

# EDGEWATER CONDOMINIUM NOVEMBER '23 MONTHLY FINANCIAL REPORT

11 CURRENT MONTH	2023 ANNUAL	11 MONTH	11 MONTH	11 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	744,744.00	751,056.00	6,312.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,750.00	2,625.00	-125.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	3,400.00	3,400.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,666.67	3,323.70	-342.97
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,666.67	2,031.44	-1,635.23
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	926,448.00	857,827.33	809,596.00	-48,231.33
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2023 ANNUAL</b>	<b>11 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	227,333.33	203,217.36	-24,115.97
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	50,416.67	58,221.42	7,804.75
203 - HEALTH CARE INSURANCE	18,000.00	16,500.00	10,910.78	-5,589.22
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	294,250.00	272,349.56	-21,900.44
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2023 ANNUAL</b>	<b>11 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	6,875.00	6,085.67	-789.33
302 - ROOFING REPAIRS	2,400.00	2,200.00	100.00	-2,100.00
303 - PLUMBING REPAIRS	3,600.00	3,300.00	307.29	-2,992.71
304 - FIRE SAFETY	1,500.00	1,375.00	0.00	-1,375.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	11,458.33	13,793.26	2,334.93
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,666.67	2,623.02	-1,043.65
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	1,100.00	1,024.88	-75.12
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	1,100.00	2,263.25	1,163.25
309 - SIGNAGE	3,000.00	2,750.00	77.15	-2,672.85
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	48,074.58	31,333.35	-16,741.23
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	81,899.58	57,607.87	-24,291.71
<b>400 - CONTRACT SERVICES:</b>	<b>2023 ANNUAL</b>	<b>11 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 & Erics	60,000.00	55,000.00	47,600.00	-7,400.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	21,560.00	20,000.00	-1,560.00
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	90,295.00	81,137.40	-9,157.60
<b>500 - INSURANCE:</b>	<b>2023 ANNUAL</b>	<b>11 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	66,000.00	66,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	66,000.00	66,000.00	0.00
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2023 ANNUAL</b>	<b>11 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,750.00	2,015.76	-734.24
602 - OFFICE SUPPLIES	1,200.00	1,100.00	608.50	-491.50
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,375.00	1,046.66	-328.34
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	6,416.67	5,602.56	-814.11
605 - RECREATIONAL /ZEN AREA	600.00	550.00	50.04	-499.96
606 - SOCIAL COMMITTEE	1,200.00	1,100.00	49.06	-1,050.94
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	13,291.67	9,372.58	-3,919.09
<b>700 - POOL MAINTENANCE:</b>	<b>2023 ANNUAL</b>	<b>11 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	5,500.00	6,084.00	584.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,833.33	1,672.26	-161.07
703 - POOL FURNITURE	2,000.00	1,833.33	503.54	-1,329.79
* 700 - TOTAL POOL EXPENSES	10,000.00	9,166.67	8,259.80	-906.87
<b>800 - LANDSCAPING:</b>	<b>2023 ANNUAL</b>	<b>11 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	11,000.00	9,148.12	-1,851.88
802 - TREE TRIMMING & REMOVABLE	12,000.00	11,000.00	12,150.00	1,150.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	3,208.33	2,393.13	-815.20
804 - DITCH MAINTENANCE	6,000.00	5,500.00	5,000.00	-500.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	30,708.33	28,691.25	-2,017.08
<b>900 - PROFESSIONAL:</b>	<b>2023 ANNUAL</b>	<b>11 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT in Jul'23	4,000.00	4,000.00	4,850.00	850.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	9,900.00	9,900.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	4,583.33	1,900.00	-2,683.33
* 900 - TOTAL PROFESSIONAL	19,800.00	18,483.33	16,650.00	-1,833.33
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2023 ANNUAL</b>	<b>11 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	1,191.67	901.60	-290.07
1002 - STATE OF FL. DPBR FEE \$4 PER UNIT (due in Nov)	1,248.00	1,248.00	0.00	-1,248.00
* 1000 - TOTAL TAXES	2,548.00	2,439.67	901.60	-1,538.07
<b>1100 - UTILITIES:</b>	<b>2023 ANNUAL</b>	<b>11 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	28,000.00	25,666.67	25,177.00	-489.67
1102 - WATER - Deltona Water	9,500.00	8,708.33	8,296.19	-412.14
1103 - PROPANE GAS - FPU POOLS	30,000.00	27,500.00	11,269.14	-16,230.86
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	916.67	127.81	-788.86
* 1100 - TOTAL UTILITIES	68,500.00	62,791.67	44,870.14	-17,921.53
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	181,500.00	181,500.00	0.00
* YTD EXPENSES- 01/01/23 thru 12/31/23	926,448.00	850,825.92	767,340.20	-83,485.72
RECONCILES WITH CURRENT BALANCE SHEET - Nov cash forward to Dec ==>		<b>\$42,255.80</b>		

YTD % OF BUDGET==> **90.19%**      VARIANCE ( - ) UNDER budget ( + ) OVER BUDGET