

OPERATING ACCT
RECAP

WATERVIEW CONDO - 2023 BUDGET

INCOME

<u>LEDGER NAME</u>	<u>Apr Actual</u>	<u>YTD Actual</u>	<u>Total Budget</u>
2022 Balance		\$4,797.27	
Condo Fees	\$97,335.00	\$398,079.29	\$1,189,830.00
Fees Uncollected			(\$50,160.00)
Assessment	\$0.00	\$0.00	
Misc Income	\$182.54	\$1,679.32	\$8,000.00
Trash Reimbursement	\$0.00	\$0.00	\$26,500.00
<u>TOTAL INCOME</u>	\$97,517.54	\$404,555.88	\$1,174,170.00

EXPENSES

Admin	\$7,261.39	\$8,542.16	\$7,500.00
Auditing	\$0.00	\$0.00	\$3,850.00
Communications	\$703.87	\$3,410.98	\$6,400.00
HVAC Contractors	\$37,500.00	\$42,699.69	\$58,000.00
HVAC / Equipment	\$1,080.08	\$1,696.18	\$22,000.00
Insurance Account	\$14,000.00	\$71,000.00	\$205,000.00
Landscaping	\$2,585.66	\$3,092.13	\$35,390.00
Legal	\$72.00	\$586.00	\$17,500.00
Maint Common Area	\$7,461.90	\$37,252.61	\$87,650.00
Maint Repair Materials	\$1,695.59	\$3,755.74	\$20,370.00
Payroll Benefits / Taxes	\$4,046.84	\$16,053.79	\$35,000.00
Payroll	\$10,429.00	\$40,282.00	\$110,000.00
Pool / Lounge	\$11,184.33	\$14,727.04	\$35,000.00
Reserve Funding	\$0.00	\$60,000.00	\$132,010.00
Snow Removal	\$0.00	\$9,500.00	\$25,000.00
Trash Expense	\$2,851.81	\$11,407.24	\$44,000.00
Electric	\$1,048.93	\$4,417.02	\$15,500.00
Gas	\$0.00	\$57,984.56	\$170,000.00
Water & Sewer	\$0.00	\$11,759.30	\$144,000.00
<u>TOTAL EXPENSES</u>	\$101,921.40	\$398,166.44	\$1,174,170.00
<u>BALANCE</u>	(\$4,403.86)	\$6,389.44	

OPERATING CASH	\$6,389.44
INSURANCE ESCROW	\$42,495.96
REPLACEMENT RESERVE	\$120,670.41
RECEIVABLES	\$32,553.87
WRITE OFFS	\$199,008.24

Date: 4/30/2023

Operating Acct
Expense Breakdown

WATERVIEW CONDO - 2023 ACTUAL EXPENSES

EXPENSES

	<u>Ledger #</u>	<u>Ledger Name</u>	<u>Apr. Actual</u>	<u>YTD Expenses</u>
<u>Admin.</u>				
	5121	Stat. & Supplies	\$181.47	\$416.10
	5124	Postage	126.00	372.00
	5127	Inspec. & Other Fees	6,776.00	6,871.96
	5181	State Taxes		0.00
	5196	Bereavement		0.00
	5196	Office Exp.	177.92	822.97
	5197	Bank Charges		24.00
	5198	Office Equip.		35.13
			<u>\$7,261.39</u>	<u>\$8,542.16</u>
<u>Total Admin.</u>				
<u>Auditing</u>				
	5159	Auditing		0.00
<u>Communications</u>				
	5122	Communications	<u>\$703.87</u>	<u>\$3,410.98</u>
<u>HVAC Contractors</u>				
	5430	HVAC Contractors	<u>\$37,500.00</u>	<u>\$42,699.69</u>
<u>HVAC Equipment</u>				
	5344	HVAC Equipment	<u>\$1,080.08</u>	<u>\$1,696.18</u>
<u>Insurance Account</u>				
	5712	Insurance Account	<u>\$14,000.00</u>	<u>\$71,000.00</u>
<u>Landscaping</u>				
	5470	Landscaping	<u>\$2,585.66</u>	<u>\$3,092.13</u>
<u>Legal</u>				
	5153	Legal	<u>\$72.00</u>	<u>\$586.00</u>
<u>Maint Common Area</u>				
	5413	Insp of Equipment		\$0.00
	5415	Cleaning Services		\$0.00
	5460	Exterminating		\$212.18
	5490	Other Contracts	\$2,653.90	\$7,107.43
	5492	Plumbing Contracts		\$9,445.00
	5493	Roofing Contracts	\$4,808.00	\$20,488.00
			<u>\$7,461.90</u>	<u>\$37,252.61</u>
<u>Total Maint Common Area</u>				
<u>Maint Repair Materials</u>				
	5322	Carpentry		\$0.00
	5323	Plumbing Supplies		\$0.00
	5324	Electrical Supplies		\$0.00
	5325	Kitchen Equipment		\$0.00
	5328	Window & Glass		\$0.00

	5329	Vehicle & Equip Maint	\$47.42	\$132.42
	5340	Painting/Decorating/Grounds		\$0.00
	5341	Small Equip & Tools	\$201.60	\$708.22
	5342	Janitorial Supplies		\$54.19
	5350	Maint Supplies	\$1,107.57	\$2,521.91
	5390	Uniforms	\$339.00	\$339.00
		<u>Total Maint Repair Materials</u>	<u>\$1,695.59</u>	<u>\$3,755.74</u>
		<u>Payroll Benefits / Taxes</u>		
	5261	Payroll Emp Benefits	\$1,799.10	\$7,112.26
	5262	Payroll EE/ER Taxes	\$928.74	\$3,665.53
	5263	Payroll Workers Comp	\$1,319.00	\$5,276.00
		<u>Total Payroll Benefits / Taxes</u>	<u>\$4,046.84</u>	<u>\$16,053.79</u>
		<u>Payroll</u>		
	5210	Payroll Superintendent	\$6,454.00	\$24,262.00
	5216	Payroll Maintenance	\$2,800.00	\$11,920.00
	5215	Payroll Office	\$1,175.00	\$4,100.00
		<u>Total Payroll</u>	<u>\$10,429.00</u>	<u>\$40,282.00</u>
		<u>Pool</u>		
	5310	Pool/Lounge Maintenance	\$11,184.33	\$14,727.04
	5491	Pool Contract		\$0.00
		<u>Total Pool</u>	<u>\$11,184.33</u>	<u>\$14,727.04</u>
		<u>Reserve Funding</u>		
	5850	Reserve Funding		\$60,000.00
		<u>Snow Removal</u>		
	5330	Snow Removal		\$9,500.00
		<u>Trash Expense</u>		
	5426	Trash Expense	\$2,851.81	\$11,407.24
		<u>Electric</u>		
	5523	Util / Electric	\$1,048.93	\$4,417.02
		<u>Gas</u>		
	5524	Util / Gas		\$57,984.56
		<u>Water & Sewer</u>		
	5521	Util / Water & Sewer		\$11,759.30
		<u>TOTAL EXPENSES</u>	<u>\$101,921.40</u>	<u>\$398,166.44</u>

Date:

4/30/2023

OPERATING Acct
INCOME BREAKDOWN

WATERVIEW CONDO - 2023 ACTUAL INCOME

INCOME

	<u>Ledger #</u>	<u>Ledger Name</u>	<u>Apr Actual</u>	<u>YTD Income</u>
<u>2022 Balance</u>				
	3030	2022 Balance		\$4,797.27
<u>Condo Fees</u>				
	4111	Condo Fees	\$97,335.00	\$398,079.29
<u>Assessment</u>				
	4590	Assessment		\$0.00
<u>Other Income</u>				
	4050	Interest	\$2.54	\$10.97
	4430	Late Fees	\$78.00	\$750.35
	4430	Returned Check		50.00
	4590	Comm Rm Rental		0.00
	4590	Lease Fee		0.00
	4590	Legal Fees	72.00	288.00
	4590	Misc. Income		0.00
	4590	Pool / Gym Fees		150.00
	4590	Violation Fee	30.00	30.00
	4591	Work Orders		0.00
<u>Total Misc. Income</u>			\$182.54	\$1,679.32
<u>Reserve Transfer</u>				\$0.00
<u>Trash Reimb</u>				\$0.00
<u>TOTAL INCOME</u>			\$97,517.54	\$404,555.88

Date:

4/30/2023

Reserve Acct

WATERVIEW CONDO - 2023 RESERVE ACCOUNT

INCOME

<u>LEDGER NAME</u>	<u>Apr Actual</u>	<u>YTD Actual</u>
<i>2022 Balance</i>		\$82,061.03
<i>Reserve Funding</i>		\$60,000.00
<i>Capital Contribution</i>		\$3,820.00
<i>Interest</i>	\$15.38	\$52.04
<u><i>TOTAL INCOME</i></u>	<u>\$15.38</u>	<u>\$145,933.07</u>

EXPENSES

<i>Bank Charges</i>		\$0.00
<i>HVAC Contracts</i>		\$0.00
<i>HVAC Supplies</i>		
<i>Other Contracts</i>	\$5,325.92	\$5,325.92
<i>Roofing Contracts</i>		\$19,936.74
<i>Pool Maintenance</i>		
<i>Transfer to Operating Account</i>		\$0.00
<u><i>TOTAL EXPENSES</i></u>	<u>\$5,325.92</u>	<u>\$25,262.66</u>

BALANCE

	<u>(\$5,310.54)</u>	<u>\$120,670.41</u>
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Date

4/30/2023

WATERVIEW CONDO - 2023 INSURANCE ACCOUNT**INCOME**

<u>LEDGER NAME</u>	<u>Apr Actual</u>	<u>YTD Actual</u>
<i>2022 Balance</i>		\$33,103.66
<i>Insurance Funding</i>	\$14,000.00	\$71,000.00
<i>Interest</i>	\$6.47	\$26.52
<u>TOTAL INCOME</u>	\$14,006.47	\$104,130.18

EXPENSES

<i>Bank Charges</i>		\$0.00
<i>Flood Insurance</i>	\$7,329.56	\$28,965.41
<i>Property Insurance</i>		\$32,892.30
<i>Gen'l Liability / Crime</i>		(\$223.49)
<u>TOTAL EXPENSES</u>	\$7,329.56	\$61,634.22

BALANCE

	\$6,676.91	\$42,495.96
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Date

4/30/2023