

Watch Hill
Profit & Loss Budget Performance
End of Year 2021

	Jul 21	Budget	Aug '20 - ...	YTD Budget	Annual B...
Income					
Operating Income					
40000 · Operating Dues	7,791.00	7,791.00	93,889.00	93,492.00	93,492.00
41000 · Miscellaneous Income					
41005 · Laundry Income	0.00		0.00	0.00	0.00
Total 41000 · Miscellaneous Income	0.00		0.00	0.00	0.00
Total Operating Income	7,791.00	7,791.00	93,889.00	93,492.00	93,492.00
Reserve Income					
45000 · Replacement Reserve Dues	1,758.00	1,758.00	21,096.00	21,096.88	21,096.88
45005 · Replacement Reserve Interest	0.67	15.34	8.18	170.31	170.31
45020 · Special Assessment	0.00	0.00	65,994.00	66,000.00	66,000.00
Total Reserve Income	1,758.67	1,773.34	87,098.18	87,267.19	87,267.19
Total Income	9,549.67	9,564.34	180,987.18	180,759.19	180,759.19
Gross Profit	9,549.67	9,564.34	180,987.18	180,759.19	180,759.19
Expense					
Operating Expenses					
50010 · Accounting					
50015 · Tax Preparation	0.00		0.00	300.00	300.00
Total 50010 · Accounting	0.00		0.00	300.00	300.00
50070 · Meeting Expense	0.00	10.20	0.00	10.20	10.20
50100 · Management Fees	1,555.09	1,555.09	18,661.08	18,661.08	18,661.08
50210 · Insurance	671.42	642.80	7,842.28	7,563.84	7,563.84
50220 · Water & Sewer	1,151.33	1,185.88	14,036.00	14,057.86	14,057.86
50230 · In-Unit Amenities					
50231 · In-Unit Cable	672.10	643.17	8,737.30	7,718.04	7,718.04
50232 · In-Unit Internet	501.27	456.83	6,123.15	5,481.96	5,481.96
Total 50230 · In-Unit Amenities	1,173.37	1,100.00	14,860.45	13,200.00	13,200.00
50250 · Waste Removal	418.79	314.16	3,322.31	3,769.92	3,769.92
50276 · Snow Removal					
50271 · Plowing	0.00	0.00	2,541.00	4,200.00	4,200.00
50275 · Roof Snow and Ice Removal	0.00	0.00	942.50	2,200.00	2,200.00
50276 · Snow Removal - Other	0.00	0.00	2,852.50	3,500.00	3,500.00
Total 50276 · Snow Removal	0.00	0.00	6,336.00	9,900.00	9,900.00
50290 · Security & Fire Safety					
50291 · Alarm Phone	0.00	39.60	333.20	475.20	475.20
50292 · Alarm Monitoring	299.94	0.00	1,562.26	1,199.76	1,199.76
50295 · Alarm System Repairs	0.00	0.00	0.00	200.00	200.00

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50296 · Alarm Inspection	0.00	0.00	195.00	1,200.00	1,200.00
50290 · Security & Fire Safety - Other	0.00		350.00		
Total 50290 · Security & Fire Safety	299.94	39.60	2,440.46	3,074.96	3,074.96
50320 · General Building Maintenance					
50321 · Gen. Bldg. Maint. Supplies	16.86	41.67	180.87	500.00	500.00
50320 · General Building Maintenance - O...	70.00	291.67	6,952.16	3,500.00	3,500.00
Total 50320 · General Building Maintenance	86.86	333.34	7,133.03	4,000.00	4,000.00
50325 · Pest Control	0.00	0.00	460.00	920.00	920.00
50330 · Plumbing and Heating	0.00	83.33	1,607.50	1,000.00	1,000.00
50360 · Grounds & Parking					
50361 · G&P Maintenance	840.00	100.00	2,790.89	1,200.00	1,200.00
50362 · G&P Supplies	0.00	25.00	1,629.98	300.00	300.00
50360 · Grounds & Parking - Other	0.00	720.00	172.50	720.00	720.00
Total 50360 · Grounds & Parking	840.00	845.00	4,593.37	2,220.00	2,220.00
50370 · Roof Maintenance	0.00	0.00	0.00	500.00	500.00
50400 · Utilities					
50403 · Natural Gas	575.98	546.70	11,150.93	11,490.74	11,490.74
50404 · Electric	484.07	500.00	6,172.16	6,000.00	6,000.00
50405 · Tiger Nat. gas phone line	42.71	0.00	170.99	0.00	0.00
Total 50400 · Utilities	1,102.76	1,046.70	17,494.08	17,490.74	17,490.74
51000 · Miscellaneous Expense					
51001 · Bank Service Charges	103.02	50.00	619.98	600.00	600.00
51002 · Licenses and Permits	0.00	43.00	38.00	43.00	43.00
51003 · Postage and Delivery	0.00	0.00	0.00	10.00	10.00
51004 · Check Stock	0.00	0.00	0.00	0.00	0.00
51005 · Legal and Professional Fees	0.00	0.00	0.00	0.00	0.00
51000 · Miscellaneous Expense - Other	0.00	0.00	0.00	50.00	50.00
Total 51000 · Miscellaneous Expense	103.02	93.00	657.98	703.00	703.00
54000 · Hot Tub					
54010 · Hot Tub Maint.	201.25	50.00	2,667.08	600.00	600.00
54020 · Hot Tub Supplies	0.00	16.67	99.41	200.00	200.00
Total 54000 · Hot Tub	201.25	66.67	2,766.49	800.00	800.00
Total Operating Expenses	7,603.83	7,315.77	102,211.03	98,171.60	98,171.60
60000 · Reserve Expenses					
60010 · Siding Resurfacing & Repair	605.00	0.00	12,481.11	500.00	500.00
60015 · Siding Replacement	0.00	0.00	5,209.00	1,000.00	1,000.00
60030 · Plumbing & Heating					

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Bldg. B					
60033 · Bldg. B HoldingTanks	0.00	0.00	0.00	0.00	0.00
Total Bldg. B	0.00	0.00	0.00	0.00	0.00
Bldg.A					
60032 · Bldg. A Boiler	0.00		43,400.00	36,430.00	36,430.00
Total Bldg.A	0.00		43,400.00	36,430.00	36,430.00
60030 · Plumbing & Heating - Other	0.00		1,411.80		
Total 60030 · Plumbing & Heating	0.00	0.00	44,811.80	36,430.00	36,430.00
60050 · Asphalt					
60051 · Sealant	0.00	0.00	0.00	0.00	0.00
60052 · Overlay	0.00		0.00	0.00	0.00
60053 · Crack Fill	0.00	0.00	0.00	0.00	0.00
Total 60050 · Asphalt	0.00	0.00	0.00	0.00	0.00
60060 · Hot Tub	0.00	0.00	1,296.75	500.00	500.00
60070 · Exterior Walkway Carpet	0.00		0.00	0.00	0.00
60075 · Building Entryways	0.00	0.00	1,006.25	0.00	0.00
60080 · Tree Removal	0.00		0.00	0.00	0.00
60105 · Decking	0.00	0.00	0.00	0.00	0.00
60110 · Contingency	0.00	0.00	0.00	8,000.00	8,000.00
60000 · Reserve Expenses - Other	0.00		0.00	0.00	0.00
Total 60000 · Reserve Expenses	605.00	0.00	64,804.91	46,430.00	46,430.00
Total Expense	8,208.83	7,315.77	167,015.94	144,601.60	144,601.60
Net Income	1,340.84	2,248.57	13,971.24	36,157.59	36,157.59