

EDGEWATER CONDOMINIUM MAY '22 MONTHLY FINANCIAL REPORT

5 CURRENT MONTH	2021 ANNUAL	5 MONTH	5 MONTH	5 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	338,520.00	343,938.00	5,418.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,250.00	1,887.00	637.00
103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)	9,000.00	3,750.00	0.00	-3,750.00
104 - PARKING & REC PASS DEPOSITS	0.00	0.00	2,350.00	2,350.00
105 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	1,666.67	1,487.20	-179.47
106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	1,666.67	1,137.40	-529.27
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	927,448.00	441,853.33	396,952.62	-44,900.71
EXPENSES:				
200 - PAYROLL GROSS:	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	187,000.00	77,916.67	53,402.51	-24,514.16
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	53,000.00	22,083.33	18,367.73	-3,715.60
203 - HEALTH CARE INSURANCE	18,000.00	7,500.00	4,543.46	-2,956.54
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	258,000.00	107,500.00	76,313.70	-31,186.30
300 - REPAIRS & MAINTENANCE:	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	3,125.00	918.28	-2,206.72
302 - ROOFING REPAIRS	8,000.00	3,333.33	2,050.00	-1,283.33
303 - PLUMBING REPAIRS	6,000.00	2,500.00	4,590.00	2,090.00
304 - FIRE SAFETY	1,500.00	625.00	0.00	-625.00
305 - RENTAL REPAIRS	600.00	250.00	583.27	333.27
306 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	5,208.33	4,675.71	-532.62
307 - TOOLS / FIXED EQUIPMENT	4,000.00	1,666.67	1,422.06	-244.61
308 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	500.00	500.32	0.32
309 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	500.00	271.00	-229.00
310 - SIGNAGE	6,000.00	2,500.00	0.00	-2,500.00
311 - PROJECTS FORWARD-CONTINGENCY-Board Approved	64,992.15	27,080.06	21,694.12	-5,385.94
* 300 - TOTAL BLDG-MAINTENANCE	113,492.15	47,288.40	36,704.76	-10,583.64
400 - CONTRACT SERVICES:	2021 ANNUAL	5 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	22,083.33	18,625.36	-3,457.97
403 - LANDSCAPING CONTRACT	48,000.00	20,000.00	20,000.00	0.00
404 - POOLS -Cleaning & Chemicals - Specs Pools	12,000.00	5,000.00	5,750.00	750.00
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	60,481.18	57,696.76	-2,784.42
500 - INSURANCE:	2021 ANNUAL	5 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	30,000.00	30,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	30,000.00	30,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,250.00	926.92	-323.08
602 - OFFICE SUPPLIES	1,200.00	500.00	457.46	-42.54
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	625.00	758.80	133.80
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	2,916.67	2,524.64	-392.03
* 600 - TOTAL OFFICE - ADMINISTRATIVE	12,700.00	5,291.67	4,667.82	-623.85
700 - POOL MAINTENANCE:	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	2,500.00	17,388.78	14,888.78
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	833.33	809.33	-24.00
703 - POOL FURNITURE	2,000.00	833.33	0.00	-833.33
* 700 - TOTAL POOL EXPENSES	10,000.00	4,166.67	18,198.11	14,031.44
800 - LANDSCAPING:	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	5,000.00	4,303.76	-696.24
802 - TREE TRIMMING & REMOVABLE	30,000.00	12,500.00	0.00	-12,500.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	1,458.33	733.13	-725.20
804 - DITCH MAINTENANCE	11,000.00	4,583.33	1,250.00	-3,333.33
* 800 - TOTAL LANDSCAPING EXPENSES	56,500.00	23,541.67	6,286.89	-17,254.78
900 - PROFESSIONAL:	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT	4,500.00	4,500.00	3,800.00	-700.00
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	1,802.50	-280.83
* 900 - TOTAL PROFESSIONAL	20,300.00	11,083.33	10,102.50	-980.83
1000 - TAXES:& GOVERNMENT FEES	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	541.67	861.60	319.93
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	541.67	861.60	319.93
1100 - UTILITIES:	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	26,000.00	10,833.33	10,456.64	-376.69
1102 - WATER - Deltona Water	8,700.00	3,625.00	3,801.11	176.11
1103 - PROPANE GAS - FPU POOLS	20,000.00	8,333.33	27,933.61	19,600.28
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	416.67	51.12	-365.55
* 1100 - TOTAL UTILITIES	55,700.00	23,208.33	42,242.48	19,034.15
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	82,500.00	82,500.00	0.00
	2021 ANNUAL	5 MONTH BUDGET	YTD ACTUALS	VARIANCE
* YTD EXPENSES- 01/01/22 thru 12/31/22	927,438.00	395,602.91	365,574.62	-30,028.29
RECONCILES WITH CURRENT BALANCE SHEET - May cash forward to Jun ==>		\$31,378.00		
YTD % OF BUDGET==>		92.41%	VARIANCE (-) UNDER budget (+) OVER BUDGET	

-\$0.00