

Watch Hill Profit & Loss Budget Performance End of Year 2019

	Jul 19	Budget	Aug '18 - ...	YTD Bud...	Annual B...
Income					
Operating Income					
40000 · Operating Dues	7,791.00	7,790.92	93,491.12	93,491.04	93,491.04
40100 · Late Fees	0.00		0.00	0.00	0.00
41000 · Miscellaneous Income					
41005 · Laundry Income	0.00	8.28	43.83	81.16	81.16
41000 · Miscellaneous Income - Other	0.00		0.00	0.00	0.00
Total 41000 · Miscellaneous Income	0.00	8.28	43.83	81.16	81.16
Total Operating Income	7,791.00	7,799.20	93,534.95	93,572.20	93,572.20
Reserve Income					
45000 · Replacement Reserve Dues	1,758.00	1,758.08	21,096.88	21,096.96	21,096.96
45005 · Replacement Reserve Interest	15.34	4.64	161.73	56.87	56.87
45020 · Special Assessment	0.00	0.00	0.00	0.00	0.00
45060 · Reserve Contribution	0.00		0.00	0.00	0.00
Total Reserve Income	1,773.34	1,762.72	21,258.61	21,153.83	21,153.83
Total Income	9,564.34	9,561.92	114,793.56	114,726.03	114,726.03
Gross Profit	9,564.34	9,561.92	114,793.56	114,726.03	114,726.03
Expense					
Operating Expenses					
50010 · Accounting					
50015 · Tax Preparation	0.00	0.00	0.00	265.00	265.00
Total 50010 · Accounting	0.00	0.00	0.00	265.00	265.00
50070 · Meeting Expense	10.20	0.00	10.20	0.00	0.00
50100 · Management Fees	1,481.04	1,481.04	17,772.48	17,772.48	17,772.48
50210 · Insurance	761.48	652.74	8,674.64	7,832.88	7,832.88
50220 · Water & Sewer	1,122.00	1,087.68	13,292.40	13,052.16	13,052.16
50230 · In-Unit Amenities					
50231 · In-Unit Cable	643.17	615.56	7,886.45	7,386.72	7,386.72
50232 · In-Unit Internet	456.83	439.34	5,498.68	5,272.08	5,272.08
Total 50230 · In-Unit Amenities	1,100.00	1,054.90	13,385.13	12,658.80	12,658.80
50250 · Waste Removal	277.99	188.00	2,870.06	2,256.00	2,256.00
50276 · Snow Removal					
50271 · Plowing	0.00	0.00	3,678.75	4,600.00	4,600.00
50275 · Roof Snow and Ice Removal	0.00	0.00	2,194.34	900.00	900.00
50276 · Snow Removal - Other	0.00	0.00	2,032.50	1,200.00	1,200.00
Total 50276 · Snow Removal	0.00	0.00	7,905.59	6,700.00	6,700.00
50290 · Security & Fire Safety					

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50291 · Alarm Phone	40.01	41.33	463.33	495.96	495.96
50292 · Alarm Monitoring	0.00	0.00	899.82	1,199.76	1,199.76
50295 · Alarm System Repairs	0.00	0.00	86.89	120.00	120.00
50296 · Alarm Inspection	0.00	0.00	1,325.60	300.00	300.00
50290 · Security & Fire Safety - Other	0.00	0.00	0.00	0.00	0.00
Total 50290 · Security & Fire Safety	40.01	41.33	2,775.64	2,115.72	2,115.72
50320 · General Building Maintenance					
50321 · Gen. Bldg. Maint. Supplies	226.38	250.00	325.71	1,000.00	1,000.00
50320 · General Building Maintenance - Other	1,533.50	500.00	3,897.50	2,500.00	2,500.00
Total 50320 · General Building Maintenance	1,759.88	750.00	4,223.21	3,500.00	3,500.00
50325 · Pest Control	0.00	0.00	920.00	920.00	920.00
50330 · Plumbing and Heating	0.00	83.33	945.00	1,000.00	1,000.00
50360 · Grounds & Parking					
50361 · G&P Maintenance	625.00	300.00	960.00	1,000.00	1,000.00
50362 · G&P Supplies	209.59	100.00	606.26	400.00	400.00
50360 · Grounds & Parking - Other	720.00		720.00		
Total 50360 · Grounds & Parking	1,554.59	400.00	2,286.26	1,400.00	1,400.00
50370 · Roof Maintenance	0.00		1,208.00	500.00	500.00
50400 · Utilities					
50403 · Natural Gas	546.70	652.34	10,991.38	10,152.22	10,152.22
50404 · Electric	498.53	598.16	6,948.63	6,432.98	6,432.98
Total 50400 · Utilities	1,045.23	1,250.50	17,940.01	16,585.20	16,585.20
51000 · Miscellaneous Expense					
51001 · Bank Service Charges	89.51	61.62	758.35	739.44	739.44
51002 · Licenses and Permits	10.00	0.00	10.00	60.00	60.00
51003 · Postage and Delivery	0.00	0.00	0.00	12.10	12.10
51004 · Check Stock	0.00	0.00	166.43	144.00	144.00
51005 · Legal and Professional Fees	0.00		25.00	0.00	0.00
51000 · Miscellaneous Expense - Other	0.00	20.00	9.34	240.00	240.00
Total 51000 · Miscellaneous Expense	99.51	81.62	969.12	1,195.54	1,195.54
54000 · Hot Tub					
54010 · Hot Tub Maint.	0.00	100.00	156.25	600.00	600.00
54020 · Hot Tub Supplies	0.00	16.67	39.98	200.00	200.00
Total 54000 · Hot Tub	0.00	116.67	196.23	800.00	800.00
Total Operating Expenses	9,251.93	7,187.81	95,373.97	88,553.78	88,553.78
60000 · Reserve Expenses					
60007 · High Speed Internet	0.00		0.00	0.00	0.00

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60010 · Siding Resurfacing & Repair	0.00	0.00	3,303.88	0.00	0.00
60020 · Roof					
60022 · Bldgs. A; shingle and EPDM	0.00	0.00	0.00	36,487.75	36,487.75
60023 · Bldgs. B; shingle and EPDM	0.00	0.00	0.00	39,165.75	39,165.75
60027 · Misc. Repairs	0.00	0.00	0.00	0.00	0.00
Total 60020 · Roof	0.00	0.00	0.00	75,653.50	75,653.50
60030 · Plumbing & Heating					
Bldg.A					
60034 · Bldg. A Holding Tanks	0.00	0.00	0.00	0.00	0.00
Total Bldg.A	0.00	0.00	0.00	0.00	0.00
60036 · Fire Hydrant	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	0.00	0.00	0.00
60050 · Asphalt					
60051 · Sealant	0.00		2,197.94		
60053 · Crack Fill	0.00	0.00	1,250.00	0.00	0.00
Total 60050 · Asphalt	0.00	0.00	3,447.94	0.00	0.00
60060 · Hot Tub	857.50	0.00	6,044.59	0.00	0.00
60075 · Building Entryways	0.00	0.00	6,380.56	0.00	0.00
60080 · Tree Removal	0.00	0.00	1,625.00	200.00	200.00
60105 · Decking	2,093.90	0.00	14,163.59	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	0.00
Total 60000 · Reserve Expenses	2,951.40	0.00	34,965.56	83,853.50	83,853.50
Total Expense	12,203.33	7,187.81	130,339.53	172,407.28	172,407.28
Net Income	-2,638.99	2,374.11	-15,545.97	-57,681.25	-57,681.25