

# EDGEWATER CONDOMINIUM SEPTEMBER '22 MONTHLY FINANCIAL REPORT

| 9 CURRENT MONTH  | 2022 ANNUAL        | 9 MONTH               | 9 MONTH            | 9 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         | 609,336.00            | 612,288.00         | 2,952.00         |
| 102 - ESTOPPEL AND QUESTIONNAIRE FEES  | 3,000.00           | 2,250.00              | 3,988.23           | 1,738.23         |
| 103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)   | 9,000.00           | 6,750.00              | 9,000.00           | 2,250.00         |
| 104 - PARKING & REC PASS DEPOSITS  | 0.00               | 0.00                  | 3,050.00           | 3,050.00         |
| 105 - SCREENING FEES COLLECTED MINUS SCREENING COST  | 4,000.00           | 3,000.00              | 3,640.40           | 640.40           |
| 106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST  | 4,000.00           | 3,000.00              | 2,519.65           | -480.35          |
| <b>100 - TOTAL ANNUAL / MONTHLY INCOME &amp; YTD</b>   | <b>927,448.00</b>  | <b>719,336.00</b>     | <b>714,487.81</b>  | <b>-4,848.19</b> |
| <b>EXPENSES:</b>   |                    |                       |                    |                  |
| <b>200 - PAYROLL GROSS:</b>  | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 201 - PAYROLL: MANAGER, ADINM, MAINTENANCE   | 187,000.00         | 140,250.00            | 110,118.39         | -30,131.61       |
| 202 - PAYROLL SERVICE TAX AND / WORKERS COMP   | 53,000.00          | 39,750.00             | 35,322.26          | -4,427.74        |
| 203 - HEALTH CARE INSURANCE  | 18,000.00          | 13,500.00             | 8,909.88           | -4,590.12        |
| * 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP  | 258,000.00         | 193,500.00            | 154,350.53         | -39,149.47       |
| <b>300 - REPAIRS &amp; MAINTENANCE:</b>  | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING   | 7,500.00           | 5,625.00              | 2,302.07           | -3,322.93        |
| 302 - ROOFING REPAIRS  | 8,000.00           | 6,000.00              | 2,050.00           | -3,950.00        |
| 303 - PLUMBING REPAIRS   | 6,000.00           | 4,500.00              | 4,790.00           | 290.00           |
| 304 - FIRE SAFETY  | 1,500.00           | 1,125.00              | 0.00               | -1,125.00        |
| 305 - RENTAL REPAIRS   | 600.00             | 450.00                | 600.63             | 150.63           |
| 306 - EXTERIOR REPAIRS, SIDEWALK, SIDING   | 12,500.00          | 9,375.00              | 6,598.70           | -2,776.30        |
| 307 - TOOLS / FIXED EQUIPMENT  | 4,000.00           | 3,000.00              | 2,356.40           | -643.60          |
| 308 - GAS - FOR CARTS AND EQUIPMENT  | 1,200.00           | 900.00                | 778.48             | -121.52          |
| 309 - GOLF CART REPAIRS / MAINTENANCE  | 1,200.00           | 900.00                | 1,026.58           | 126.58           |
| 310 - SIGNAGE  | 6,000.00           | 4,500.00              | 1,939.31           | -2,560.69        |
| 311 - PROJECTS FORWARD-CONTINGENCY-Board Approved  | 64,992.15          | 48,744.11             | 41,168.43          | -7,575.68        |
| * 300 - TOTAL BLDG-MAINTENANCE   | 113,492.15         | 85,119.11             | 63,610.60          | -21,508.51       |
| <b>400 - CONTRACT SERVICES:</b>  | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 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          | 39,750.00             | 27,182.29          | -12,567.71       |
| 403 - LANDSCAPING CONTRACT   | 48,000.00          | 36,000.00             | 36,600.00          | 600.00           |
| 404 - POOLS - Cleaning & Chemicals -   | 12,000.00          | 9,000.00              | 4,200.00           | -4,800.00        |
| 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         | 98,147.85             | 81,303.69          | -16,844.16       |
| <b>500 - INSURANCE:</b>  | <b>2022 ANNUAL</b> | <b>9 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          | 54,000.00             | 54,000.00          | 0.00             |
| * 500 - TOTAL INSURANCE  | 72,000.00          | 54,000.00             | 54,000.00          | 0.00             |
| <b>600 - OFFICE - ADMINISTRATIVE:</b>  | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 601 - ADMIN COST-Water,Uniforms,License,Notary   | 3,000.00           | 2,250.00              | 2,109.29           | -140.71          |
| 602 - OFFICE SUPPLIES  | 1,200.00           | 900.00                | 833.27             | -66.73           |
| 603 - POSTAGE & PRINTING - Stamps, Ink, Paper  | 1,500.00           | 1,125.00              | 861.64             | -263.36          |
| 604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy  | 7,000.00           | 5,250.00              | 4,609.70           | -640.30          |
| * 600 - TOTAL OFFICE - ADMINISTRATIVE  | 12,700.00          | 9,525.00              | 8,413.90           | -1,111.10        |
| <b>700 - POOL MAINTENANCE:</b>   | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 701 - REPAIRS  | 6,000.00           | 4,500.00              | 18,383.85          | 13,883.85        |
| 702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc  | 2,000.00           | 1,500.00              | 1,125.92           | -374.08          |
| 703 - POOL FURNITURE   | 2,000.00           | 1,500.00              | 607.20             | -892.80          |
| * 700 - TOTAL POOL EXPENSES  | 10,000.00          | 7,500.00              | 20,116.97          | 12,616.97        |
| <b>800 - LANDSCAPING:</b>  | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 801 - PLANTS, ROCKS, MULCH, SOD & SEED   | 12,000.00          | 9,000.00              | 7,853.04           | -1,146.96        |
| 802 - TREE TRIMMING & REMOVABLE  | 30,000.00          | 22,500.00             | 11,000.00          | -11,500.00       |
| 803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS  | 3,500.00           | 2,625.00              | 1,543.63           | -1,081.37        |
| 804 - DITCH MAINTENANCE  | 11,000.00          | 8,250.00              | 1,250.00           | -7,000.00        |
| * 800 - TOTAL LANDSCAPING EXPENSES   | 56,500.00          | 42,375.00             | 21,646.67          | -20,728.33       |
| <b>900 - PROFESSIONAL:</b>   | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 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          | 8,100.00              | 8,100.00           | 0.00             |
| 903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D  | 5,000.00           | 3,750.00              | 4,466.50           | 716.50           |
| * 900 - TOTAL PROFESSIONAL   | 20,300.00          | 16,350.00             | 16,366.50          | 16.50            |
| <b>1000 - TAXES:&amp; GOVERNMENT FEES</b>  | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST   | 1,300.00           | 975.00                | 861.60             | -113.40          |
| 1002 - REAL ESTATE TAXES (due in Nov)  | 1,800.00           | 0.00                  | -891.16            | -891.16          |
| 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           | 975.00                | -29.56             | -1,004.56        |
| <b>1100 - UTILITIES:</b>   | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| 1101 - ELECTRIC - Duke Energy  | 26,000.00          | 19,500.00             | 18,777.47          | -722.53          |
| 1102 - WATER - Deltona Water   | 8,700.00           | 6,525.00              | 6,604.74           | 79.74            |
| 1103 - PROPANE GAS - FPU POOLS   | 20,000.00          | 15,000.00             | 27,933.61          | 12,933.61        |
| 1104 - PROPANE GAS - FPU GENERATOR   | 1,000.00           | 750.00                | 109.70             | -640.30          |
| * 1100 - TOTAL UTILITIES   | 55,700.00          | 41,775.00             | 53,425.52          | 11,650.52        |
| * * 1200 - TRANSFERS TO CAPITAL RESERVE:   | 198,000.00         | 148,500.00            | 148,500.00         | 0.00             |
|  | <b>2022 ANNUAL</b> | <b>9 MONTH BUDGET</b> | <b>YTD ACTUALS</b> | <b>VARIANCE</b>  |
| * YTD EXPENSES- 01/01/22 thru 12/31/22   | 927,438.00         | 697,766.96            | 621,704.82         | -76,062.14       |

RECONCILES WITH CURRENT BALANCE SHEET - Sep cash forward to Oct ==>

**\$92,782.99**

YTD % OF BUDGET==>

**89.10%**

VARIANCE (-) UNDER budget (+) OVER BUDGET

-\$0.00