

EDGEWATER CONDOMINIUM JULY '23 MONTHLY FINANCIAL REPORT

7 CURRENT MONTH	2023 ANNUAL	7 MONTH	7 MONTH	7 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	473,928.00	509,060.00	35,132.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	1,750.00	1,650.00	-100.00
103 - MISC DEPOSITS-non maintenance fees	0.00	0.00	1,900.00	1,900.00
104 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	2,333.33	3,264.30	930.97
105 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	2,333.33	889.11	-1,444.22
100 - TOTAL ANNUAL / MONTHLY INCOME & YTD	926,448.00	583,344.67	563,923.27	-19,421.40
EXPENSES:				
200 - PAYROLL GROSS:	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	248,000.00	144,666.67	126,928.30	-17,738.37
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	55,000.00	32,083.33	35,456.55	3,373.22
203 - HEALTH CARE INSURANCE	18,000.00	10,500.00	6,542.18	-3,957.82
* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE & WORKERS COMP	321,000.00	187,250.00	168,927.03	-18,322.97
300 - REPAIRS & MAINTENANCE:	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	4,375.00	5,023.50	648.50
302 - ROOFING REPAIRS	2,400.00	1,400.00	0.00	-1,400.00
303 - PLUMBING REPAIRS	3,600.00	2,100.00	0.00	-2,100.00
304 - FIRE SAFETY	1,500.00	875.00	0.00	-875.00
305 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	7,291.67	13,793.26	6,501.59
306 - TOOLS / FIXED EQUIPMENT	4,000.00	2,333.33	1,676.06	-657.27
307 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	700.00	523.89	-176.11
308 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	700.00	1,741.40	1,041.40
309 - SIGNAGE	3,000.00	1,750.00	77.15	-1,672.85
310 - PROJECTS FORWARD-CONTINGENCY-Board Approved	52,445.00	30,592.92	49,056.66	18,463.74
* 300 - TOTAL BLDG-MAINTENANCE	89,345.00	52,117.92	71,891.92	19,774.00
400 - CONTRACT SERVICES:	2023 ANNUAL	7 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	35,000.00	30,272.00	-4,728.00
403 - POOLS - Cleaning & Chemicals -	23,520.00	13,720.00	12,000.00	-1,720.00
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	62,455.00	55,809.40	-6,645.60
500 - INSURANCE:	2023 ANNUAL	7 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	42,000.00	42,000.00	0.00
* 500 - TOTAL INSURANCE	72,000.00	42,000.00	42,000.00	0.00
600 - OFFICE - ADMINISTRATIVE:	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	1,750.00	1,317.81	-432.19
602 - OFFICE SUPPLIES	1,200.00	700.00	456.15	-243.85
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	875.00	566.40	-308.60
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	4,083.33	2,701.10	-1,382.23
605 - RECREATIONAL /ZEN AREA	600.00	350.00	50.04	-299.96
606 - SOCIAL COMMITTEE	1,200.00	700.00	-95.30	-795.30
* 600 - TOTAL OFFICE - ADMINISTRATIVE	14,500.00	8,458.33	4,996.20	-3,462.13
700 - POOL MAINTENANCE:	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
701 - REPAIRS	6,000.00	3,500.00	5,763.00	2,263.00
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,166.67	959.35	-207.32
703 - POOL FURNITURE	2,000.00	1,166.67	503.54	-663.13
* 700 - TOTAL POOL EXPENSES	10,000.00	5,833.33	7,225.89	1,392.56
800 - LANDSCAPING:	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	7,000.00	8,971.86	1,971.86
802 - TREE TRIMMING & REMOVABLE	12,000.00	7,000.00	6,450.00	-550.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,041.67	2,114.07	72.40
804 - DITCH MAINTENANCE	6,000.00	3,500.00	2,250.00	-1,250.00
* 800 - TOTAL LANDSCAPING EXPENSES	33,500.00	19,541.67	19,785.93	244.26
900 - PROFESSIONAL:	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
901 - CPA - 1120H TAX PREP, ANNUAL AUDIT in Jul'23	4,000.00	275.00	275.00	0.00
902 - ACCOUNTING SUPPORT - David I Doolittle, svc	10,800.00	6,300.00	6,300.00	0.00
903 - LEGAL-ASSOCIATION WORK	5,000.00	2,916.67	850.00	-2,066.67
* 900 - TOTAL PROFESSIONAL	19,800.00	9,491.67	7,425.00	-2,066.67
1000 - TAXES:& GOVERNMENT FEES	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	758.33	901.60	143.27
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	758.33	901.60	143.27
1100 - UTILITIES:	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
1101 - ELECTRIC - Duke Energy	28,000.00	16,333.33	15,484.40	-848.93
1102 - WATER - Deltona Water	9,500.00	5,541.67	5,174.42	-367.25
1103 - PROPANE GAS - FPU POOLS	30,000.00	17,500.00	11,019.14	-6,480.86
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	583.33	58.58	-524.75
* 1100 - TOTAL UTILITIES	68,500.00	39,958.33	31,736.54	-8,221.79
* * 1200 - TRANSFERS TO CAPITAL RESERVE:	198,000.00	115,500.00	115,500.00	0.00
	2023 ANNUAL	7 MONTH BUDGET	YTD ACTUALS	VARIANCE
* YTD EXPENSES- 01/01/23 thru 12/31/23	926,448.00	543,364.58	526,199.51	-17,165.07
RECONCILES WITH CURRENT BALANCE SHEET - Jul cash forward to Aug ==>		\$37,723.76		

YTD % OF BUDGET==>

96.84%

VARIANCE (-) UNDER budget (+) OVER BUDGET