

## EDGEWATER CONDOMINIUM JUNE '22 MONTHLY FINANCIAL REPORT

6 CURRENT MONTH	2021 ANNUAL	6 MONTH	6 MONTH	6 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2021	95,000.00	95,000.00	46,153.02	-48,846.98
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	406,224.00	407,128.00	904.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,500.00	1,887.00	387.00
103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)	9,000.00	4,500.00	0.00	-4,500.00
104 - PARKING & REC PASS DEPOSITS	0.00	0.00	3,000.00	3,000.00
105 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,000.00	1,842.20	-157.80
106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,000.00	1,087.27	-912.73
<b>100 - TOTAL ANNUAL / MONTHLY INCOME &amp; YTD</b>	<b>927,448.00</b>	<b>511,224.00</b>	<b>461,097.49</b>	<b>-50,126.51</b>
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	187,000.00	93,500.00	71,975.58	-21,524.42
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	53,000.00	26,500.00	23,575.70	-2,924.30
203 - HEALTH CARE INSURANCE	18,000.00	9,000.00	5,407.84	-3,592.16
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	258,000.00	129,000.00	100,959.12	-28,040.88
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	3,750.00	1,281.53	-2,468.47
302 - ROOFING REPAIRS	8,000.00	4,000.00	2,050.00	-1,950.00
303 - PLUMBING REPAIRS	6,000.00	3,000.00	4,790.00	1,790.00
304 - FIRE SAFETY	1,500.00	750.00	0.00	-750.00
305 - RENTAL REPAIRS	600.00	300.00	657.71	357.71
306 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	6,250.00	4,675.71	-1,574.29
307 - TOOLS / FIXED EQUIPMENT	4,000.00	2,000.00	1,615.72	-384.28
308 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	600.00	500.32	-99.68
309 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	600.00	341.00	-259.00
310 - SIGNAGE	6,000.00	3,000.00	0.00	-3,000.00
311 - PROJECTS FORWARD-CONTINGENCY-Board Approved	64,992.15	32,496.08	26,340.62	-6,155.46
* 300 - TOTAL BLDG-MAINTENANCE	113,492.15	56,746.08	42,252.61	-14,493.47
<b>400 - CONTRACT SERVICES:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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	26,500.00	21,110.36	-5,389.64
403 - LANDSCAPING CONTRACT	48,000.00	24,000.00	24,800.00	800.00
404 - POOLS -Cleaning & Chemicals - Specs Pools	12,000.00	6,000.00	5,750.00	-250.00
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	69,897.85	64,981.76	-4,916.09
<b>500 - INSURANCE:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE (IOA) * this amount is what is transferred to insurance account, not actual amount paid	72,000.00	36,000.00	36,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	36,000.00	36,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,500.00	1,127.36	-372.64
602 - OFFICE SUPPLIES	1,200.00	600.00	557.01	-42.99
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	750.00	662.59	-87.41
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	3,500.00	3,077.58	-422.42
* 600 - TOTAL OFFICE - ADMINISTRATIVE	12,700.00	6,350.00	5,424.54	-925.46
<b>700 - POOL MAINTENANCE:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	3,000.00	18,383.85	15,383.85
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,000.00	936.81	-63.19
703 - POOL FURNITURE	2,000.00	1,000.00	607.20	-392.80
* 700 - TOTAL POOL EXPENSES	10,000.00	5,000.00	19,927.86	14,927.86
<b>800 - LANDSCAPING:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	6,000.00	5,698.44	-301.56
802 - TREE TRIMMING & REMOVABLE	30,000.00	15,000.00	0.00	-15,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,750.00	733.13	-1,016.87
804 - DITCH MAINTENANCE	11,000.00	5,500.00	1,250.00	-4,250.00
* 800 - TOTAL LANDSCAPING EXPENSES	56,500.00	28,250.00	7,681.57	-20,568.43
<b>900 - PROFESSIONAL:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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	5,400.00	5,400.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	2,500.00	1,802.50	-697.50
* 900 - TOTAL PROFESSIONAL	20,300.00	12,400.00	11,002.50	-1,397.50
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	650.00	861.60	211.60
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	650.00	861.60	211.60
<b>1100 - UTILITIES:</b>	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	26,000.00	13,000.00	12,326.49	-673.51
1102 - WATER - Deltona Water	8,700.00	4,350.00	4,504.68	154.68
1103 - PROPANE GAS - FPU POOLS	20,000.00	10,000.00	27,933.61	17,933.61
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	500.00	51.12	-448.88
* 1100 - TOTAL UTILITIES	55,700.00	27,850.00	44,815.90	16,965.90
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	99,000.00	99,000.00	0.00
	<b>2021 ANNUAL</b>	<b>6 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
* YTD EXPENSES- 01/01/22 thru 12/31/22	927,438.00	471,143.93	432,907.46	-38,236.47
RECONCILES WITH CURRENT BALANCE SHEET - Jun cash forward to Jul ==>		<b>\$28,190.03</b>		
YTD % OF BUDGET==>		<b>91.88%</b>	VARIANCE (-) UNDER budget (+) OVER BUDGET	

-\$0.00