

EDGEWATER CONDOMINIUM MARCH '22 MONTHLY FINANCIAL REPORT

3 CURRENT MONTH	2021 ANNUAL	3 MONTH	3 MONTH	3 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	203,112.00	212,436.00	9,324.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	750.00	1,775.00	1,025.00
103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)	9,000.00	2,250.00	0.00	-2,250.00
104 - PARKING & REC PASS DEPOSITS	0.00	0.00	1,075.00	1,075.00
105 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,000.00	586.15	-413.85
106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,000.00	670.05	-329.95
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	927,448.00	303,112.00	262,695.22	-40,416.78
EXPENSES:				
200 - PAYROLL GROSS:	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	187,000.00	46,750.00	31,473.48	-15,276.52
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	53,000.00	13,250.00	11,212.78	-2,037.22
203 - HEALTH CARE INSURANCE	18,000.00	4,500.00	3,626.02	-873.98
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	258,000.00	64,500.00	46,312.28	-18,187.72
300 - REPAIRS & MAINTENANCE:	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	1,875.00	918.28	-956.72
302 - ROOFING REPAIRS	8,000.00	2,000.00	150.00	-1,850.00
303 - PLUMBING REPAIRS	6,000.00	1,500.00	4,590.00	3,090.00
304 - FIRE SAFETY	1,500.00	375.00	0.00	-375.00
305 - RENTAL REPAIRS	600.00	150.00	200.00	50.00
306 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	3,125.00	834.17	-2,290.83
307 - TOOLS / FIXED EQUIPMENT	4,000.00	1,000.00	152.75	-847.25
308 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	300.00	136.91	-163.09
309 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	300.00	191.00	-109.00
310 - SIGNAGE	6,000.00	1,500.00	0.00	-1,500.00
311 - PROJECTS FORWARD-CONTINGENCY-Board Approved	64,992.15	16,248.04	10,561.91	-5,686.13
* 300 - TOTAL BLDG-MAINTENANCE	113,492.15	28,373.04	17,735.02	-10,638.02
400 - CONTRACT SERVICES:	2021 ANNUAL	3 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 - Myers / Ideal Security	53,000.00	13,250.00	11,844.04	-1,405.96
403 - LANDSCAPING CONTRACT	48,000.00	12,000.00	12,000.00	0.00
404 - POOLS -Cleaning & Chemicals - Specs Pools	12,000.00	3,000.00	3,000.00	0.00
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	41,647.85	40,165.44	-1,482.41
500 - INSURANCE:	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE (JOA) * 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:	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	750.00	575.63	-174.37
602 - OFFICE SUPPLIES	1,200.00	300.00	208.62	-91.38
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	375.00	527.78	152.78
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	1,750.00	1,418.76	-331.24
* 600 - TOTAL OFFICE - ADMINISTRATIVE	12,700.00	3,175.00	2,730.79	-444.21
700 - POOL MAINTENANCE:	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	1,500.00	7,745.24	6,245.24
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	500.00	125.82	-374.18
703 - POOL FURNITURE	2,000.00	500.00	0.00	-500.00
* 700 - TOTAL POOL EXPENSES	10,000.00	2,500.00	7,871.06	5,371.06
800 - LANDSCAPING:	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	3,000.00	3,647.26	647.26
802 - TREE TRIMMING & REMOVABLE	30,000.00	7,500.00	0.00	-7,500.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	875.00	183.13	-691.87
804 - DITCH MAINTENANCE	11,000.00	2,750.00	1,250.00	-1,500.00
* 800 - TOTAL LANDSCAPING EXPENSES	56,500.00	14,125.00	5,080.39	-9,044.61
900 - PROFESSIONAL:	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT	4,500.00	4,500.00	0.00	-4,500.00
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	770.50	-479.50
* 900 - TOTAL PROFESSIONAL	20,300.00	8,450.00	3,470.50	-4,979.50
1000 - TAXES:& GOVERNMENT FEES	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	325.00	361.25	36.25
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	325.00	361.25	36.25
1100 - UTILITIES:	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	26,000.00	6,500.00	6,279.01	-220.99
1102 - WATER - Deltona Water	8,700.00	2,175.00	2,404.22	229.22
1103 - PROPANE GAS - FPU POOLS	20,000.00	5,000.00	18,891.12	13,891.12
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	250.00	51.12	-198.88
* 1100 - TOTAL UTILITIES	55,700.00	13,925.00	27,625.47	13,700.47
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	49,500.00	49,500.00	0.00
	2021 ANNUAL	3 MONTH BUDGET	YTD ACTUALS	VARIANCE
* YTD EXPENSES- 01/01/21 thru 12/31/21	927,438.00	244,520.89	218,852.20	-25,668.69
RECONCILES WITH CURRENT BALANCE SHEET - Mar cash forward to Apr ==>		\$43,843.02		
YTD % OF BUDGET==>		89.50%	VARIANCE (-) UNDER budget (+) OVER BUDGET	

\$0.00