

EDGEWATER CONDOMINIUM NOVEMBER '22 MONTHLY FINANCIAL REPORT

11 CURRENT MONTH	2022 ANNUAL	11 MONTH	11 MONTH	11 MONTH
100 - INCOME: Category Description	ADOPTED BUDGET	BUDGET	ACTUALS	VARIANCE
100 - 2021	95,000.00	95,000.00	80,001.53	-14,998.47
101 - MAINTENANCE FEES (312 X 217 X 12)	812,448.00	744,744.00	742,802.00	-1,942.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,750.00	6,688.23	3,938.23
103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)	9,000.00	8,250.00	9,000.00	750.00
104 - PARKING & REC PASS DEPOSITS	0.00	0.00	3,500.00	3,500.00
105 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,666.67	4,450.45	783.78
106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,666.67	3,266.24	-400.43
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	927,448.00	858,077.33	849,708.45	-8,368.88
EXPENSES:				
200 - PAYROLL GROSS:	2022 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	187,000.00	171,416.67	143,989.13	-27,427.54
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	53,000.00	48,583.33	45,454.42	-3,128.91
203 - HEALTH CARE INSURANCE	18,000.00	16,500.00	9,818.78	-6,681.22
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	258,000.00	236,500.00	199,262.33	-37,237.67
300 - REPAIRS & MAINTENANCE:	2022 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	6,875.00	3,196.93	-3,678.07
302 - ROOFING REPAIRS	8,000.00	7,333.33	2,982.21	-4,351.12
303 - PLUMBING REPAIRS	6,000.00	5,500.00	4,790.00	-710.00
304 - FIRE SAFETY	1,500.00	1,375.00	1,096.95	-278.05
305 - RENTAL REPAIRS	600.00	550.00	600.63	50.63
306 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	11,458.33	11,421.02	-37.31
307 - TOOLS / FIXED EQUIPMENT	4,000.00	3,666.67	3,070.29	-596.38
308 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	1,100.00	855.16	-244.84
309 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	1,100.00	1,464.28	364.28
310 - SIGNAGE	6,000.00	5,500.00	2,005.18	-3,494.82
311 - PROJECTS FORWARD-CONTINGENCY-Board Approved	64,992.15	59,576.14	56,355.93	-3,220.21
* 300 - TOTAL BLDG-MAINTENANCE	113,492.15	104,034.47	87,838.58	-16,195.89
400 - CONTRACT SERVICES:	2022 ANNUAL	11 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	53,000.00	48,583.33	31,048.24	-17,535.09
403 - LANDSCAPING CONTRACT - Majestic Prject Group, LLC	48,000.00	44,000.00	40,600.00	-3,400.00
404 - POOLS - Cleaning & Chemicals -	12,000.00	11,000.00	7,800.00	-3,200.00
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	116,981.18	92,769.64	-24,211.54
500 - INSURANCE:	2022 ANNUAL	11 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	66,000.00	66,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	66,000.00	66,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2022 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,750.00	2,328.33	-421.67
602 - OFFICE SUPPLIES	1,200.00	1,100.00	1,026.75	-73.25
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,375.00	975.39	-399.61
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	6,416.67	5,162.64	-1,254.03
* 600 - TOTAL OFFICE - ADMINISTRATIVE	12,700.00	11,641.67	9,493.11	-2,148.56
700 - POOL MAINTENANCE:	2022 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	5,500.00	18,383.85	12,883.85
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,833.33	1,331.91	-501.42
703 - POOL FURNITURE	2,000.00	1,833.33	607.20	-1,226.13
* 700 - TOTAL POOL EXPENSES	10,000.00	9,166.67	20,322.96	11,156.29
800 - LANDSCAPING:	2022 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	11,000.00	12,923.08	1,923.08
802 - TREE TRIMMING & REMOVABLE	30,000.00	27,500.00	25,400.00	-2,100.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	3,208.33	1,543.63	-1,664.70
804 - DITCH MAINTENANCE	11,000.00	10,083.33	1,250.00	-8,833.33
* 800 - TOTAL LANDSCAPING EXPENSES	56,500.00	51,791.67	41,116.71	-10,674.96
900 - PROFESSIONAL:	2022 ANNUAL	11 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	9,900.00	9,900.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	4,583.33	4,365.50	-217.83
* 900 - TOTAL PROFESSIONAL	20,300.00	18,983.33	18,065.50	-917.83
1000 - TAXES:& GOVERNMENT FEES	2022 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	1,191.67	861.60	-330.07
1002 - REAL ESTATE TAXES (due in Nov)	1,800.00	1,800.00	-891.16	-2,691.16
1003 - 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	4,348.00	4,239.67	-29.56	-4,269.23
1100 - UTILITIES:	2022 ANNUAL	11 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	26,000.00	23,833.33	22,692.88	-1,140.45
1102 - WATER - Deltona Water	8,700.00	7,975.00	7,996.18	21.18
1103 - PROPANE GAS - FPU POOLS	20,000.00	18,333.33	27,933.61	9,600.28
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	916.67	416.97	-499.70
* 1100 - TOTAL UTILITIES	55,700.00	51,058.33	59,039.64	7,981.31
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	181,500.00	181,500.00	0.00
YTD EXPENSES- 01/01/22 thru 12/31/22	927,438.00	851,896.99	775,378.91	-76,518.08
RECONCILES WITH CURRENT BALANCE SHEET - Nov cash forward to Dec ==>		\$74,329.54		
YTD % OF BUDGET==>		91.02%	VARIANCE (-) UNDER budget (+) OVER BUDGET	

-\$0.00