

EDGEWATER CONDOMINIUM JANUARY '22 MONTHLY FINANCIAL REPORT

1 CURRENT MONTH	2021 ANNUAL	1 MONTH	1 MONTH	1 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2020	95,000.00	95,000.00	46,153.02	-48,846.98
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	67,704.00	90,649.00	22,945.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	250.00	500.00	250.00
103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)	9,000.00	750.00	0.00	-750.00
104 - PARKING & REC PASS DEPOSITS	0.00	0.00	1,300.00	1,300.00
105 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	333.33	319.05	-14.28
106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	333.33	194.00	-139.33
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	927,448.00	164,370.67	139,115.07	-25,255.60
EXPENSES:				
200 - PAYROLL GROSS:	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	187,000.00	15,583.33	10,903.56	-4,679.77
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	53,000.00	4,416.67	3,939.69	-476.98
203 - HEALTH CARE INSURANCE	18,000.00	1,500.00	578.67	-921.33
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	258,000.00	21,500.00	15,421.92	-6,078.08
300 - REPAIRS & MAINTENANCE:	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	625.00	491.84	-133.16
302 - ROOFING REPAIRS	8,000.00	666.67	150.00	-516.67
303 - PLUMBING REPAIRS	6,000.00	500.00	330.88	-169.12
304 - FIRE SAFETY	1,500.00	125.00	0.00	-125.00
305 - RENTAL REPAIRS	600.00	50.00	0.00	-50.00
306 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	1,041.67	0.00	-1,041.67
307 - TOOLS / FIXED EQUIPMENT	4,000.00	333.33	0.00	-333.33
308 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	100.00	0.00	-100.00
309 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	100.00	0.00	-100.00
310 - SIGNAGE	6,000.00	500.00	0.00	-500.00
311 - PROJECTS FORWARD-CONTINGENCY-Board Approved	64,992.15	5,416.01	2,612.48	-2,803.53
* 300 - TOTAL BLDG-MAINTENANCE	113,492.15	9,457.68	3,585.20	-5,872.48
400 - CONTRACT SERVICES:	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
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	4,416.67	3,691.49	-725.18
403 - LANDSCAPING CONTRACT	48,000.00	4,000.00	4,000.00	0.00
404 - POOLS -Cleaning & Chemicals - Specs Pools	12,000.00	1,000.00	0.00	-1,000.00
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	22,814.52	21,012.89	-1,801.63
500 - INSURANCE:	2021 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:	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water, Uniforms, License, Notary	3,000.00	250.00	256.05	6.05
602 - OFFICE SUPPLIES	1,200.00	100.00	0.00	-100.00
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	125.00	369.96	244.96
604 - PHONE, INTERNET, WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	583.33	312.88	-270.45
* 600 - TOTAL OFFICE - ADMINISTRATIVE	12,700.00	1,058.33	938.89	-119.44
700 - POOL MAINTENANCE:	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	500.00	31.57	-468.43
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	31.57	-801.76
800 - LANDSCAPING:	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	1,000.00	248.00	-752.00
802 - TREE TRIMMING & REMOVABLE	30,000.00	2,500.00	0.00	-2,500.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	291.67	0.00	-291.67
804 - DITCH MAINTENANCE	11,000.00	916.67	625.00	-291.67
* 800 - TOTAL LANDSCAPING EXPENSES	56,500.00	4,708.33	873.00	-3,835.33
900 - PROFESSIONAL:	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
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	900.00	900.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	416.67	458.50	41.83
* 900 - TOTAL PROFESSIONAL	20,300.00	5,816.67	1,358.50	-4,458.17
1000 - TAXES: & GOVERNMENT FEES	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	108.33	0.00	-108.33
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	108.33	0.00	-108.33
1100 - UTILITIES:	2021 ANNUAL	1 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	26,000.00	2,166.67	1,907.72	-258.95
1102 - WATER - Deltona Water	8,700.00	725.00	664.46	-60.54
1103 - PROPANE GAS - FPU POOLS	20,000.00	1,666.67	12,950.75	11,284.08
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	83.33	0.00	-83.33
* 1100 - TOTAL UTILITIES	55,700.00	4,641.67	15,522.93	10,881.26
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	16,500.00	16,500.00	0.00
YTD EXPENSES- 01/01/21 thru 12/31/21	927,438.00	93,438.86	81,244.90	-12,193.96

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

\$57,870.17

YTD % OF BUDGET==>

86.95%

VARIANCE (-) UNDER budget (+) OVER BUDGET

\$0.00