

EDGEWATER CONDOMINIUM MARCH '23 MONTHLY FINANCIAL REPORT

| 3 CURRENT MONTH | 2023 ANNUAL | 3 MONTH | 3 MONTH | 3 MONTH |
|--|--------------------|-----------------------|---|-----------------|
| 100 - INCOME: Category Description | ADOPTED BUDGET | BUDGET | ACTUALS | VARIANCE |
| 100 - 2022 CASH FORWARD | 103,000.00 | 103,000.00 | 47,159.86 | -55,840.14 |
| 101 - MAINTENANCE FEES (312 X 217 X 12) | 812,448.00 | 203,112.00 | 240,787.50 | 37,675.50 |
| 102 - ESTOPPEL AND QUESTIONNAIRE FEES | 3,000.00 | 750.00 | 475.00 | -275.00 |
| 103 - MISC DEPOSITS-non maintenance fees | 0.00 | 0.00 | 350.00 | 350.00 |
| 104 - SCREENING FEES COLLECTED MINUS SCREENING COST | 4,000.00 | 1,000.00 | 1,400.00 | 400.00 |
| 105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST | 4,000.00 | 1,000.00 | 334.01 | -665.99 |
| 100 - TOTAL ANNUAL / MONTHLY INCOME & YTD | 926,448.00 | 308,862.00 | 290,506.37 | -18,355.63 |
| EXPENSES: | | | | |
| 200 - PAYROLL GROSS: | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 201 - PAYROLL: MANAGER, ADINM, MAINTENANCE | 248,000.00 | 62,000.00 | 51,305.79 | -10,694.21 |
| 202 - PAYROLL SERVICE TAX AND / WORKERS COMP | 55,000.00 | 13,750.00 | 13,815.17 | 65.17 |
| 203 - HEALTH CARE INSURANCE | 18,000.00 | 4,500.00 | 3,271.09 | -1,228.91 |
| * 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP | 321,000.00 | 80,250.00 | 68,392.05 | -11,857.95 |
| 300 - REPAIRS & MAINTENANCE: | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING | 7,500.00 | 1,875.00 | 4,018.81 | 2,143.81 |
| 302 - ROOFING REPAIRS | 2,400.00 | 600.00 | 0.00 | -600.00 |
| 303 - PLUMBING REPAIRS | 3,600.00 | 900.00 | 0.00 | -900.00 |
| 304 - FIRE SAFETY | 1,500.00 | 375.00 | 0.00 | -375.00 |
| 305 - EXTERIOR REPAIRS, SIDEWALK, SIDING | 12,500.00 | 3,125.00 | 1,088.94 | -2,036.06 |
| 306 - TOOLS / FIXED EQUIPMENT | 4,000.00 | 1,000.00 | 705.35 | -294.65 |
| 307 - GAS - FOR CARTS AND EQUIPMENT | 1,200.00 | 300.00 | 144.63 | -155.37 |
| 308 - GOLF CART REPAIRS / MAINTENANCE | 1,200.00 | 300.00 | 811.44 | 511.44 |
| 309 - SIGNAGE | 3,000.00 | 750.00 | 0.00 | -750.00 |
| 310 - PROJECTS FORWARD-CONTINGENCY-Board Approved | 52,445.00 | 13,111.25 | 0.00 | -13,111.25 |
| * 300 - TOTAL BLDG-MAINTENANCE | 89,345.00 | 22,336.25 | 6,769.17 | -15,567.08 |
| 400 - CONTRACT SERVICES: | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 401 - PEST CONTROL EXTERIOR - Truly Nolan {Annual Payment} | 6,175.00 | 6,175.00 | 5,977.40 | -197.60 |
| 402 - LANDSCAPING CONTRACT - Majestic Project Group, LLC | 60,000.00 | 15,000.00 | 9,600.00 | -5,400.00 |
| 403 - POOLS - Cleaning & Chemicals - | 23,520.00 | 5,880.00 | 5,400.00 | -480.00 |
| 404 - LAWN CARE PROGRAM - Turf Master {Annual Payment} | 7,560.00 | 7,560.00 | 7,560.00 | 0.00 |
| * 400 - TOTAL CONTRACT SERVICE | 97,255.00 | 34,615.00 | 28,537.40 | -6,077.60 |
| 500 - INSURANCE: | 2023 ANNUAL | 3 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 | 18,000.00 | 18,000.00 | 0.00 |
| * 500 - TOTAL INSURANCE | 72,000.00 | 18,000.00 | 18,000.00 | 0.00 |
| 600 - OFFICE - ADMINISTRATIVE: | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 601 - ADMIN COST-Water,Uniforms,License,Notary | 3,000.00 | 750.00 | 586.12 | -163.88 |
| 602 - OFFICE SUPPLIES | 1,200.00 | 300.00 | 151.34 | -148.66 |
| 603 - POSTAGE & PRINTING - Stamps, Ink, Paper | 1,500.00 | 375.00 | 374.37 | -0.63 |
| 604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy | 7,000.00 | 1,750.00 | 703.36 | -1,046.64 |
| 605 - RECREATIONAL /ZEN AREA | 600.00 | 150.00 | 36.18 | -113.82 |
| 606 - SOCIAL COMMITTEE | 1,200.00 | 300.00 | -751.08 | -1,051.08 |
| * 600 - TOTAL OFFICE - ADMINISTRATIVE | 14,500.00 | 3,625.00 | 1,100.29 | -2,524.71 |
| 700 - POOL MAINTENANCE: | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 701 - REPAIRS | 6,000.00 | 1,500.00 | 5,665.00 | 4,165.00 |
| 702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc | 2,000.00 | 500.00 | 362.69 | -137.31 |
| 703 - POOL FURNITURE | 2,000.00 | 500.00 | 322.54 | -177.46 |
| * 700 - TOTAL POOL EXPENSES | 10,000.00 | 2,500.00 | 6,350.23 | 3,850.23 |
| 800 - LANDSCAPING: | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 801 - PLANTS, ROCKS, MULCH, SOD & SEED | 12,000.00 | 3,000.00 | 1,445.80 | -1,554.20 |
| 802 - TREE TRIMMING & REMOVABLE | 12,000.00 | 3,000.00 | 0.00 | -3,000.00 |
| 803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS | 3,500.00 | 875.00 | 1,076.97 | 201.97 |
| 804 - DITCH MAINTENANCE | 6,000.00 | 1,500.00 | 2,250.00 | 750.00 |
| * 800 - TOTAL LANDSCAPING EXPENSES | 33,500.00 | 8,375.00 | 4,772.77 | -3,602.23 |
| 900 - PROFESSIONAL: | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 901 - CPA - 1120H TAX PREP, ANNUAL AUDIT | 4,000.00 | 0.00 | 275.00 | 275.00 |
| 902 - ACCOUNTING SUPPORT - David I Doolittle, svc | 10,800.00 | 2,700.00 | 2,700.00 | 0.00 |
| 903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D | 5,000.00 | 1,250.00 | 575.00 | -675.00 |
| * 900 - TOTAL PROFESSIONAL | 19,800.00 | 3,950.00 | 3,550.00 | -400.00 |
| 1000 - TAXES:& GOVERNMENT FEES | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST | 1,300.00 | 325.00 | 401.25 | 76.25 |
| 1002 - STATE OF FL. DPBR FEE \$4 PER UNIT {due in Nov} | 1,248.00 | 0.00 | 0.00 | 0.00 |
| * 1000 - TOTAL TAXES | 2,548.00 | 325.00 | 401.25 | 76.25 |
| 1100 - UTILITIES: | 2023 ANNUAL | 3 MONTH BUDGET | YTD ACTUALS | VARIANCE |
| 1101 - ELECTRIC - Duke Energy | 28,000.00 | 7,000.00 | 6,931.31 | -68.69 |
| 1102 - WATER - Deltona Water | 9,500.00 | 2,375.00 | 2,055.06 | -319.94 |
| 1103 - PROPANE GAS - FPU POOLS | 30,000.00 | 7,500.00 | 6,152.26 | -1,347.74 |
| 1104 - PROPANE GAS - FPU GENERATOR | 1,000.00 | 250.00 | 58.58 | -191.42 |
| * 1100 - TOTAL UTILITIES | 68,500.00 | 17,125.00 | 15,197.21 | -1,927.79 |
| * * 1200 - TRANSFERS TO CAPITAL RESERVE: | 198,000.00 | 49,500.00 | 49,500.00 | 0.00 |
| * YTD EXPENSES- 01/01/23 thru 12/31/23 | 926,448.00 | 240,601.25 | 202,570.37 | -38,030.88 |
| RECONCILES WITH CURRENT BALANCE SHEET - Mar cash forward to Apr ==> | | \$87,936.00 | | |
| YTD % OF BUDGET==> | | 84.19% | VARIANCE (-) UNDER budget (+) OVER BUDGET | |