

EDGEWATER CONDOMINIUM MAY '24 MONTHLY FINANCIAL REPORT

5 CURRENT MONTH	2024 ANNUAL	5 MONTH	5 MONTH	5 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	338,520.00	356,501.00	17,981.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,250.00	2,400.00	1,150.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	2,225.00	2,225.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,666.67	1,714.60	47.93
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,666.67	829.82	-836.85
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	893,200.00	412,855.33	406,267.09	-6,588.24
EXPENSES:				
200 - PAYROLL GROSS:	2024 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	250,000.00	104,166.67	88,895.00	-15,271.67
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	60,000.00	25,000.00	25,246.56	246.56
203 - HEALTH CARE INSURANCE	18,000.00	7,500.00	6,530.57	-969.43
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	328,000.00	136,666.67	120,672.13	-15,994.54
300 - REPAIRS & MAINTENANCE:	2024 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	4,000.00	1,666.67	608.88	-1,057.79
302 - ROOFING REPAIRS	1,200.00	500.00	0.00	-500.00
303 - PLUMBING REPAIRS	1,800.00	750.00	233.44	-516.56
304 - FIRE SAFETY	7,500.00	3,125.00	0.00	-3,125.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	18,500.00	7,708.33	629.24	-7,079.09
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,666.67	502.77	-1,163.90
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	500.00	396.73	-103.27
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	500.00	639.65	139.65
309 - SIGNAGE	1,200.00	500.00	186.32	-313.68
* 300 - TOTAL BLDG-MAINTENANCE	40,600.00	16,916.67	3,197.03	-13,719.64
400 - CONTRACT SERVICES:	2024 ANNUAL	5 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	25,000.00	24,500.00	-500.00
403 - POOLS - Cleaning & Chemicals -	19,200.00	8,000.00	8,000.00	0.00
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	46,852.00	46,037.40	-814.60
500 - INSURANCE:	2024 ANNUAL	5 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	40,000.00	40,000.00	0.00
* 500 - TOTAL INSURANCE	96,000.00	40,000.00	40,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2024 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,250.00	763.38	-486.62
602 - OFFICE SUPPLIES	1,200.00	500.00	376.93	-123.07
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	625.00	379.34	-245.66
604 - PHONE, INTERNET,WEBSITE - Spectrum/GoDaddy	7,000.00	2,916.67	1,992.59	-924.08
605 - RECREATIONAL /ZEN AREA	600.00	250.00	599.85	349.85
606 - SOCIAL COMMITTEE	1,200.00	500.00	293.39	-206.61
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	6,041.67	4,405.48	-1,636.19
700 - POOL MAINTENANCE:	2024 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	2,500.00	1,745.13	-754.87
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	833.33	360.30	-473.03
703 - POOL FURNITURE	2,000.00	833.33	1,000.77	167.44
* 700 - TOTAL POOL EXPENSES	10,000.00	4,166.67	3,106.20	-1,060.47
800 - LANDSCAPING:	2024 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	5,000.00	1,877.86	-3,122.14
802 - TREE TRIMMING & REMOVABLE	12,000.00	5,000.00	11,000.00	6,000.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,458.33	184.48	-1,273.85
804 - STORM WATER MAINTENANCE	6,000.00	2,500.00	6,500.00	4,000.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	13,958.33	19,562.34	5,604.01
900 - PROFESSIONAL:	2024 ANNUAL	5 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	4,500.00	4,500.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	2,083.33	1,200.00	-883.33
* 900 - TOTAL PROFESSIONAL	16,800.00	6,858.33	6,000.00	-858.33
1000 - TAXES:& GOVERNMENT FEES	2024 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,600.00	666.67	1,088.28	421.61
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	666.67	1,088.28	421.61
1100 - UTILITIES:	2024 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	11,666.67	12,054.41	387.74
1102 - WATER - Deltona Water	9,500.00	3,958.33	3,968.05	9.72
1103 - PROPANE GAS - FPU POOLS	21,000.00	8,750.00	9,954.72	1,204.72
1104 - PROPANE GAS - FPU GENERATOR/GENERATOR PM	1,400.00	583.33	468.38	-114.95
* 1100 - TOTAL UTILITIES	59,900.00	24,958.33	26,445.56	1,487.23
* 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	82,500.00	82,500.00	0.00
* YTD EXPENSES- 01/01/24 thru 12/31/24	893,200.00	379,585.33	353,014.42	-26,570.91

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

\$53,252.67

YTD % OF BUDGET==> **93.00%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00