

Watch Hill
Profit & Loss Budget Performance
July 2015

	Jul 15	Budget	Aug '14 - Jul 15
Income			
Operating Income			
40000 · Operating Dues	7,791.00	7,262.16	93,488.00
40100 · Late Fees	0.00	0.00	20.00
40500 · Interest Income	0.00	0.00	0.00
40900 · Cable TV	0.00	536.84	0.00
41000 · Miscellaneous Income			
41004 · Insurance Clearing	0.00	0.00	0.00
41005 · Laundry Income	5.75	8.47	223.28
41000 · Miscellaneous Income - Other	0.00	0.00	0.00
Total 41000 · Miscellaneous Income	5.75	8.47	223.28
Total Operating Income	7,796.75	7,807.47	93,731.28
Reserve Income			
45000 · Replacement Reserve Dues	1,758.00	1,758.08	21,096.00
45005 · Replacement Reserve Interest	23.14	22.26	262.07
45060 · Reserve Contribution	0.00	0.00	2,361.00
Total Reserve Income	1,781.14	1,780.34	23,719.07
Total Income	9,577.89	9,587.81	117,450.35
Gross Profit	9,577.89	9,587.81	117,450.35
Expense			
Operating Expenses			
50010 · Accounting			
50015 · Tax Preparation	0.00	0.00	266.87
Total 50010 · Accounting	0.00	0.00	266.87
50070 · Meeting Expense			
50100 · Management Fees	0.00	0.00	0.00
50210 · Insurance	1,452.00	1,452.00	17,424.00
50220 · Water & Sewer	561.81	473.14	6,500.55
50230 · In-Unit Amenities	880.00	880.00	10,560.00
50231 · In-Unit Cable			
50231 · In-Unit Cable	591.58	536.84	6,845.08
50232 · In-Unit Internet			
50232 · In-Unit Internet	303.60	292.01	3,577.86
Total 50230 · In-Unit Amenities	895.18	828.85	10,422.94
50250 · Waste Removal			
50276 · Snow Removal	175.00	145.00	2,265.00
50271 · Plowing			
50271 · Plowing	0.00	0.00	2,763.75
50275 · Roof Snow and Ice Removal			
50275 · Roof Snow and Ice Removal	0.00	0.00	0.00
Total 50276 · Snow Removal	0.00	0.00	2,763.75
50290 · Security & Fire Safety			
50291 · Alarm Phone	31.36	29.90	366.37
50292 · Alarm Monitoring	362.50	0.00	602.38
50295 · Alarm System Repairs	0.00	0.00	45.00
Total 50290 · Security & Fire Safety	393.86	29.90	1,013.75
50320 · General Building Maintenance			
50321 · Gen. Bldg. Maint. Supplies	0.00	40.00	700.00
50320 · General Building Maintenance - Other	0.00	750.00	6,707.63
Total 50320 · General Building Maintenance	0.00	790.00	7,407.63
50325 · Pest Control			
50330 · Plumbing and Heating	0.00	0.00	360.00
50360 · Grounds & Parking	0.00	136.00	1,093.23
50361 · G&P Maintenance			
50361 · G&P Maintenance	0.00	116.65	1,020.00
50362 · G&P Supplies			
50362 · G&P Supplies	307.16	100.00	698.13
Total 50360 · Grounds & Parking	307.16	216.65	1,718.13

Watch Hill
Profit & Loss Budget Performance
July 2015

	Jul 15	Budget	Aug '14 - Jul 15
50370 · Roof Maintenance	0.00	100.00	295.00
50400 · Utilities			
50403 · Natural Gas	563.27	733.00	10,430.97
50404 · Electric	482.99	428.00	5,654.64
Total 50400 · Utilities	1,046.26	1,161.00	16,085.61
51000 · Miscellaneous Expense			
51001 · Bank Service Charges	3.00	7.20	52.30
51002 · Licenses and Permits	0.00	0.00	213.00
51003 · Postage and Delivery	0.00	0.00	7.58
51005 · Legal and Professional Fees	0.00	0.00	247.50
51000 · Miscellaneous Expense - Other	188.37		1,218.51
Total 51000 · Miscellaneous Expense	191.37	7.20	1,738.89
54000 · Hot Tub			
54010 · Hot Tub Maint.	0.00	60.00	299.74
54020 · Hot Tub Supplies	0.00	16.00	192.18
Total 54000 · Hot Tub	0.00	76.00	491.92
Total Operating Expenses	5,902.64	6,295.74	80,407.27
60000 · Reserve Expenses			
60005 · Gutter and Heat Tape	0.00	0.00	0.00
60007 · High Speed Internet	0.00	0.00	0.00
60010 · Siding Resurfacing & Repair	0.00	0.00	5,750.00
60020 · Roof			
60027 · Misc. Repairs	0.00	0.00	0.00
Total 60020 · Roof	0.00	0.00	0.00
60030 · Plumbing & Heating	0.00	0.00	1,778.57
60050 · Asphalt			
60051 · Sealant	0.00	0.00	0.00
60053 · Crack Fill	3,645.00	0.00	3,645.00
Total 60050 · Asphalt	3,645.00	0.00	3,645.00
60060 · Hot Tub	0.00	0.00	1,236.93
60075 · Building Entryways	3,950.00	0.00	3,950.00
60105 · Decking	0.00	0.00	18,000.00
60000 · Reserve Expenses - Other	0.00	0.00	5,762.50
Total 60000 · Reserve Expenses	7,595.00	0.00	40,123.00
Total Expense	13,497.64	6,295.74	120,530.27
Net Income	-3,919.75	3,292.07	-3,079.92

Watch Hill
Profit & Loss Budget Performance
July 2015

	YTD Budget	Annual Budget
Income		
Operating Income		
40000 · Operating Dues	87,146.00	87,146.00
40100 · Late Fees	0.00	0.00
40500 · Interest Income	0.00	0.00
40900 · Cable TV	6,442.08	6,442.08
41000 · Miscellaneous Income		
41004 · Insurance Clearing	0.00	0.00
41005 · Laundry Income	101.64	101.64
41000 · Miscellaneous Income - Other	0.00	0.00
Total 41000 · Miscellaneous Income	101.64	101.64
Total Operating Income	93,689.72	93,689.72
Reserve Income		
45000 · Replacement Reserve Dues	21,096.96	21,096.96
45005 · Replacement Reserve Interest	267.12	267.12
45060 · Reserve Contribution	0.00	0.00
Total Reserve Income	21,364.08	21,364.08
Total Income	115,053.80	115,053.80
Gross Profit	115,053.80	115,053.80
Expense		
Operating Expenses		
50010 · Accounting		
50015 · Tax Preparation	271.91	271.91
Total 50010 · Accounting	271.91	271.91
50070 · Meeting Expense		
50100 · Management Fees	29.77	29.77
50210 · Insurance	17,424.00	17,424.00
50220 · Water & Sewer	5,677.68	5,677.68
50230 · In-Unit Amenities	10,560.00	10,560.00
50231 · In-Unit Cable		
50231 · In-Unit Cable	6,442.08	6,442.08
50232 · In-Unit Internet		
50232 · In-Unit Internet	3,504.12	3,504.12
Total 50230 · In-Unit Amenities	9,946.20	9,946.20
50250 · Waste Removal		
50276 · Snow Removal	1,740.00	1,740.00
50271 · Plowing		
50271 · Plowing	5,000.00	5,000.00
50275 · Roof Snow and Ice Removal		
50275 · Roof Snow and Ice Removal	900.00	900.00
Total 50276 · Snow Removal	5,900.00	5,900.00
50290 · Security & Fire Safety		
50291 · Alarm Phone	358.80	358.80
50292 · Alarm Monitoring	239.88	239.88
50295 · Alarm System Repairs	720.00	720.00
Total 50290 · Security & Fire Safety	1,318.68	1,318.68
50320 · General Building Maintenance		
50321 · Gen. Bldg. Maint. Supplies	480.00	480.00
50320 · General Building Maintenance - Other	4,000.00	4,000.00
Total 50320 · General Building Maintenance	4,480.00	4,480.00
50325 · Pest Control		
50325 · Pest Control	0.00	0.00
50330 · Plumbing and Heating		
50330 · Plumbing and Heating	1,996.00	1,996.00
50360 · Grounds & Parking		
50361 · G&P Maintenance	700.00	700.00
50362 · G&P Supplies	600.00	600.00
Total 50360 · Grounds & Parking	1,300.00	1,300.00

Watch Hill
Profit & Loss Budget Performance
July 2015

	<u>YTD Budget</u>	<u>Annual Budget</u>
50370 · Roof Maintenance	500.00	500.00
50400 · Utilities		
50403 · Natural Gas	12,374.00	12,374.00
50404 · Electric	5,412.80	5,412.80
Total 50400 · Utilities	17,786.80	17,786.80
51000 · Miscellaneous Expense		
51001 · Bank Service Charges	86.40	86.40
51002 · Licenses and Permits	27.13	27.13
51003 · Postage and Delivery	8.00	8.00
51005 · Legal and Professional Fees	800.00	800.00
51000 · Miscellaneous Expense - Other		
Total 51000 · Miscellaneous Expense	921.53	921.53
54000 · Hot Tub		
54010 · Hot Tub Maint.	1,000.00	1,000.00
54020 · Hot Tub Supplies	192.00	192.00
Total 54000 · Hot Tub	1,192.00	1,192.00
Total Operating Expenses	81,044.57	81,044.57
60000 · Reserve Expenses		
60005 · Gutter and Heat Tape	0.00	0.00
60007 · High Speed Internet	0.00	0.00
60010 · Siding Resurfacing & Repair	0.00	0.00
60020 · Roof		
60027 · Misc. Repairs	0.00	0.00
Total 60020 · Roof	0.00	0.00
60030 · Plumbing & Heating	0.00	0.00
60050 · Asphalt		
60051 · Sealant	2,985.00	2,985.00
60053 · Crack Fill	0.00	0.00
Total 60050 · Asphalt	2,985.00	2,985.00
60060 · Hot Tub	0.00	0.00
60075 · Building Entryways	0.00	0.00
60105 · Decking	14,000.00	14,000.00
60000 · Reserve Expenses - Other	0.00	0.00
Total 60000 · Reserve Expenses	16,985.00	16,985.00
Total Expense	98,029.57	98,029.57
Net Income	17,024.23	17,024.23