

EDGEWATER CONDOMINIUM SEPTEMBER '23 MONTHLY FINANCIAL REPORT

9 CURRENT MONTH	2023 ANNUAL	9 MONTH	9 MONTH	9 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	609,336.00	628,657.00	19,321.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,250.00	2,700.00	450.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	3,125.00	3,125.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,000.00	3,964.30	964.30
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,000.00	774.57	-2,225.43
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	926,448.00	720,586.00	686,380.73	-34,205.27
EXPENSES:				
200 - PAYROLL GROSS:	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	186,000.00	161,142.91	-24,857.09
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	41,250.00	45,680.96	4,430.96
203 - HEALTH CARE INSURANCE	18,000.00	13,500.00	9,817.56	-3,682.44
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	240,750.00	216,641.43	-24,108.57
300 - REPAIRS & MAINTENANCE:	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	5,625.00	5,135.79	-489.21
302 - ROOFING REPAIRS	2,400.00	1,800.00	0.00	-1,800.00
303 - PLUMBING REPAIRS	3,600.00	2,700.00	0.00	-2,700.00
304 - FIRE SAFETY	1,500.00	1,125.00	0.00	-1,125.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	9,375.00	13,793.26	4,418.26
306 - TOOLS / FIXED EQUIPMENT	4,000.00	3,000.00	1,893.11	-1,106.89
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	900.00	612.53	-287.47
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	900.00	2,263.25	1,363.25
309 - SIGNAGE	3,000.00	2,250.00	77.15	-2,172.85
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	39,333.75	55,060.23	15,726.48
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	67,008.75	78,835.32	11,826.57
400 - CONTRACT SERVICES:	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
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	45,000.00	39,272.00	-5,728.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	17,640.00	15,200.00	-2,440.00
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	76,375.00	68,009.40	-8,365.60
500 - INSURANCE:	2023 ANNUAL	9 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	72,000.00	54,000.00	54,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	54,000.00	54,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,250.00	1,638.64	-611.36
602 - OFFICE SUPPLIES	1,200.00	900.00	456.15	-443.85
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,125.00	679.27	-445.73
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	5,250.00	4,046.74	-1,203.26
605 - RECREATIONAL /ZEN AREA	600.00	450.00	50.04	-399.96
606 - SOCIAL COMMITTEE	1,200.00	900.00	-11.09	-911.09
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	10,875.00	6,859.75	-4,015.25
700 - POOL MAINTENANCE:	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	4,500.00	6,084.00	1,584.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,500.00	1,216.08	-283.92
703 - POOL FURNITURE	2,000.00	1,500.00	503.54	-996.46
* 700 - TOTAL POOL EXPENSES	10,000.00	7,500.00	7,803.62	303.62
800 - LANDSCAPING:	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	9,000.00	8,971.86	-28.14
802 - TREE TRIMMING & REMOVABLE	12,000.00	9,000.00	10,650.00	1,650.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,625.00	2,393.13	-231.87
804 - DITCH MAINTENANCE	6,000.00	4,500.00	2,250.00	-2,250.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	25,125.00	24,264.99	-860.01
900 - PROFESSIONAL:	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT in Jul'23	4,000.00	4,000.00	275.00	-3,725.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	8,100.00	8,100.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	3,750.00	1,900.00	-1,850.00
* 900 - TOTAL PROFESSIONAL	19,800.00	15,850.00	10,275.00	-5,575.00
1000 - TAXES:& GOVERNMENT FEES	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	975.00	901.60	-73.40
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	975.00	901.60	-73.40
1100 - UTILITIES:	2023 ANNUAL	9 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	21,000.00	20,525.62	-474.38
1102 - WATER - Deltona Water	9,500.00	7,125.00	6,662.31	-462.69
1103 - PROPANE GAS - FPU POOLS	30,000.00	22,500.00	11,019.14	-11,480.86
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	750.00	127.81	-622.19
* 1100 - TOTAL UTILITIES	68,500.00	51,375.00	38,334.88	-13,040.12
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	148,500.00	148,500.00	0.00
* YTD EXPENSES- 01/01/23 thru 12/31/23	926,448.00	698,333.75	654,425.99	-43,907.76
RECONCILES WITH CURRENT BALANCE SHEET - Sep cash forward to Oct ==>		\$31,954.74		
YTD % OF BUDGET==>		93.71%	VARIANCE (-) UNDER budget (+) OVER BUDGET	

-\$0.00