833.33	0.00	-833.33
800 - LANDSCAPING:	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	1,000.00	0.00	-1,000.00
802 - TREE TRIMMING & REMOVABLE	12,000.00	1,000.00	0.00	-1,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	291.67	211.30	-80.37
804 - DITCH MAINTENANCE	6,000.00	500.00	0.00	-500.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	2,791.67	211.30	-2,580.37
900 - PROFESSIONAL:	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
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	900.00	900.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	416.67	575.00	158.33
* 900 - TOTAL PROFESSIONAL	19,800.00	1,316.67	1,475.00	158.33
1000 - TAXES:& GOVERNMENT FEES	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	108.33	0.00	-108.33
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	108.33	0.00	-108.33
1100 - UTILITIES:	2023 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	2,333.33	2,490.50	157.17
1102 - WATER - Deltona Water	9,500.00	791.67	673.41	-118.26
1103 - PROPANE GAS - FPU POOLS	30,000.00	2,500.00	3,072.38	572.38
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	83.33	0.00	-83.33
* 1100 - TOTAL UTILITIES	68,500.00	5,708.33	6,236.29	527.96
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	16,500.00	16,500.00	0.00
* YTD EXPENSES- 01/01/23 thru 12/31/23	926,448.00	89,357.08	72,940.37	-16,416.71
RECONCILES WITH CURRENT BALANCE SHEET - Jan cash forward to Feb ==>		\$92,459.15		

YTD % OF BUDGET==>

81.63%

VARIANCE (-) UNDER budget (+) OVER BUDGET

\$0.00