

OPERATING ACCT  
RECAP

## WATERVIEW CONDO - 2020 BUDGET

### INCOME

<u>LEDGER NAME</u>	<u>Dec Actual</u>	<u>Dec Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Total Budget</u>
2019 Balance			\$3,486.75	\$0.00	\$0.00
Condo Fees	\$89,220.00	\$91,260.00	\$1,097,065.82	\$1,095,120.00	\$1,095,120.00
Fees Uncollected		(\$3,950.00)	\$0.00	(\$47,500.00)	(\$47,500.00)
Assessment	\$0.00		\$0.00		
Misc Income	\$596.67	\$915.00	\$7,178.57	\$11,000.00	\$11,000.00
Trash Reimbursement	\$0.00		\$26,651.90	\$26,500.00	\$26,500.00
<b><u>TOTAL INCOME</u></b>	<b>\$89,816.67</b>	<b>\$88,225.00</b>	<b>\$1,134,383.04</b>	<b>\$1,085,120.00</b>	<b>\$1,085,120.00</b>

### EXPENSES

Admin	\$524.08	\$665.00	\$7,069.66	\$8,000.00	\$8,000.00
Auditing	\$0.00		\$3,916.00	\$3,850.00	\$3,850.00
Communications	\$659.35	\$540.00	\$8,014.46	\$6,500.00	\$6,500.00
HVAC Contractors	\$950.00	\$2,500.00	\$56,362.32	\$30,000.00	\$30,000.00
HVAC / Equipment	\$324.96	\$2,500.00	\$18,458.99	\$30,000.00	\$30,000.00
Insurance Account	\$15,000.00	\$13,300.00	\$189,000.00	\$160,000.00	\$160,000.00
Landscaping	\$11,387.30	\$3,750.00	\$54,920.01	\$45,000.00	\$45,000.00
Legal	\$988.67	\$1,290.00	\$9,237.84	\$15,500.00	\$15,500.00
Maint Common Area	\$15,365.81	\$7,915.00	\$198,167.94	\$95,000.00	\$95,000.00
Maint Repair Materials	\$243.13	\$1,750.00	\$24,419.01	\$21,000.00	\$21,000.00
Payroll Benefits / Taxes	\$2,760.95	\$2,915.00	\$37,929.51	\$35,000.00	\$35,000.00
Payroll	\$15,280.50	\$9,165.00	\$116,242.00	\$110,000.00	\$110,000.00
Pool / Lounge	\$0.00		\$27,815.93	\$35,000.00	\$35,000.00
Reserve Funding	\$0.00	\$10,830.00	\$54,000.00	\$130,000.00	\$130,000.00
Snow Removal	\$3,053.32	\$10,000.00	\$3,053.32	\$35,000.00	\$35,000.00
Trash Expense	\$3,859.62	\$2,915.00	\$44,553.70	\$35,000.00	\$35,000.00
Electric	\$984.65	\$1,270.00	\$14,473.23	\$15,270.00	\$15,270.00
Gas	\$13,232.15	\$8,000.00	\$158,920.29	\$170,000.00	\$170,000.00
Water & Sewer	\$0.00	\$8,750.00	\$94,387.47	\$105,000.00	\$105,000.00
<b><u>TOTAL EXPENSES</u></b>	<b>\$84,614.49</b>	<b>\$88,055.00</b>	<b>\$1,120,941.68</b>	<b>\$1,085,120.00</b>	<b>\$1,085,120.00</b>

### UNDER / (OVER) BUDGET

\$5,202.18	\$13,441.36
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OPERATING CASH	\$13,441.36
INSURANCE ESCROW	\$11,939.17
REPLACEMENT RESERVE	\$131,869.74
RECEIVABLES	\$18,462.01
WRITE OFFS	\$199,008.24

Date:

12/31/2020

Op Acct  
Expense Breakdown

**WATERVIEW CONDO - 2020 ACTUAL**

**EXPENSES**

	<u>Ledger #</u>	<u>Ledger Name</u>	<u>Dec. Actual</u>	<u>YTD Expenses</u>
<i><u>Admin.</u></i>				
	5121	Stat. & Supplies	\$102.70	\$969.16
	5124	Postage	110.00	482.60
	5127	Inspection & Other Fees		749.16
	5181	State Taxes		0.00
	5196	Bereavement		0.00
	5196	Office Exp.	275.38	3,649.90
	5197	Bank Charges	36.00	393.61
	5198	Office Equip.		825.23
<i><u>Total Admin.</u></i>			<u>\$524.08</u>	<u>\$7,069.66</u>
<i><u>Auditing</u></i>				
	5159	Auditing		<u>\$3,916.00</u>
<i><u>Communications</u></i>				
	5122	Communications	<u>\$659.35</u>	<u>\$8,014.46</u>
<i><u>HVAC Contractors</u></i>				
	5430	HVAC Contractors	<u>\$950.00</u>	<u>\$56,362.32</u>
<i><u>HVAC Equipment</u></i>				
	5344	HVAC Equipment	<u>\$324.96</u>	<u>\$18,458.99</u>
<i><u>Insurance Account</u></i>				
	5712	Insurance Account	<u>\$15,000.00</u>	<u>\$189,000.00</u>
<i><u>Landscaping</u></i>				
	5470	Landscaping	<u>\$11,387.30</u>	<u>\$54,920.01</u>
<i><u>Legal</u></i>				
	5153	Legal	<u>\$988.67</u>	<u>\$9,237.84</u>
<i><u>Maint Common Area</u></i>				
	5413	Insp of Equipment		\$0.00
	5415	Cleaning Services		\$0.00
	5460	Exterminating	\$264.43	\$2,915.11
	5490	Other Contracts	\$6,186.38	\$138,003.81
	5492	Plumbing Contracts	\$4,320.00	\$6,987.02
	5493	Roofing Contracts	\$4,595.00	\$50,262.00
<i><u>Total Maint Common Area</u></i>			<u>\$15,365.81</u>	<u>\$198,167.94</u>
<i><u>Maint Repair Materials</u></i>				
	5322	Carpentry		\$0.00
	5323	Plumbing Supplies		\$108.70
	5324	Electrical Supplies		\$0.00
	5325	Kitchen Equipment		\$0.00
	5328	Window & Glass		\$0.00

	5329	Vehicle & Equip Maint	\$88.00	\$404.30
	5340	Painting/Decorating/Grounds		\$10,792.97
	5341	Small Equip & Tools		\$0.00
	5342	Janitorial Supplies		\$25.56
	5350	Maint Supplies	\$155.13	\$12,927.66
	5390	Uniforms		\$159.82
		<b><u>Total Maint Repair Materials</u></b>	<b><u>\$243.13</u></b>	<b><u>\$24,419.01</u></b>
		<b><u>Payroll Benefits / Taxes</u></b>		
	5261	Payroll Emp Benefits	\$1,849.37	\$20,159.15
	5262	Payroll EE/ER Taxes	\$911.58	\$10,257.36
	5263	Payroll Workers Comp		\$7,513.00
		<b><u>Total Payroll Benefits / Taxes</u></b>	<b><u>\$2,760.95</u></b>	<b><u>\$37,929.51</u></b>
		<b><u>Payroll</u></b>		
	5210	Payroll Superintendent	\$8,784.00	\$65,143.00
	5216	Payroll Maintenance	\$3,496.50	\$35,061.50
	5215	Payroll Office	\$3,000.00	\$16,037.50
		<b><u>Total Payroll</u></b>	<b><u>\$15,280.50</u></b>	<b><u>\$116,242.00</u></b>
		<b><u>Pool</u></b>		
	5310	Pool/Lounge Maintenance	\$0.00	\$27,815.93
	5491	Pool Contract		\$0.00
		<b><u>Total Pool</u></b>	<b><u>\$0.00</u></b>	<b><u>\$27,815.93</u></b>
		<b><u>Reserve Funding</u></b>		
	5850	Reserve Funding		\$54,000.00
		<b><u>Snow Removal</u></b>		
	5330	Snow Removal	\$3,053.32	\$3,053.32
		<b><u>Trash Expense</u></b>		
	5426	Trash Expense	\$3,859.62	\$44,553.70
		<b><u>Electric</u></b>		
	5523	Util / Electric	\$984.65	\$14,473.23
		<b><u>Gas</u></b>		
	5524	Util / Gas	\$13,232.15	\$158,920.29
		<b><u>Water &amp; Sewer</u></b>		
	5521	Util / Water & Sewer		\$94,387.47
		<b><u>TOTAL EXPENSES</u></b>	<b><u>\$84,614.49</u></b>	<b><u>\$1,120,941.68</u></b>

Date:

12/31/2020

Op. Acct  
Income Breakdown

WATERVIEW CONDO - 2020 ACTUAL

INCOME

	<u>Ledger #</u>	<u>Ledger Name</u>	<u>Dec Actual</u>	<u>YTD Income</u>
<u>2019 Balance</u>				
	3030	2019 Balance		\$3,486.75
<u>Condo Fees</u>				
	4111	Condo Fees	\$89,220.00	\$1,097,065.82
<u>Assessment</u>				
	4590	Assessment		\$0.00
<u>Other Income</u>				
	4050	Interest	\$0.26	\$9.69
	4430	Late Fees	\$186.41	\$2,177.52
	4430	Returned Check	50.00	125.00
	4590	Comm Rm Rental		0.00
	4590	Lease Fee		150.00
	4590	Legal Fees	360.00	2,789.00
	4590	Misc. Income		0.00
	4590	Pool / Gym Fees		1,050.00
	4590	Violation Fee		525.00
	4591	Work Orders		110.00
<u>Total Misc. Income</u>			\$596.67	\$7,178.57
<u>Reserve Transfer</u>				\$0.00
<u>Trash Reimb</u>				\$26,651.90
<u>TOTAL INCOME</u>			\$89,816.67	\$1,134,383.04

Date:

12/31/2020