

Watch Hill
Profit & Loss Budget Performance
July 2018

	Jul 18	Budget	Aug '17 - ...	YTD Budget	Annual Bu...
Income					
Operating Income					
40000 · Operating Dues	7,790.92	7,791.00	91,870.96	93,492.00	93,492.00
40100 · Late Fees	0.00	0.00	0.00	0.00	0.00
41000 · Miscellaneous Income					
41005 · Laundry Income	0.00	11.78	77.67	141.36	141.36
41000 · Miscellaneous Income - Other	0.00	0.00	0.00	0.00	0.00
Total 41000 · Miscellaneous Income	0.00	11.78	77.67	141.36	141.36
Total Operating Income	7,790.92	7,802.78	91,948.63	93,633.36	93,633.36
Reserve Income					
45000 · Replacement Reserve Dues	1,758.08	1,758.00	22,855.04	21,096.00	21,096.00
45005 · Replacement Reserve Interest	10.67	6.84	87.57	72.28	72.28
45020 · Special Assessment	0.00		28,000.00		
45060 · Reserve Contribution	0.00	0.00	0.00	0.00	0.00
Total Reserve Income	1,768.75	1,764.84	50,942.61	21,168.28	21,168.28
Total Income	9,559.67	9,567.62	142,891.24	114,801.64	114,801.64
Gross Profit	9,559.67	9,567.62	142,891.24	114,801.64	114,801.64
Expense					
Operating Expenses					
50010 · Accounting					
50015 · Tax Preparation	0.00	0.00	313.12	266.87	266.87
Total 50010 · Accounting	0.00	0.00	313.12	266.87	266.87
50070 · Meeting Expense	0.00		27.50		
50100 · Management Fees	1,481.04	1,481.04	17,772.48	17,772.48	17,772.48
50210 · Insurance	703.56	703.65	7,884.36	8,279.80	8,279.80
50220 · Water & Sewer	1,087.68	1,161.00	12,893.76	13,407.00	13,407.00
50230 · In-Unit Amenities					
50231 · In-Unit Cable	643.28	615.56	7,636.20	7,386.72	7,386.72
50232 · In-Unit Internet	450.23	439.34	5,485.92	5,272.08	5,272.08
Total 50230 · In-Unit Amenities	1,093.51	1,054.90	13,122.12	12,658.80	12,658.80
50250 · Waste Removal	188.00	206.50	2,513.66	2,478.00	2,478.00
50276 · Snow Removal					
50271 · Plowing	0.00	0.00	2,565.00	4,600.00	4,600.00
50275 · Roof Snow and Ice Removal	0.00	0.00	0.00	900.00	900.00
50276 · Snow Removal - Other	0.00	0.00	2,415.00	600.00	600.00
Total 50276 · Snow Removal	0.00	0.00	4,980.00	6,100.00	6,100.00
50290 · Security & Fire Safety					
50291 · Alarm Phone	40.57	0.00	461.64	720.00	720.00
50292 · Alarm Monitoring	0.00	0.00	1,389.62	479.76	479.76
50295 · Alarm System Repairs	0.00	0.00	231.72	0.00	0.00
50296 · Alarm Inspection	0.00	0.00	0.00	0.00	0.00
50290 · Security & Fire Safety - Other	0.00		392.50		
Total 50290 · Security & Fire Safety	40.57	0.00	2,475.48	1,199.76	1,199.76
50320 · General Building Maintenance					
50321 · Gen. Bldg. Maint. Supplies	0.00	250.00	483.02	1,000.00	1,000.00
50320 · General Building Maintenance - Other	0.00	600.00	2,512.76	2,500.00	2,500.00
Total 50320 · General Building Maintenance	0.00	850.00	2,995.78	3,500.00	3,500.00
50325 · Pest Control	0.00	0.00	920.00	720.00	720.00
50330 · Plumbing and Heating	0.00	83.33	540.00	1,000.00	1,000.00
50360 · Grounds & Parking					
50361 · G&P Maintenance	0.00	300.00	1,100.00	1,000.00	1,000.00
50362 · G&P Supplies	32.80	35.00	512.53	420.00	420.00

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Total 50360 · Grounds & Parking	32.80	335.00	1,612.53	1,420.00	1,420.00
50370 · Roof Maintenance	0.00	0.00	250.00	500.00	500.00
50400 · Utilities					
50403 · Natural Gas	569.59	563.27	9,463.57	9,728.77	9,728.77
50404 · Electric	654.55	492.99	6,866.20	5,806.27	5,806.27
Total 50400 · Utilities	1,224.14	1,056.26	16,329.77	15,535.04	15,535.04
51000 · Miscellaneous Expense					
51001 · Bank Service Charges	137.92	91.76	816.68	1,101.12	1,101.12
51002 · Licenses and Permits	0.00	0.00	20.00	28.00	28.00
51003 · Postage and Delivery	0.00	0.00	0.00	9.00	9.00
51005 · Legal and Professional Fees	0.00	0.00	0.00	0.00	0.00
51000 · Miscellaneous Expense - Other	0.00	20.00	150.00	240.00	240.00
Total 51000 · Miscellaneous Expense	137.92	111.76	986.68	1,378.12	1,378.12
54000 · Hot Tub					
54010 · Hot Tub Maint.	0.00	0.00	1,246.40	600.00	600.00
54020 · Hot Tub Supplies	0.00	0.00	562.89	192.18	192.18
Total 54000 · Hot Tub	0.00	0.00	1,809.29	792.18	792.18
Total Operating Expenses	5,989.22	7,043.44	87,426.53	87,008.05	87,008.05
60000 · Reserve Expenses					
60007 · High Speed Internet	0.00	0.00	0.00	0.00	0.00
60010 · Siding Resurfacing & Repair	0.00		450.00	0.00	0.00
60015 · Siding Replacement	0.00		950.00		
60020 · Roof					
60027 · Misc. Repairs	0.00		305.00	0.00	0.00
Total 60020 · Roof	0.00		305.00	0.00	0.00
60030 · Plumbing & Heating					
60034 · Bldg. A Holding Tanks	0.00		9,185.00		
60036 · Fire Hydrant	0.00		11,987.29		
60030 · Plumbing & Heating - Other	0.00	0.00	0.00	0.00	0.00
Total 60030 · Plumbing & Heating	0.00	0.00	21,172.29	0.00	0.00
60050 · Asphalt					
60052 · Overlay	807.00		807.00		
60053 · Crack Fill	0.00	0.00	0.00	0.00	0.00
Total 60050 · Asphalt	807.00	0.00	807.00	0.00	0.00
60060 · Hot Tub	0.00	0.00	2,023.74	0.00	0.00
60075 · Building Entryways	0.00	0.00	11,298.06	0.00	0.00
60080 · Tree Removal	0.00	0.00	1,287.50	0.00	0.00
60105 · Decking	0.00	0.00	0.00	0.00	0.00
60110 · Contingency	0.00	1,000.00	2,737.80	8,000.00	8,000.00
60000 · Reserve Expenses - Other	0.00	0.00	0.00	0.00	0.00
Total 60000 · Reserve Expenses	807.00	1,000.00	41,031.39	8,000.00	8,000.00
Total Expense	6,796.22	8,043.44	128,457.92	95,008.05	95,008.05
Net Income	2,763.45	1,524.18	14,433.32	19,793.59	19,793.59