# Watch Hill
## Profit & Loss Budget Performance
### April 2022

| | Apr 22 | Budget | Aug '21 - ... | YTD Budget | Annual B... |
|---|---|---|---|---|---|
| **Income** | | | | | |
| **Operating Income** | | | | | |
| **40000 · Operating Dues** | 8,218.00 | 8,249.33 | 73,552.00 | 74,243.97 | 98,991.96 |
| **40100 · Late Fees** | 0.00 | | 20.00 | | |
| **41000 · Miscellaneous Income** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Operating Income** | 8,218.00 | 8,249.33 | 73,572.00 | 74,243.97 | 98,991.96 |
| **Reserve Income** | | | | | |
| **45000 · Replacement Reserve Dues** | 1,758.00 | 1,758.00 | 15,822.00 | 15,822.88 | 21,096.88 |
| **45005 · Replacement Reserve Interest** | 0.14 | 0.69 | 4.91 | 6.21 | 8.28 |
| **45020 · Special Assessment** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Reserve Income** | 1,758.14 | 1,758.69 | 15,826.91 | 15,829.09 | 21,105.16 |
| **Total Income** | 9,976.14 | 10,008.02 | 89,398.91 | 90,073.06 | 120,097.12 |
| **Gross Profit** | 9,976.14 | 10,008.02 | 89,398.91 | 90,073.06 | 120,097.12 |
| **Expense** | | | | | |
| **Operating Expenses** | | | | | |
| **50000 · Professional Services** | 0.00 | 0.00 | 10.00 | 0.00 | 0.00 |
| **50010 · Accounting** | | | | | |
| **50015 · Tax Preparation** | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| **Total 50010 · Accounting** | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| **50070 · Meeting Expense** | 0.00 | 0.00 | 0.00 | 0.00 | 15.00 |
| **50100 · Management Fees** | 1,555.09 | 1,555.09 | 13,995.81 | 13,995.81 | 18,661.08 |
| **50210 · Insurance** | 0.00 | 676.81 | 5,757.86 | 5,833.45 | 7,863.88 |
| **50220 · Water & Sewer** | 3,740.00 | 1,198.47 | 9,680.00 | 10,611.68 | 14,207.09 |
| **50230 · In-Unit Amenities** | | | | | |
| **50231 · In-Unit Cable** | 1,220.45 | 702.34 | 5,827.80 | 6,321.06 | 8,428.08 |
| **50232 · In-Unit Internet** | 752.95 | 477.39 | 4,599.21 | 4,296.51 | 5,728.68 |
| **Total 50230 · In-Unit Amenities** | 1,973.40 | 1,179.73 | 10,427.01 | 10,617.57 | 14,156.76 |
| **50250 · Waste Removal** | 256.14 | 260.13 | 4,429.95 | 2,341.17 | 3,121.56 |
| **50276 · Snow Removal** | | | | | |
| **50271 · Plowing** | 375.00 | 400.00 | 2,890.50 | 4,200.00 | 4,200.00 |
| **50275 · Roof Snow and Ice Removal** | 0.00 | 0.00 | 1,880.00 | 2,200.00 | 2,200.00 |
| **50276 · Snow Removal - Other** | 390.00 | 200.00 | 5,835.00 | 3,500.00 | 3,500.00 |
| **Total 50276 · Snow Removal** | 765.00 | 600.00 | 10,605.50 | 9,900.00 | 9,900.00 |
| **50290 · Security & Fire Safety** | | | | | |
| **50291 · Alarm Phone** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **50292 · Alarm Monitoring** | -299.94 | 0.00 | 1,299.74 | 899.82 | 1,199.76 |
| **50295 · Alarm System Repairs** | 0.00 | 0.00 | 875.81 | 200.00 | 200.00 |
| **50296 · Alarm Inspection** | 0.00 | 0.00 | 725.00 | 961.00 | 1,200.00 |
| **Total 50290 · Security & Fire Safety** | -299.94 | 0.00 | 2,900.55 | 2,060.82 | 2,599.76 |
| **50320 · General Building Maintenance** | | | | | |
| **50321 · Gen. Bldg. Maint. Supplies** | 0.00 | 0.00 | 591.48 | 240.00 | 500.00 |
| **50320 · General Building Maintenance - O...** | 0.00 | 0.00 | 730.00 | 1,500.00 | 3,500.00 |
| **Total 50320 · General Building Maintenance** | 0.00 | 0.00 | 1,321.48 | 1,740.00 | 4,000.00 |
| **50325 · Pest Control** | 0.00 | 0.00 | 690.00 | 690.00 | 920.00 |
| **50330 · Plumbing and Heating** | 116.00 | 0.00 | 2,459.31 | 1,000.00 | 1,000.00 |
| **50360 · Grounds & Parking** | | | | | |
| **50361 · G&P Maintenance** | 81.25 | 100.00 | 1,506.25 | 1,050.00 | 1,500.00 |
| **50362 · G&P Supplies** | 0.00 | 25.00 | 1,202.14 | 225.00 | 300.00 |
| **50360 · Grounds & Parking - Other** | 0.00 | 0.00 | 0.00 | 720.00 | 720.00 |
| **Total 50360 · Grounds & Parking** | 81.25 | 125.00 | 2,708.39 | 1,995.00 | 2,520.00 |
| **50370 · Roof Maintenance** | 1,067.50 | 0.00 | 3,705.00 | 0.00 | 500.00 |
| **50400 · Utilities** | | | | | |

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|---|---|---|---|---|---|
| 50403 · Natural Gas | 1,484.63 | 654.00 | 10,914.06 | 8,805.00 | 10,490.00 |
| 50404 · Electric | 0.00 | 526.00 | 4,895.09 | 4,310.00 | 6,000.00 |
| 50405 · Tiger Nat. gas phone line | 43.41 | 39.60 | 385.75 | 356.40 | 475.20 |
| Total 50400 · Utilities | 1,528.04 | 1,219.60 | 16,194.90 | 13,471.40 | 16,965.20 |
| 51000 · Miscellaneous Expense | | | | | |
| 51001 · Bank Service Charges | -24.49 | 51.51 | 463.59 | 463.59 | 618.12 |
| 51002 · Licenses and Permits | 0.00 | | 0.00 | 0.00 | 0.00 |
| 51003 · Postage and Delivery | 0.00 | | 0.00 | 0.00 | 0.00 |
| 51004 · Check Stock | 0.00 | | 0.00 | 0.00 | 0.00 |
| 51005 · Legal and Professional Fees | 0.00 | 0.00 | 29.00 | 33.00 | 43.00 |
| 51000 · Miscellaneous Expense - Other | 0.00 | 0.00 | 8.00 | 32.86 | 32.86 |
| Total 51000 · Miscellaneous Expense | -24.49 | 51.51 | 500.59 | 529.45 | 693.98 |
| 54000 · Hot Tub | | | | | |
| 54010 · Hot Tub Maint. | 211.25 | 0.00 | 4,411.52 | 750.00 | 1,000.00 |
| 54020 · Hot Tub Supplies | 0.00 | 0.00 | 511.59 | 200.00 | 200.00 |
| Total 54000 · Hot Tub | 211.25 | 0.00 | 4,923.11 | 950.00 | 1,200.00 |
| Total Operating Expenses | 10,969.24 | 6,866.34 | 90,309.46 | 75,736.35 | 98,624.31 |
| 60000 · Reserve Expenses | | | | | |
| 60005 · Gutter and Heat Tape | 0.00 | 0.00 | 0.00 | 0.00 | 600.00 |
| 60010 · Siding Resurfacing & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 60015 · Siding Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| 60020 · Roof | | | | | |
| 60027 · Misc. Repais | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total 60020 · Roof | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 60030 · Plumbing & Heating | | | | | |
| Bldg. B | | | | | |
| 60033 · Bldg. B HoldingTanks | 0.00 | | 0.00 | 0.00 | 0.00 |
| Bldg. B - Other | 0.00 | | 10,509.56 | | |
| Total Bldg. B | 0.00 | | 10,509.56 | 0.00 | 0.00 |
| Bldg.A | | | | | |
| 60032 · Bldg. A Boiler | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Bldg.A | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 60030 · Plumbing & Heating - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total 60030 · Plumbing & Heating | 0.00 | 0.00 | 10,509.56 | 0.00 | 0.00 |
| 60050 · Asphalt | | | | | |
| 60051 · Sealant | 0.00 | | 0.00 | 0.00 | 0.00 |
| 60053 · Crack Fill | 418.72 | | 418.72 | 0.00 | 0.00 |
| Total 60050 · Asphalt | 418.72 | | 418.72 | 0.00 | 0.00 |
| 60060 · Hot Tub | 0.00 | 0.00 | 13,096.75 | 500.00 | 500.00 |
| 60075 · Building Entryways | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 60105 · Decking | 0.00 | | 0.00 | 0.00 | 0.00 |
| 60110 · Contingency | 4,077.50 | 0.00 | 13,105.53 | 6,000.00 | 8,000.00 |
| Total 60000 · Reserve Expenses | 4,496.22 | 0.00 | 37,130.56 | 6,500.00 | 10,100.00 |
| Total Expense | 15,465.46 | 6,866.34 | 127,440.02 | 82,236.35 | 108,724.31 |
| **Net Income** | **-5,489.32** | **3,141.68** | **-38,041.11** | **7,836.71** | **11,372.81** |