

## EDGEWATER CONDOMINIUM MAY '23 MONTHLY FINANCIAL REPORT

5 CURRENT MONTH	2023 ANNUAL	5 MONTH	5 MONTH	5 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	338,520.00	373,000.50	34,480.50
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,250.00	1,225.00	-25.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,125.00	1,125.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,666.67	1,464.30	-202.37
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,666.67	1,072.52	-594.15
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	926,448.00	446,103.33	425,047.18	-21,056.15
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	103,333.33	92,279.09	-11,054.24
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	22,916.67	24,987.96	2,071.29
203 - HEALTH CARE INSURANCE	18,000.00	7,500.00	4,364.30	-3,135.70
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	133,750.00	121,631.35	-12,118.65
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	3,125.00	4,417.96	1,292.96
302 - ROOFING REPAIRS	2,400.00	1,000.00	0.00	-1,000.00
303 - PLUMBING REPAIRS	3,600.00	1,500.00	0.00	-1,500.00
304 - FIRE SAFETY	1,500.00	625.00	0.00	-625.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	5,208.33	9,293.26	4,084.93
306 - TOOLS / FIXED EQUIPMENT	4,000.00	1,666.67	735.75	-930.92
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	500.00	295.11	-204.89
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	500.00	1,431.40	931.40
309 - SIGNAGE	3,000.00	1,250.00	34.56	-1,215.44
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	21,852.08	6,856.07	-14,996.01
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	37,227.08	23,064.11	-14,162.97
<b>400 - CONTRACT SERVICES:</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
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	25,000.00	24,000.00	-1,000.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	9,800.00	8,800.00	-1,000.00
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	48,535.00	46,337.40	-2,197.60
<b>500 - INSURANCE:</b>	<b>2023 ANNUAL</b>	<b>5 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	30,000.00	30,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	30,000.00	30,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,250.00	954.47	-295.53
602 - OFFICE SUPPLIES	1,200.00	500.00	317.76	-182.24
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	625.00	503.59	-121.41
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	2,916.67	1,696.24	-1,220.43
605 - RECREATIONAL /ZEN AREA	600.00	250.00	36.18	-213.82
606 - SOCIAL COMMITTEE	1,200.00	500.00	-377.23	-877.23
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	6,041.67	3,131.01	-2,910.66
<b>700 - POOL MAINTENANCE:</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	2,500.00	5,763.00	3,263.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	833.33	640.54	-192.79
703 - POOL FURNITURE	2,000.00	833.33	322.54	-510.79
* 700 - TOTAL POOL EXPENSES	10,000.00	4,166.67	6,726.08	2,559.41
<b>800 - LANDSCAPING:</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	5,000.00	2,971.86	-2,028.14
802 - TREE TRIMMING & REMOVABLE	12,000.00	5,000.00	5,000.00	0.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,458.33	2,039.31	580.98
804 - DITCH MAINTENANCE	6,000.00	2,500.00	2,250.00	-250.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	13,958.33	12,261.17	-1,697.16
<b>900 - PROFESSIONAL:</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT in Jul'23	4,000.00	275.00	275.00	0.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	4,500.00	4,500.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	2,083.33	850.00	-1,233.33
* 900 - TOTAL PROFESSIONAL	19,800.00	6,858.33	5,625.00	-1,233.33
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	541.67	901.60	359.93
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	541.67	901.60	359.93
<b>1100 - UTILITIES:</b>	<b>2023 ANNUAL</b>	<b>5 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	28,000.00	11,666.67	10,755.84	-910.83
1102 - WATER - Deltona Water	9,500.00	3,958.33	3,514.59	-443.74
1103 - PROPANE GAS - FPU POOLS	30,000.00	12,500.00	11,019.14	-1,480.86
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	416.67	58.58	-358.09
* 1100 - TOTAL UTILITIES	68,500.00	28,541.67	25,348.15	-3,193.52
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	82,500.00	82,500.00	0.00
* YTD EXPENSES- 01/01/23 thru 12/31/23	926,448.00	392,120.42	357,525.87	-34,594.55
RECONCILES WITH CURRENT BALANCE SHEET - May cash forward to Jun ==>		<b>\$67,521.31</b>		
YTD % OF BUDGET==>		91.18%	VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET	

\$0.00