

# EDGEWATER CONDOMINIUM OCTOBER '22 MONTHLY FINANCIAL REPORT

10 CURRENT MONTH	2022 ANNUAL	10 MONTH	10 MONTH	10 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	677,040.00	682,060.00	5,020.00
102 - ESTOPPEL AND QUESTIONNAIRE FEES	3,000.00	2,500.00	5,388.23	2,888.23
103 - RENT (ASSOCIATION OWNED UNIT: 100 02A & 190-12D)	9,000.00	7,500.00	9,000.00	1,500.00
104 - PARKING & REC PASS DEPOSITS	0.00	0.00	3,325.00	3,325.00
105 - SCREENING FEES COLLECTED MINUS SCREENING COST	4,000.00	3,333.33	4,140.40	807.07
106 - MISC INCOME: TRANSFER FEE, LATE FEE, INTEREST	4,000.00	3,333.33	2,979.95	-353.38
<b>100 - TOTAL ANNUAL / MONTHLY INCOME &amp; YTD</b>	<b>927,448.00</b>	<b>788,706.67</b>	<b>786,895.11</b>	<b>-1,811.56</b>
<b>EXPENSES:</b>				
<b>200 - PAYROLL GROSS:</b>	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
201 - PAYROLL: MANAGER, ADINM, MAINTENANCE	187,000.00	155,833.33	122,915.48	-32,917.85
202 - PAYROLL SERVICE TAX AND / WORKERS COMP	53,000.00	44,166.67	39,294.84	-4,871.83
203 - HEALTH CARE INSURANCE	18,000.00	15,000.00	8,909.88	-6,090.12
<b>* 200 - TOTAL PAYROLL, MILEAGE, HEALTH INSURANCE &amp; WORKERS COMP</b>	<b>258,000.00</b>	<b>215,000.00</b>	<b>171,120.20</b>	<b>-43,879.80</b>
<b>300 - REPAIRS &amp; MAINTENANCE:</b>	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
301 - ELECTRICAL REPAIRS AND EXTERIOR LIGHTING	7,500.00	6,250.00	2,705.26	-3,544.74
302 - ROOFING REPAIRS	8,000.00	6,666.67	2,050.00	-4,616.67
303 - PLUMBING REPAIRS	6,000.00	5,000.00	4,790.00	-210.00
304 - FIRE SAFETY	1,500.00	1,250.00	0.00	-1,250.00
305 - RENTAL REPAIRS	600.00	500.00	600.63	100.63
306 - EXTERIOR REPAIRS, SIDEWALK, SIDING	12,500.00	10,416.67	9,421.02	-995.65
307 - TOOLS / FIXED EQUIPMENT	4,000.00	3,333.33	2,476.21	-857.12
308 - GAS - FOR CARTS AND EQUIPMENT	1,200.00	1,000.00	855.16	-144.84
309 - GOLF CART REPAIRS / MAINTENANCE	1,200.00	1,000.00	1,026.58	26.58
310 - SIGNAGE	6,000.00	5,000.00	1,939.31	-3,060.69
311 - PROJECTS FORWARD-CONTINGENCY-Board Approved	64,992.15	54,160.13	49,368.43	-4,791.70
<b>* 300 - TOTAL BLDG-MAINTENANCE</b>	<b>113,492.15</b>	<b>94,576.79</b>	<b>75,232.60</b>	<b>-19,344.19</b>
<b>400 - CONTRACT SERVICES:</b>	<b>2022 ANNUAL</b>	<b>10 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	44,166.67	29,411.24	-14,755.43
403 - LANDSCAPING CONTRACT	48,000.00	40,000.00	36,600.00	-3,400.00
404 - POOLS - Cleaning & Chemicals -	12,000.00	10,000.00	4,200.00	-5,800.00
405 - LAWN CARE PROGRAM - Turf Master (Annual Payment)	7,344.00	7,344.00	7,344.00	0.00
<b>* 400 - TOTAL CONTRACT SERVICE</b>	<b>126,397.85</b>	<b>107,564.52</b>	<b>83,532.64</b>	<b>-24,031.88</b>
<b>500 - INSURANCE:</b>	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
501 - PROPERTY,WIND,FLOOD & CASUALTY PACKAGE (JOA) * this amount is what is transferred to insurance account, not actual amount paid	72,000.00	60,000.00	60,000.00	0.00
<b>* 500 - TOTAL INSURANCE</b>	<b>72,000.00</b>	<b>60,000.00</b>	<b>60,000.00</b>	<b>0.00</b>
<b>600 - OFFICE - ADMINISTRATIVE:</b>	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
601 - ADMIN COST-Water,Uniforms,License,Notary	3,000.00	2,500.00	2,133.73	-366.27
602 - OFFICE SUPPLIES	1,200.00	1,000.00	913.12	-86.88
603 - POSTAGE & PRINTING - Stamps, Ink, Paper	1,500.00	1,250.00	861.64	-388.36
604 - PHONE, INTERNET,WEBSITE - Sprint/Spectrum/Godaddy	7,000.00	5,833.33	4,742.70	-1,090.63
<b>* 600 - TOTAL OFFICE - ADMINISTRATIVE</b>	<b>12,700.00</b>	<b>10,583.33</b>	<b>8,651.19</b>	<b>-1,932.14</b>
<b>700 - POOL MAINTENANCE:</b>	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
701 - REPAIRS	6,000.00	5,000.00	18,383.85	13,383.85
702 - SUPPLIES- Paper Towels, TP, Cleaning Supplies, Misc	2,000.00	1,666.67	1,268.07	-398.60
703 - POOL FURNITURE	2,000.00	1,666.67	607.20	-1,059.47
<b>* 700 - TOTAL POOL EXPENSES</b>	<b>10,000.00</b>	<b>8,333.33</b>	<b>20,259.12</b>	<b>11,925.79</b>
<b>800 - LANDSCAPING:</b>	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
801 - PLANTS, ROCKS, MULCH, SOD & SEED	12,000.00	10,000.00	12,653.04	2,653.04
802 - TREE TRIMMING & REMOVABLE	30,000.00	25,000.00	25,400.00	400.00
803 - SPRINKLER REPAIRS AND REPLACEMENT / WELLS	3,500.00	2,916.67	1,543.63	-1,373.04
804 - DITCH MAINTENANCE	11,000.00	9,166.67	1,250.00	-7,916.67
<b>* 800 - TOTAL LANDSCAPING EXPENSES</b>	<b>56,500.00</b>	<b>47,083.33</b>	<b>40,846.67</b>	<b>-6,236.66</b>
<b>900 - PROFESSIONAL:</b>	<b>2022 ANNUAL</b>	<b>10 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	9,000.00	9,000.00	0.00
903 - LEGAL-ASSOCIATION WORK - ADD ALL INCOME 190-12D	5,000.00	4,166.67	4,750.50	583.83
<b>* 900 - TOTAL PROFESSIONAL</b>	<b>20,300.00</b>	<b>17,666.67</b>	<b>17,550.50</b>	<b>-116.17</b>
<b>1000 - TAXES:&amp; GOVERNMENT FEES</b>	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1001 - FEES - POOL PERMITS - LICENSE - BACKFLOW TEST	1,300.00	1,083.33	861.60	-221.73
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
<b>* 1000 - TOTAL TAXES</b>	<b>4,348.00</b>	<b>1,083.33</b>	<b>-29.56</b>	<b>-1,112.89</b>
<b>1100 - UTILITIES:</b>	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
1101 - ELECTRIC - Duke Energy	26,000.00	21,666.67	20,752.44	-914.23
1102 - WATER - Deltona Water	8,700.00	7,250.00	7,295.25	45.25
1103 - PROPANE GAS - FPU POOLS	20,000.00	16,666.67	27,933.61	11,266.94
1104 - PROPANE GAS - FPU GENERATOR	1,000.00	833.33	109.70	-723.63
<b>* 1100 - TOTAL UTILITIES</b>	<b>55,700.00</b>	<b>46,416.67</b>	<b>56,091.00</b>	<b>9,674.33</b>
<b>* * 1200 - TRANSFERS TO CAPITAL RESERVE:</b>	<b>198,000.00</b>	<b>165,000.00</b>	<b>165,000.00</b>	<b>0.00</b>
	<b>2022 ANNUAL</b>	<b>10 MONTH BUDGET</b>	<b>YTD ACTUALS</b>	<b>VARIANCE</b>
<b>* YTD EXPENSES- 01/01/22 thru 12/31/22</b>	<b>927,438.00</b>	<b>773,307.98</b>	<b>698,254.36</b>	<b>-75,053.62</b>
RECONCILES WITH CURRENT BALANCE SHEET - Oct cash forward to Nov ==>		<b>\$88,640.75</b>		
YTD % OF BUDGET==>		<b>90.29%</b>	VARIANCE (-) UNDER budget (+) OVER BUDGET	

\$0.00