

EDGEWATER CONDOMINIUM JULY '22 MONTHLY FINANCIAL REPORT

| 7 CURRENT MONTH | 2022 ANNUAL | 7 MONTH | 7 MONTH | 7 MONTH |
|--|--------------------|-----------------------|--------------------|-------------------|
| 100 - INCOME: Category Description | ADOPTED BUDGET | BUDGET | ACTUALS | VARIANCE |
| 100 - 2021 | 95,000.00 | 95,000.00 | 80,001.53 | -14,998.47 |
| 101 - MAINTENANCE FEES (312 X 217 X 12) | 812,448.00 | 473,928.00 | 494,966.00 | 21,038.00 |
| 102 - ESTOPPEL AND QUESTIONNAIRE FEES | 3,000.00 | 1,750.00 | 3,187.00 | 1,437.00 |
| 103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D) | 9,000.00 | 5,250.00 | 9,000.00 | 3,750.00 |
| 104 - PARKING & REC PASS DEPOSITS | 0.00 | 0.00 | 3,350.00 | 3,350.00 |
| 105 - SCREENING FEES COLLECTED MINUS SCREENING COST | 4,000.00 | 2,333.33 | 2,792.20 | 458.87 |
| 106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST | 4,000.00 | 2,333.33 | 1,795.40 | -537.93 |
| 100 - TOTAL ANNUAL / MONTHLY INCOME & YTD | 927,448.00 | 580,594.67 | 595,092.13 | 14,497.46 |
| EXPENSES: | | | | |
| 200 - PAYROLL GROSS: | 2022 ANNUAL | 7 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 201 - PAYROLL: MANAGER, ADINM, MAINTENANCE | 187,000.00 | 109,083.33 | 83,323.09 | -25,760.24 |
| 202 - PAYROLL SERVICE TAX AND / WORKERS COMP | 53,000.00 | 30,916.67 | 26,867.98 | -4,048.69 |
| 203 - HEALTH CARE INSURANCE | 18,000.00 | 10,500.00 | 6,272.22 | -4,227.78 |
| * 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP | 258,000.00 | 150,500.00 | 116,463.29 | -34,036.71 |
| 300 - REPAIRS & MAINTENANCE: | 2022 ANNUAL | 7 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING | 7,500.00 | 4,375.00 | 1,673.66 | -2,701.34 |
| 302 - ROOFING REPAIRS | 8,000.00 | 4,666.67 | 2,050.00 | -2,616.67 |
| 303 - PLUMBING REPAIRS | 6,000.00 | 3,500.00 | 4,790.00 | 1,290.00 |
| 304 - FIRE SAFETY | 1,500.00 | 875.00 | 0.00 | -875.00 |
| 305 - RENTAL REPAIRS | 600.00 | 350.00 | 730.62 | 380.62 |
| 306 - EXTERIOR REPAIRS, SIDEWALK, SIDING | 12,500.00 | 7,291.67 | 4,803.06 | -2,488.61 |
| 307 - TOOLS / FIXED EQUIPMENT | 4,000.00 | 2,333.33 | 2,008.07 | -325.26 |
| 308 - GAS - FOR CARTS AND EQUIPMENT | 1,200.00 | 700.00 | 687.48 | -12.52 |
| 309 - GOLF CART REPAIRS / MAINTENANCE | 1,200.00 | 700.00 | 554.00 | -146.00 |
| 310 - SIGNAGE | 6,000.00 | 3,500.00 | 73.32 | -3,426.68 |
| 311 - PROJECTS FORWARD-CONTINGENCY-Board Approved | 64,992.15 | 37,912.09 | 15,498.62 | -22,413.47 |
| * 300 - TOTAL BLDG-MAINTENANCE | 113,492.15 | 66,203.75 | 32,868.83 | -33,334.92 |
| 400 - CONTRACT SERVICES: | 2022 ANNUAL | 7 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 | 53,000.00 | 30,916.67 | 23,151.84 | -7,764.83 |
| 403 - LANDSCAPING CONTRACT | 48,000.00 | 28,000.00 | 29,600.00 | 1,600.00 |
| 404 - POOLS - Cleaning & Chemicals - | 12,000.00 | 7,000.00 | 600.00 | -6,400.00 |
| 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 | 79,314.52 | 66,673.24 | -12,641.28 |
| 500 - INSURANCE: | 2022 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 | 72,000.00 | 42,000.00 | 42,000.00 | 0.00 |
| * 500 - TOTAL INSURANCE | 72,000.00 | 42,000.00 | 42,000.00 | 0.00 |
| 600 - OFFICE - ADMINISTRATIVE: | 2022 ANNUAL | 7 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 601 - ADMIN COST-Water,Uniforms,License,Notary | 3,000.00 | 1,750.00 | 1,515.78 | -234.22 |
| 602 - OFFICE SUPPLIES | 1,200.00 | 700.00 | 626.73 | -73.27 |
| 603 - POSTAGE & PRINTING - Stamps, Ink, Paper | 1,500.00 | 875.00 | 715.81 | -159.19 |
| 604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy | 7,000.00 | 4,083.33 | 3,497.52 | -585.81 |
| * 600 - TOTAL OFFICE - ADMINISTRATIVE | 12,700.00 | 7,408.33 | 6,355.84 | -1,052.49 |
| 700 - POOL MAINTENANCE: | 2022 ANNUAL | 7 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 701 - REPAIRS | 6,000.00 | 3,500.00 | 18,383.85 | 14,883.85 |
| 702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc | 2,000.00 | 1,166.67 | 1,040.96 | -125.71 |
| 703 - POOL FURNITURE | 2,000.00 | 1,166.67 | 607.20 | -559.47 |
| * 700 - TOTAL POOL EXPENSES | 10,000.00 | 5,833.33 | 20,032.01 | 14,198.68 |
| 800 - LANDSCAPING: | 2022 ANNUAL | 7 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 801 - PLANTS, ROCKS, MULCH, SOD & SEED | 12,000.00 | 7,000.00 | 6,653.04 | -346.96 |
| 802 - TREE TRIMMING & REMOVABLE | 30,000.00 | 17,500.00 | 3,000.00 | -14,500.00 |
| 803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS | 3,500.00 | 2,041.67 | 733.13 | -1,308.54 |
| 804 - DITCH MAINTENANCE | 11,000.00 | 6,416.67 | 1,250.00 | -5,166.67 |
| * 800 - TOTAL LANDSCAPING EXPENSES | 56,500.00 | 32,958.33 | 11,636.17 | -21,322.16 |
| 900 - PROFESSIONAL: | 2022 ANNUAL | 7 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 901 - CPA - 1120H TAX PREP, ANNUAL AUDIT | 4,500.00 | 4,500.00 | 3,800.00 | -700.00 |
| 902 - ACCOUNTING SUPPORT - David I Doolittle, svc | 10,800.00 | 6,300.00 | 6,300.00 | 0.00 |
| 903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D | 5,000.00 | 2,916.67 | 3,506.50 | 589.83 |
| * 900 - TOTAL PROFESSIONAL | 20,300.00 | 13,716.67 | 13,606.50 | -110.17 |
| 1000 - TAXES:& GOVERNMENT FEES | 2022 ANNUAL | 7 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST | 1,300.00 | 758.33 | 861.60 | 103.27 |
| 1002 - REAL ESTATE TAXES (due in Nov) | 1,800.00 | 0.00 | -891.16 | -891.16 |
| 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 | 758.33 | -29.56 | -787.89 |
| 1100 - UTILITIES: | 2022 ANNUAL | 7 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 1101 - ELECTRIC - Duke Energy | 26,000.00 | 15,166.67 | 14,369.56 | -797.11 |
| 1102 - WATER - Deltona Water | 8,700.00 | 5,075.00 | 5,290.87 | 215.87 |
| 1103 - PROPANE GAS - FPU POOLS | 20,000.00 | 11,666.67 | 27,933.61 | 16,266.94 |
| 1104 - PROPANE GAS - FPU GENERATOR | 1,000.00 | 583.33 | 51.12 | -532.21 |
| * 1100 - TOTAL UTILITIES | 55,700.00 | 32,491.67 | 47,645.16 | 15,153.49 |
| * * 1200 - TRANSFERS TO CAPITAL RESERVE: | 198,000.00 | 115,500.00 | 115,500.00 | 0.00 |
| YTD EXPENSES- 01/01/22 thru 12/31/22 | 927,438.00 | 546,684.94 | 472,751.48 | -73,933.46 |

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

\$122,340.65

YTD % OF BUDGET==>

86.48%

VARIANCE (-) UNDER budget (+) OVER BUDGET

\$0.00