

EDGEWATER CONDOMINIUM JANUARY '24 MONTHLY FINANCIAL REPORT

1 CURRENT MONTH	2024 ANNUAL	1 MONTH	1 MONTH	1 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	67,704.00	93,174.00	25,470.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	250.00	500.00	250.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	0.00	0.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	333.33	266.00	-67.33
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	333.33	114.78	-218.55
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	138,372.67	136,651.45	-1,721.22
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	20,833.33	17,909.84	-2,923.49
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	5,000.00	5,340.16	340.16
203 - HEALTH CARE INSURANCE	18,000.00	1,500.00	0.00	-1,500.00
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	27,333.33	23,250.00	-4,083.33
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	333.33	0.00	-333.33
302 - ROOFING REPAIRS	1,200.00	100.00	0.00	-100.00
303 - PLUMBING REPAIRS	1,800.00	150.00	0.00	-150.00
304 - FIRE SAFETY	7,500.00	625.00	0.00	-625.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	1,541.67	0.00	-1,541.67
306 - TOOLS / FIXED EQUIPMENT	4,000.00	333.33	0.00	-333.33
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	100.00	0.00	-100.00
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	100.00	0.00	-100.00
309 - SIGNAGE	1,200.00	100.00	0.00	-100.00
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	3,383.33	0.00	-3,383.33
400 - CONTRACT SERVICES:	2024 ANNUAL	1 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	5,000.00	4,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	1,600.00	1,600.00	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	20,452.00	19,637.40	-814.60
500 - INSURANCE:	2024 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	96,000.00	8,000.00	8,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	8,000.00	8,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	250.00	94.11	-155.89
602 - OFFICE SUPPLIES	1,200.00	100.00	50.00	-50.00
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	125.00	119.93	-5.07
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	583.33	53.16	-530.17
605 - RECREATIONAL /ZEN AREA	600.00	50.00	0.00	-50.00
606 - SOCIAL COMMITTEE	1,200.00	100.00	0.00	-100.00
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	1,208.33	317.20	-891.13
700 - POOL MAINTENANCE:	2024 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:	2024 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	124.73	-166.94
804 - STORM WATER MAINTENANCE	6,000.00	500.00	4,500.00	4,000.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	2,791.67	4,624.73	1,833.06
900 - PROFESSIONAL:	2024 ANNUAL	1 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	900.00	900.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	416.67	175.00	-241.67
* 900 - TOTAL PROFESSIONAL	16,800.00	1,316.67	1,075.00	-241.67
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	133.33	0.00	-133.33
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	133.33	0.00	-133.33
1100 - UTILITIES:	2024 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	2,333.33	2,442.44	109.11
1102 - WATER - Deltona Water	9,500.00	791.67	703.20	-88.47
1103 - PROPANE GAS - FPU POOLS	21,000.00	1,750.00	1,716.63	-33.37
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	116.67	0.00	-116.67
* 1100 - TOTAL UTILITIES	59,900.00	4,991.67	4,862.27	-129.40
* 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	16,500.00	16,500.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	86,943.67	78,266.60	-8,677.07

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

\$58,384.85

YTD % OF BUDGET==> **90.02%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

\$0.00