

EDGEWATER CONDOMINIUM JUNE '24 MONTHLY FINANCIAL REPORT

6 CURRENT MONTH	2024 ANNUAL	6 MONTH	6 MONTH	6 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	406,224.00	413,340.00	7,116.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,500.00	3,000.00	1,500.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	2,500.00	2,500.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,000.00	1,814.60	-185.40
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,000.00	847.02	-1,152.98
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	481,476.00	464,098.29	-17,377.71
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	125,000.00	103,516.52	-21,483.48
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	30,000.00	29,533.42	-466.58
203 - HEALTH CARE INSURANCE	18,000.00	9,000.00	6,530.57	-2,469.43
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	164,000.00	139,580.51	-24,419.49
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	2,000.00	608.88	-1,391.12
302 - ROOFING REPAIRS	1,200.00	600.00	0.00	-600.00
303 - PLUMBING REPAIRS	1,800.00	900.00	233.44	-666.56
304 - FIRE SAFETY	7,500.00	3,750.00	0.00	-3,750.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	9,250.00	719.24	-8,530.76
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,000.00	502.77	-1,497.23
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	600.00	396.73	-203.27
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	600.00	639.65	39.65
309 - SIGNAGE	1,200.00	600.00	186.32	-413.68
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	20,300.00	3,287.03	-17,012.97
400 - CONTRACT SERVICES:	2024 ANNUAL	6 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	30,000.00	29,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	9,600.00	8,000.00	-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	53,452.00	51,037.40	-2,414.60
500 - INSURANCE:	2024 ANNUAL	6 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	48,000.00	48,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	48,000.00	48,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,500.00	763.38	-736.62
602 - OFFICE SUPPLIES	1,200.00	600.00	376.93	-223.07
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	750.00	379.34	-370.66
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	3,500.00	1,992.59	-1,507.41
605 - RECREATIONAL /ZEN AREA	600.00	300.00	599.85	299.85
606 - SOCIAL COMMITTEE	1,200.00	600.00	293.39	-306.61
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	7,250.00	4,405.48	-2,844.52
700 - POOL MAINTENANCE:	2024 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	3,000.00	1,745.13	-1,254.87
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,000.00	360.30	-639.70
703 - POOL FURNITURE	2,000.00	1,000.00	1,000.77	0.77
* 700 - TOTAL POOL EXPENSES	10,000.00	5,000.00	3,106.20	-1,893.80
800 - LANDSCAPING:	2024 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	6,000.00	3,577.86	-2,422.14
802 - TREE TRIMMING & REMOVABLE	12,000.00	6,000.00	11,000.00	5,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,750.00	184.48	-1,565.52
804 - STORM WATER MAINTENANCE	6,000.00	3,000.00	6,500.00	3,500.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	16,750.00	21,262.34	4,512.34
900 - PROFESSIONAL:	2024 ANNUAL	6 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	5,400.00	5,400.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	2,500.00	1,200.00	-1,300.00
* 900 - TOTAL PROFESSIONAL	16,800.00	8,175.00	6,900.00	-1,275.00
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	800.00	1,088.28	288.28
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	800.00	1,088.28	288.28
1100 - UTILITIES:	2024 ANNUAL	6 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	14,000.00	14,332.68	332.68
1102 - WATER - Deltona Water	9,500.00	4,750.00	4,766.49	16.49
1103 - PROPANE GAS - FPU POOLS	21,000.00	10,500.00	9,954.72	-545.28
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	700.00	468.38	-231.62
* 1100 - TOTAL UTILITIES	59,900.00	29,950.00	29,522.27	-427.73
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	99,000.00	99,000.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	452,677.00	407,189.51	-45,487.49

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

\$56,908.78

YTD % OF BUDGET==> **89.95%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00