

EDGEWATER CONDOMINIUM JULY '24 MONTHLY FINANCIAL REPORT

7 CURRENT MONTH	2024 ANNUAL	7 MONTH	7 MONTH	7 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	473,928.00	490,402.00	16,474.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,750.00	4,100.00	2,350.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	2,750.00	2,750.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,333.33	2,372.35	39.02
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,333.33	1,365.94	-967.39
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	550,096.67	543,586.96	-6,509.71
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	145,833.33	121,309.58	-24,523.75
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	35,000.00	34,518.02	-481.98
203 - HEALTH CARE INSURANCE	18,000.00	10,500.00	7,744.39	-2,755.61
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	191,333.33	163,571.99	-27,761.34
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	2,333.33	757.96	-1,575.37
302 - ROOFING REPAIRS	1,200.00	700.00	0.00	-700.00
303 - PLUMBING REPAIRS	1,800.00	1,050.00	233.44	-816.56
304 - FIRE SAFETY	7,500.00	4,375.00	0.00	-4,375.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	10,791.67	719.24	-10,072.43
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,333.33	502.77	-1,830.56
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	700.00	479.20	-220.80
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	700.00	1,961.10	1,261.10
309 - SIGNAGE	1,200.00	700.00	186.32	-513.68
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	23,683.33	4,840.03	-18,843.30
400 - CONTRACT SERVICES:	2024 ANNUAL	7 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	35,000.00	34,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	11,200.00	9,600.00	-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	60,052.00	57,637.40	-2,414.60
500 - INSURANCE:	2024 ANNUAL	7 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	56,000.00	56,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	56,000.00	56,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,750.00	1,603.49	-146.51
602 - OFFICE SUPPLIES	1,200.00	700.00	944.52	244.52
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	875.00	499.45	-375.55
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	4,083.33	2,882.51	-1,200.82
605 - RECREATIONAL /ZEN AREA	600.00	350.00	599.85	249.85
606 - SOCIAL COMMITTEE	1,200.00	700.00	425.73	-274.27
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	8,458.33	6,955.55	-1,502.78
700 - POOL MAINTENANCE:	2024 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	3,500.00	1,745.13	-1,754.87
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,166.67	529.83	-636.84
703 - POOL FURNITURE	2,000.00	1,166.67	1,000.77	-165.90
* 700 - TOTAL POOL EXPENSES	10,000.00	5,833.33	3,275.73	-2,557.60
800 - LANDSCAPING:	2024 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	7,000.00	3,577.86	-3,422.14
802 - TREE TRIMMING & REMOVABLE	12,000.00	7,000.00	11,000.00	4,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,041.67	184.48	-1,857.19
804 - STORM WATER MAINTENANCE	6,000.00	3,500.00	6,500.00	3,000.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	19,541.67	21,262.34	1,720.67
900 - PROFESSIONAL:	2024 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT every 3 years	1,000.00	275.00	300.00	25.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	6,300.00	6,300.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	2,916.67	1,200.00	-1,716.67
* 900 - TOTAL PROFESSIONAL	16,800.00	9,491.67	7,800.00	-1,691.67
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	933.33	1,088.28	154.95
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	933.33	1,088.28	154.95
1100 - UTILITIES:	2024 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	16,333.33	16,420.46	87.13
1102 - WATER - Deltona Water	9,500.00	5,541.67	5,798.26	256.59
1103 - PROPANE GAS - FPU POOLS	21,000.00	12,250.00	9,954.72	-2,295.28
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	816.67	468.38	-348.29
* 1100 - TOTAL UTILITIES	59,900.00	34,941.67	32,641.82	-2,299.85
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	115,500.00	115,500.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	525,768.67	470,573.14	-55,195.53

RECONCILES WITH CURRENT BALANCE SHEET - Jul cash forward to Aug ==>

\$73,013.82

YTD % OF BUDGET==> **89.50%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00