

Watch Hill

Profit & Loss Budget Performance

October 2019

	Oct 19	Budget	Aug - Oct...	YTD Bud...	Annual B...
Income					
Operating Income					
40000 · Operating Dues	7,791.00	7,790.92	23,418.00	23,372.76	93,491.04
41000 · Miscellaneous Income					
41005 · Laundry Income	0.00	0.00	0.00	0.00	77.67
Total 41000 · Miscellaneous Income	0.00	0.00	0.00	0.00	77.67
Total Operating Income	7,791.00	7,790.92	23,418.00	23,372.76	93,568.71
Reserve Income					
45000 · Replacement Reserve Dues	1,758.00	1,758.08	5,274.00	5,274.24	21,096.96
45005 · Replacement Reserve Interest	13.12	5.00	40.55	15.15	87.57
45020 · Special Assessment	0.00	0.00	0.00	0.00	0.00
Total Reserve Income	1,771.12	1,763.08	5,314.55	5,289.39	21,184.53
Total Income	9,562.12	9,554.00	28,732.55	28,662.15	114,753.24
Gross Profit	9,562.12	9,554.00	28,732.55	28,662.15	114,753.24
Expense					
Operating Expenses					
50010 · Accounting					
50015 · Tax Preparation	0.00	0.00	0.00	300.00	313.12
Total 50010 · Accounting	0.00	0.00	0.00	300.00	313.12
50070 · Meeting Expense	0.00	0.00	0.00	0.00	27.50
50100 · Management Fees	1,481.04	1,481.04	4,443.12	4,443.12	17,772.48
50210 · Insurance	761.48	761.62	2,284.44	2,284.86	9,139.44
50220 · Water & Sewer	1,087.68	1,122.00	3,331.68	3,366.00	13,464.00
50230 · In-Unit Amenities					
50231 · In-Unit Cable	643.17	645.00	1,929.51	1,935.00	7,740.00
50232 · In-Unit Internet	456.83	456.83	1,370.49	1,370.49	5,481.96
Total 50230 · In-Unit Amenities	1,100.00	1,101.83	3,300.00	3,305.49	13,221.96
50250 · Waste Removal	245.48	204.00	922.35	612.00	2,448.00
50276 · Snow Removal					
50271 · Plowing	210.00	250.00	210.00	250.00	4,600.00
50275 · Roof Snow and Ice Removal	0.00	0.00	0.00	0.00	1,500.00
50276 · Snow Removal - Other	822.50	0.00	822.50	0.00	1,200.00
Total 50276 · Snow Removal	1,032.50	250.00	1,032.50	250.00	7,300.00
50290 · Security & Fire Safety					
50291 · Alarm Phone	47.86	37.40	127.19	112.20	448.80
50292 · Alarm Monitoring	0.00	0.00	299.94	299.94	1,199.76
50295 · Alarm System Repairs	0.00	0.00	0.00	200.00	200.00
50296 · Alarm Inspection	0.00	0.00	0.00	1,325.00	1,325.00
50290 · Security & Fire Safety - Other	0.00	0.00	0.00	0.00	0.00
Total 50290 · Security & Fire Safety	47.86	37.40	427.13	1,937.14	3,173.56
50320 · General Building Maintenance					
50321 · Gen. Bldg. Maint. Supplies	0.00	42.00	390.31	122.00	500.00
50320 · General Building Maintenance - Other	1,400.00	208.00	3,222.50	628.00	2,500.00
Total 50320 · General Building Maintenance	1,400.00	250.00	3,612.81	750.00	3,000.00
50325 · Pest Control	0.00	0.00	230.00	230.00	920.00
50330 · Plumbing and Heating	0.00	83.33	0.00	250.03	1,000.00
50360 · Grounds & Parking					
50361 · G&P Maintenance	87.50	50.00	2,086.57	250.00	500.00
50362 · G&P Supplies	182.24	50.00	186.87	150.00	400.00
50360 · Grounds & Parking - Other	0.00		245.00		
Total 50360 · Grounds & Parking	269.74	100.00	2,518.44	400.00	900.00
50370 · Roof Maintenance	0.00		340.00		500.00

Watch Hill

Profit & Loss Budget Performance

October 2019

	Oct 19	Budget	Aug - Oct...	YTD Bud...	Annual B...
50400 · Utilities					
50403 · Natural Gas	800.09	800.00	2,007.40	2,031.19	10,400.74
50404 · Electric	0.00	466.77	961.93	1,693.83	6,866.20
Total 50400 · Utilities	800.09	1,266.77	2,969.33	3,725.02	17,266.94
51000 · Miscellaneous Expense					
51001 · Bank Service Charges	167.35	52.00	310.29	156.00	624.00
51002 · Licenses and Permits	0.00	0.00	0.00	20.00	40.00
51003 · Postage and Delivery	0.00	0.00	0.00	0.00	12.10
51004 · Check Stock	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	167.35	52.00	310.29	226.00	726.10
54000 · Hot Tub					
54010 · Hot Tub Maint.	0.00	100.00	0.00	200.00	600.00
54020 · Hot Tub Supplies	32.49	16.00	83.93	56.00	200.00
Total 54000 · Hot Tub	32.49	116.00	83.93	256.00	800.00
Total Operating Expenses	8,425.71	6,825.99	25,806.02	22,335.66	91,973.10
60000 · Reserve Expenses					
60010 · Siding Resurfacing & Repair	0.00	0.00	0.00	0.00	500.00
60015 · Siding Replacement	0.00		9,807.50		500.00
60020 · Roof					
60022 · Bldgs. A; shingle and EPDM	0.00	0.00	0.00	0.00	0.00
60023 · Bldgs. B; shingle and EPDM	0.00	0.00	0.00	0.00	0.00
60027 · Misc. Repairs	0.00	0.00	0.00	600.00	600.00
Total 60020 · Roof	0.00	0.00	0.00	600.00	600.00
60030 · Plumbing & Heating					
60034 · Bldg. A Holding Tanks	0.00	0.00	0.00	0.00	0.00
60036 · Fire Hydrant	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					
60052 · Overlay	0.00		0.00		0.00
60053 · Crack Fill	0.00	0.00	4,380.00	1,200.00	1,200.00
Total 60050 · Asphalt	0.00	0.00	4,380.00	1,200.00	1,200.00
60060 · Hot Tub	0.00	0.00	1,700.00	0.00	0.00
60075 · Building Entryways	0.00	0.00	3,037.48	0.00	0.00
60080 · Tree Removal	0.00	0.00	0.00	400.00	800.00
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
Total 60000 · Reserve Expenses	0.00	0.00	18,924.98	10,200.00	11,600.00
Total Expense	8,425.71	6,825.99	44,731.00	32,535.66	103,573.10
Net Income	1,136.41	2,728.01	-15,998.45	-3,873.51	11,180.14