

Operating Acct
Recap

WATERVIEW CONDO - 2021 BUDGET

INCOME

<u>LEDGER NAME</u>	<u>Apr Actual</u>	<u>Apr Budget</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Total Budget</u>
2020 Balance			\$13,441.36	\$0.00	\$0.00
Condo Fees	\$96,745.00	\$99,870.00	\$387,356.24	\$390,870.00	\$1,189,830.00
Fees Uncollected		(\$4,180.00)		(\$16,720.00)	(\$50,160.00)
Assessment	\$0.00		\$0.00		
Misc Income	\$455.65	\$667.00	\$1,819.81	\$2,664.00	\$8,000.00
Trash Reimbursement	\$0.00		\$0.00		\$26,500.00
<u>TOTAL INCOME</u>	\$97,200.65	\$96,357.00	\$402,617.41	\$376,814.00	\$1,174,170.00

EXPENSES

Admin	\$1,534.53	\$625.00	\$4,239.74	\$2,500.00	\$7,500.00
Auditing	\$0.00	\$3,850.00	\$0.00	\$3,850.00	\$3,850.00
Communications	\$637.29	\$533.00	\$3,124.82	\$2,136.00	\$6,400.00
HVAC Contractors	\$9,420.00	\$4,833.00	\$11,690.00	\$19,336.00	\$58,000.00
HVAC / Equipment	\$3,851.32	\$1,833.00	\$6,535.23	\$7,336.00	\$22,000.00
Insurance Account	\$15,000.00	\$17,083.00	\$80,000.00	\$68,336.00	\$205,000.00
Landscaping	\$0.00	\$3,539.00	\$0.00	\$7,078.00	\$35,390.00
Legal	\$842.14	\$1,458.00	\$9,796.15	\$5,836.00	\$17,500.00
Maint Common Area	\$17,945.32	\$7,304.00	\$27,630.44	\$29,218.00	\$87,650.00
Maint Repair Materials	\$1,484.35	\$1,697.00	\$4,144.66	\$6,794.00	\$20,370.00
Payroll Benefits / Taxes	\$3,863.67	\$2,916.00	\$15,361.69	\$11,672.00	\$35,000.00
Payroll	\$7,244.00	\$9,166.00	\$32,292.00	\$36,672.00	\$110,000.00
Pool / Lounge	\$622.38	\$5,000.00	\$3,633.67	\$10,000.00	\$35,000.00
Reserve Funding	\$0.00	\$11,000.00	\$12,000.00	\$44,010.00	\$132,010.00
Snow Removal	\$0.00		\$6,867.43	\$18,750.00	\$25,000.00
Trash Expense	\$4,020.39	\$3,666.00	\$15,636.75	\$14,672.00	\$44,000.00
Electric	\$1,096.63	\$1,291.00	\$4,259.94	\$5,172.00	\$15,500.00
Gas	\$45,186.63	\$10,000.00	\$107,865.04	\$115,000.00	\$170,000.00
Water & Sewer	\$0.00	\$12,000.00	\$35,309.33	\$48,000.00	\$144,000.00
<u>TOTAL EXPENSES</u>	\$112,748.65	\$97,794.00	\$380,386.89	\$456,368.00	\$1,174,170.00
<u>BALANCE</u>	(\$15,548.00)		\$22,230.52		

OPERATING CASH	\$22,230.52
INSURANCE ESCROW	\$25,913.93
REPLACEMENT RESERVE	\$150,994.29
RECEIVABLES	\$22,538.74
WRITE OFFS	\$199,008.24

Date:

4/30/2021

OPERATING ACCT
Expense Breakdown

WATERVIEW CONDO - 2021 ACTUAL

EXPENSES

	<u>Ledger #</u>	<u>Ledger Name</u>	<u>Apr. Actual</u>	<u>YTD Expenses</u>
<u>Admin.</u>				
	5121	Stat. & Supplies	\$340.74	\$1,025.30
	5124	Postage	220.00	385.00
	5127	Inspec. & Other Fees		0.00
	5181	State Taxes		0.00
	5196	Bereavement		0.00
	5196	Office Exp.	256.20	2,087.85
	5197	Bank Charges	257.57	281.57
	5198	Office Equip.	460.02	460.02
			<u>\$1,534.53</u>	<u>\$4,239.74</u>
<u>Total Admin.</u>				
<u>Auditing</u>				
	5159	Auditing		0.00
<u>Communications</u>				
	5122	Communications	<u>\$637.29</u>	<u>\$3,124.82</u>
<u>HVAC Contractors</u>				
	5430	HVAC Contractors	<u>\$9,420.00</u>	<u>\$11,690.00</u>
<u>HVAC Equipment</u>				
	5344	HVAC Equipment	<u>\$3,851.32</u>	<u>\$6,535.23</u>
<u>Insurance Account</u>				
	5712	Insurance Account	<u>\$15,000.00</u>	<u>\$80,000.00</u>
<u>Landscaping</u>				
	5470	Landscaping		\$0.00
<u>Legal</u>				
	5153	Legal	<u>\$842.14</u>	<u>\$9,796.15</u>
<u>Maint Common Area</u>				
	5413	Insp of Equipment		\$0.00
	5415	Cleaning Services		\$0.00
	5460	Exterminating	\$461.69	\$1,628.17
	5490	Other Contracts	\$7,783.63	\$12,003.63
	5492	Plumbing Contracts		\$573.64
	5493	Roofing Contracts	\$9,700.00	\$13,425.00
			<u>\$17,945.32</u>	<u>\$27,630.44</u>
<u>Total Maint Common Area</u>				
<u>Maint Repair Materials</u>				
	5322	Carpentry		\$0.00
	5323	Plumbing Supplies	\$72.52	\$72.52
	5324	Electrical Supplies		\$0.00
	5325	Kitchen Equipment		\$0.00
	5328	Window & Glass		\$0.00

	5329	Vehicle & Equip Maint		\$0.00
	5340	Painting/Decorating/Grounds		\$0.00
	5341	Small Equip & Tools	\$70.88	\$70.88
	5342	Janitorial Supplies		\$0.00
	5350	Maint Supplies	\$1,340.95	\$4,001.26
	5390	Uniforms		\$0.00
<u>Total Maint Repair Materials</u>			\$1,484.35	\$4,144.66
<u>Payroll Benefits / Taxes</u>				
	5261	Payroll Emp Benefits	\$1,635.08	\$6,646.21
	5262	Payroll EE/ER Taxes	\$641.59	\$2,947.48
	5263	Payroll Workers Comp	\$1,587.00	\$5,768.00
<u>Total Payroll Benefits / Taxes</u>			\$3,863.67	\$15,361.69
<u>Payroll</u>				
	5210	Payroll Superintendent	\$5,824.00	\$21,346.00
	5216	Payroll Maintenance	\$120.00	\$5,846.00
	5215	Payroll Office	\$1,300.00	\$5,100.00
<u>Total Payroll</u>			\$7,244.00	\$32,292.00
<u>Pool</u>				
	5310	Pool/Lounge Maintenance	\$622.38	\$3,633.67
	5491	Pool Contract		\$0.00
<u>Total Pool</u>			\$622.38	\$3,633.67
<u>Reserve Funding</u>				
	5850	Reserve Funding		\$12,000.00
<u>Snow Removal</u>				
	5330	Snow Removal		\$6,867.43
<u>Trash Expense</u>				
	5426	Trash Expense	\$4,020.39	\$15,636.75
<u>Electric</u>				
	5523	Util / Electric	\$1,096.63	\$4,259.94
<u>Gas</u>				
	5524	Util / Gas	\$45,186.63	\$107,865.04
<u>Water & Sewer</u>				
	5521	Util / Water & Sewer		\$35,309.33
<u>TOTAL EXPENSES</u>			\$112,748.65	\$380,386.89

Date:

4/30/2021

OPERATING ACCT
INCOME BREAKDOWN

WATERVIEW CONDO - 2021 ACTUAL

INCOME

<u>Ledger #</u>	<u>Ledger Name</u>	<u>Apr Actual</u>	<u>YTD Income</u>
<u>2020 Balance</u>			
3030	2020 Balance		\$13,441.36
<u>Condo Fees</u>			
4111	Condo Fees	\$96,745.00	\$387,356.24
<u>Assessment</u>			
4590	Assessment		\$0.00
<u>Other Income</u>			
4050	Interest	\$0.65	\$2.26
4430	Late Fees	\$105.00	\$607.55
4430	Returned Check		50.00
4590	Comm Rm Rental		0.00
4590	Lease Fee		0.00
4590	Legal Fees	150.00	660.00
4590	Misc. Income		0.00
4590	Pool / Gym Fees	200.00	500.00
4590	Violation Fee		0.00
4591	Work Orders		0.00
<u>Total Misc. Income</u>		\$455.65	\$1,819.81
<u>Reserve Transfer</u>			\$0.00
<u>Trash Reimb</u>			\$0.00
<u>TOTAL INCOME</u>		\$97,200.65	\$402,617.41

Date:

4/30/2021