

Watch Hill Profit & Loss Budget Performance End of Year 2020

	Jul 20	Budget	\$ Over B...	Aug '19 -...	YTD Bud...	\$ Over B...	Annual ...
Income							
Operating Income							
40000 · Operating Dues	7,791.00	7,790.92	0.08	93,537.00	93,491.04	45.96	93,491.04
41000 · Miscellaneous Income							
41005 · Laundry Income	0.00	0.00	0.00	0.00	77.67	-77.67	77.67
41000 · Miscellaneous Income - Other	0.00			0.00			
Total 41000 · Miscellaneous Income	0.00	0.00	0.00	0.00	77.67	-77.67	77.67
Total Operating Income	7,791.00	7,790.92	0.08	93,537.00	93,568.71	-31.71	93,568.71
Reserve Income							
45000 · Replacement Reserve Dues	1,758.00	1,758.08	-0.08	21,096.00	21,096.96	-0.96	21,096.96
45005 · Replacement Reserve Interest	0.00	10.67	-10.67	85.93	87.57	-1.64	87.57
45020 · Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Income	1,758.00	1,768.75	-10.75	21,181.93	21,184.53	-2.60	21,184.53
Total Income	9,549.00	9,559.67	-10.67	114,718.93	114,753.24	-34.31	114,753.24
Gross Profit	9,549.00	9,559.67	-10.67	114,718.93	114,753.24	-34.31	114,753.24
Expense							
Operating Expenses							
50000 · Professional Services	300.00			300.00			
50010 · Accounting							
50015 · Tax Preparation	0.00	0.00	0.00	0.00	313.12	-313.12	313.12
Total 50010 · Accounting	0.00	0.00	0.00	0.00	313.12	-313.12	313.12
50070 · Meeting Expense	0.00	0.00	0.00	0.00	27.50	-27.50	27.50
50100 · Management Fees	1,481.04	1,481.04	0.00	17,772.48	17,772.48	0.00	17,772.48
50210 · Insurance	644.58	761.62	-117.04	10,193.16	9,139.44	1,053.72	9,139.44
50220 · Water & Sewer	1,151.33	1,122.00	29.33	13,669.33	13,464.00	205.33	13,464.00
50230 · In-Unit Amenities							
50231 · In-Unit Cable	672.10	645.00	27.10	7,493.13	7,740.00	-246.87	7,740.00
50232 · In-Unit Internet	468.49	456.83	11.66	5,493.62	5,481.96	11.66	5,481.96
Total 50230 · In-Unit Amenities	1,140.59	1,101.83	38.76	12,986.75	13,221.96	-235.21	13,221.96
50250 · Waste Removal	84.62	204.00	-119.38	3,336.00	2,448.00	888.00	2,448.00
50276 · Snow Removal							
50271 · Plowing	0.00	0.00	0.00	3,115.00	4,600.00	-1,485.00	4,600.00
50275 · Roof Snow and Ice Removal	0.00	0.00	0.00	2,262.50	1,500.00	762.50	1,500.00
50276 · Snow Removal - Other	0.00	0.00	0.00	4,794.50	1,200.00	3,594.50	1,200.00
Total 50276 · Snow Removal	0.00	0.00	0.00	10,172.00	7,300.00	2,872.00	7,300.00
50290 · Security & Fire Safety							
50291 · Alarm Phone	31.24	37.40	-6.16	475.36	448.80	26.56	448.80

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50292 · Alarm Monitoring	299.94	0.00	299.94	899.82	1,199.76	-299.94	1,199.76
50295 · Alarm System Repairs	0.00	0.00	0.00	771.86	200.00	571.86	200.00
50296 · Alarm Inspection	0.00	0.00	0.00	961.00	1,325.00	-364.00	1,325.00
50290 · Security & Fire Safety - Other	0.00			0.00	0.00	0.00	0.00
Total 50290 · Security & Fire Safety	331.18	37.40	293.78	3,108.04	3,173.56	-65.52	3,173.56
50320 · General Building Maintenance							
50321 · Gen. Bldg. Maint. Supplies	203.43	42.00	161.43	618.62	500.00	118.62	500.00
50320 · General Building Maintenance - O...	1,400.00	208.00	1,192.00	7,976.25	2,500.00	5,476.25	2,500.00
Total 50320 · General Building Maintenance	1,603.43	250.00	1,353.43	8,594.87	3,000.00	5,594.87	3,000.00
50325 · Pest Control	0.00	0.00	0.00	1,150.00	920.00	230.00	920.00
50330 · Plumbing and Heating	0.00	83.33	-83.33	1,203.00	1,000.00	203.00	1,000.00
50360 · Grounds & Parking							
50361 · G&P Maintenance	157.50	100.00	57.50	4,533.71	500.00	4,033.71	500.00
50362 · G&P Supplies	0.00	50.00	-50.00	478.74	400.00	78.74	400.00
50360 · Grounds & Parking - Other	0.00			245.00			
Total 50360 · Grounds & Parking	157.50	150.00	7.50	5,257.45	900.00	4,357.45	900.00
50370 · Roof Maintenance	0.00	500.00	-500.00	340.00	500.00	-160.00	500.00
50400 · Utilities							
50403 · Natural Gas	412.60	569.59	-156.99	9,836.75	10,400.74	-563.99	10,400.74
50404 · Electric	524.80	654.55	-129.75	6,701.91	6,866.20	-164.29	6,866.20
Total 50400 · Utilities	937.40	1,224.14	-286.74	16,538.66	17,266.94	-728.28	17,266.94
51000 · Miscellaneous Expense							
51001 · Bank Service Charges	0.00	52.00	-52.00	803.57	624.00	179.57	624.00
51002 · Licenses and Permits	0.00	0.00	0.00	0.00	40.00	-40.00	40.00
51003 · Postage and Delivery	0.00	0.00	0.00	0.00	12.10	-12.10	12.10
51004 · Check Stock	0.00			0.00	0.00	0.00	0.00
51005 · Legal and Professional Fees	0.00			33.00			
51000 · Miscellaneous Expense - Other	0.00	0.00	0.00	32.86	50.00	-17.14	50.00
Total 51000 · Miscellaneous Expense	0.00	52.00	-52.00	869.43	726.10	143.33	726.10
54000 · Hot Tub							
54010 · Hot Tub Maint.	294.75	0.00	294.75	452.25	600.00	-147.75	600.00
54020 · Hot Tub Supplies	178.40	16.00	162.40	292.33	200.00	92.33	200.00
Total 54000 · Hot Tub	473.15	16.00	457.15	744.58	800.00	-55.42	800.00
Total Operating Expenses	8,304.82	6,983.36	1,321.46	106,235.75	91,973.10	14,262.65	91,973.10
60000 · Reserve Expenses							
60005 · Gutter and Heat Tape	0.00			612.50			
60010 · Siding Resurfacing & Repair	4,029.60	0.00	4,029.60	9,332.10	500.00	8,832.10	500.00

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60015 · Siding Replacement	0.00	0.00	0.00	9,807.50	500.00	9,307.50	500.00
60020 · Roof							
60022 · Bldgs. A; shingle and EPDM	0.00			0.00	0.00	0.00	0.00
60023 · Bldgs. B; shingle and EPDM	0.00			0.00	0.00	0.00	0.00
60027 · Misc. Repairs	1,226.00			3,058.50	600.00	2,458.50	600.00
Total 60020 · Roof	1,226.00			3,058.50	600.00	2,458.50	600.00
60030 · Plumbing & Heating							
Bldg. B							
60033 · Bldg. B Holding Tanks	0.00			14,922.00			
Total Bldg. B	0.00			14,922.00			
Bldg.A							
60032 · Bldg. A Boiler	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60034 · Bldg. A Holding Tanks	0.00			0.00	0.00	0.00	0.00
Total Bldg.A	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60036 · Fire Hydrant	0.00			0.00	0.00	0.00	0.00
60030 · Plumbing & Heating - Other	0.00			3,980.00			
Total 60030 · Plumbing & Heating	0.00	0.00	0.00	18,902.00	0.00	18,902.00	0.00
60050 · Asphalt							
60052 · Overlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60053 · Crack Fill	0.00	0.00	0.00	4,380.00	1,200.00	3,180.00	1,200.00
Total 60050 · Asphalt	0.00	0.00	0.00	4,380.00	1,200.00	3,180.00	1,200.00
60060 · Hot Tub	0.00	0.00	0.00	1,805.00	0.00	1,805.00	0.00
60070 · Exterior Walkway Carpet	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60075 · Building Entryways	0.00	0.00	0.00	4,694.98	0.00	4,694.98	0.00
60080 · Tree Removal	0.00	400.00	-400.00	0.00	800.00	-800.00	800.00
60105 · Decking	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60110 · Contingency	0.00	0.00	0.00	11,849.50	8,000.00	3,849.50	8,000.00
60000 · Reserve Expenses - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 60000 · Reserve Expenses	5,255.60	400.00	4,855.60	64,442.08	11,600.00	52,842.08	11,600.00
Total Expense	13,560.42	7,383.36	6,177.06	170,677.83	103,573.10	67,104.73	103,573.10
Net Income	-4,011.42	2,176.31	-6,187.73	-55,958.90	11,180.14	-67,139.04	11,180.14