

Watch Hill
Profit & Loss Budget Performance
July 2016

	Jul 16	Budget	Aug '15 - J...	YTD Budget	Annual Bu...
Income					
Operating Income					
40000 · Operating Dues	7,790.92	7,791.00	93,576.68	93,492.00	93,492.00
40100 · Late Fees	0.00	0.00	0.00	0.00	0.00
40500 · Interest Income	0.00	0.00	0.40	0.00	0.00
40900 · Cable TV	0.00	0.00	0.00	0.00	0.00
41000 · Miscellaneous Income					
41004 · Insurance Clearing	0.00	0.00	0.00	0.00	0.00
41005 · Laundry Income	4.70	4.22	186.54	150.45	150.45
41000 · Miscellaneous Income - Other	0.00	0.00	0.00	0.00	0.00
Total 41000 · Miscellaneous Income	<u>4.70</u>	<u>4.22</u>	<u>186.54</u>	<u>150.45</u>	<u>150.45</u>
Total Operating Income	7,795.62	7,795.22	93,763.62	93,642.45	93,642.45
Reserve Income					
45000 · Replacement Reserve Dues	1,758.08	1,758.08	21,096.32	21,096.96	21,096.96
45005 · Replacement Reserve Interest	4.63	22.26	205.11	267.12	267.12
45060 · Reserve Contribution	0.00	0.00	2,085.00	915.00	915.00
Total Reserve Income	<u>1,762.71</u>	<u>1,780.34</u>	<u>23,386.43</u>	<u>22,279.08</u>	<u>22,279.08</u>
Total Income	<u>9,558.33</u>	<u>9,575.56</u>	<u>117,150.05</u>	<u>115,921.53</u>	<u>115,921.53</u>
Gross Profit	9,558.33	9,575.56	117,150.05	115,921.53	115,921.53
Expense					
Operating Expenses					
50010 · Accounting					
50015 · Tax Preparation	0.00	0.00	300.00	250.00	250.00
Total 50010 · Accounting	<u>0.00</u>	<u>0.00</u>	<u>300.00</u>	<u>250.00</u>	<u>250.00</u>
50070 · Meeting Expense	0.00	0.00	5.00	64.00	64.00
50100 · Management Fees	1,452.00	1,452.00	18,424.00	17,424.00	17,424.00
50210 · Insurance	683.15	562.09	7,032.09	6,745.08	6,745.08
50220 · Water & Sewer	1,056.00	1,232.00	11,792.00	13,024.00	13,024.00
50230 · In-Unit Amenities					
50231 · In-Unit Cable	603.46	580.36	7,110.84	6,964.32	6,964.32
50232 · In-Unit Internet	309.76	303.60	3,649.36	3,643.20	3,643.20
Total 50230 · In-Unit Amenities	<u>913.22</u>	<u>883.96</u>	<u>10,760.20</u>	<u>10,607.52</u>	<u>10,607.52</u>
50250 · Waste Removal	175.00	175.00	2,200.00	2,100.00	2,100.00

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50276 · Snow Removal					
50271 · Plowing	0.00	0.00	3,867.50	5,000.00	5,000.00
50275 · Roof Snow and Ice Removal	0.00	0.00	0.00	900.00	900.00
50276 · Snow Removal - Other	0.00		247.00		
Total 50276 · Snow Removal	0.00	0.00	4,114.50	5,900.00	5,900.00
50290 · Security & Fire Safety					
50291 · Alarm Phone	49.67	30.39	362.27	364.68	364.68
50292 · Alarm Monitoring	475.90	0.00	715.78	239.88	239.88
50295 · Alarm System Repairs	0.00	0.00	160.86	500.00	500.00
50290 · Security & Fire Safety - Other	0.00	0.00	0.00	0.00	0.00
Total 50290 · Security & Fire Safety	525.57	30.39	1,238.91	1,104.56	1,104.56
50320 · General Building Maintenance					
50321 · Gen. Bldg. Maint. Supplies	0.00	40.00	903.89	500.00	500.00
50320 · General Building Maintenance - Other	1,255.00	685.00	5,178.39	3,000.00	3,000.00
Total 50320 · General Building Maintenance	1,255.00	725.00	6,082.28	3,500.00	3,500.00
50325 · Pest Control	0.00	0.00	820.00	720.00	720.00
50330 · Plumbing and Heating	50.00	125.00	180.00	1,500.00	1,500.00
50360 · Grounds & Parking					
50361 · G&P Maintenance	125.00	100.00	1,675.25	700.00	700.00
50362 · G&P Supplies	53.25	35.00	1,025.63	420.00	420.00
Total 50360 · Grounds & Parking	178.25	135.00	2,700.88	1,120.00	1,120.00
50370 · Roof Maintenance	0.00	0.00	250.00	500.00	500.00
50400 · Utilities					
50403 · Natural Gas	503.76	699.66	8,766.60	12,351.35	12,351.35
50404 · Electric	444.40	521.96	5,488.80	5,513.96	5,513.96
Total 50400 · Utilities	948.16	1,221.62	14,255.40	17,865.31	17,865.31
51000 · Miscellaneous Expense					
51001 · Bank Service Charges	150.51	4.30	1,063.35	51.60	51.60
51002 · Licenses and Permits	0.00	0.00	37.00	28.00	28.00
51003 · Postage and Delivery	0.00	0.00	184.16	7.12	7.12
51004 · Check Stock	0.00		148.79		
51005 · Legal and Professional Fees	0.00	0.00	1,667.00	0.00	0.00
51000 · Miscellaneous Expense - Other	0.00	0.00	585.12	0.00	0.00
Total 51000 · Miscellaneous Expense	150.51	4.30	3,685.42	86.72	86.72

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Accrual Basis

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54000 · Hot Tub					
54010 · Hot Tub Maint.	0.00	67.00	1,178.66	804.00	804.00
54020 · Hot Tub Supplies	0.00	16.00	14.55	192.00	192.00
Total 54000 · Hot Tub	0.00	83.00	1,193.21	996.00	996.00
Total Operating Expenses	7,386.86	6,629.36	85,033.89	83,507.19	83,507.19
60000 · Reserve Expenses					
60005 · Gutter and Heat Tape	0.00		0.00	0.00	0.00
60007 · High Speed Internet	0.00	0.00	0.00	0.00	0.00
60010 · Siding Resurfacing & Repair	0.00		600.00	0.00	0.00
60015 · Siding Replacement	0.00		2,791.00		
60020 · Roof					
60027 · Misc. Repairs	0.00	0.00	3,818.75	4,500.00	4,500.00
60020 · Roof - Other	0.00	0.00	0.00	0.00	0.00
Total 60020 · Roof	0.00	0.00	3,818.75	4,500.00	4,500.00
60030 · Plumbing & Heating					
Bldg. B					
60035 · Water Heater	0.00	0.00	0.00	0.00	0.00
Total Bldg. B	0.00	0.00	0.00	0.00	0.00
60030 · Plumbing & Heating - Other	0.00		11,310.00	0.00	0.00
Total 60030 · Plumbing & Heating	0.00	0.00	11,310.00	0.00	0.00
60050 · Asphalt					
60051 · Sealant	0.00		0.00	0.00	0.00
60052 · Overlay	0.00	0.00	0.00	0.00	0.00
60053 · Crack Fill	0.00	400.00	0.00	400.00	400.00
Total 60050 · Asphalt	0.00	400.00	0.00	400.00	400.00
60060 · Hot Tub	0.00		1,463.00	0.00	0.00
60075 · Building Entryways	0.00		9,065.27	2,000.00	2,000.00
60105 · Decking	0.00	0.00	671.70	0.00	0.00
60110 · Contingency	0.00	0.00	2,718.45	0.00	0.00
60000 · Reserve Expenses - Other	0.00	0.00	0.00	0.00	0.00
Total 60000 · Reserve Expenses	0.00	400.00	32,438.17	6,900.00	6,900.00
69800 · Uncategorized Expenses	0.00	0.00	0.00	0.00	0.00
Total Expense	7,386.86	7,029.36	117,472.06	90,407.19	90,407.19
Net Income	2,171.47	2,546.20	-322.01	25,514.34	25,514.34