

Docks on Old River
Profit & Loss
 January through October 2020

	Jan - Oct 20
Ordinary Income/Expense	
Income	
Dues and Special Assessments	
Assessments	123,273.90
Special Assessment	125,604.00
Total Dues and Special Assessments	248,877.90
Transfer Fees & Taxes	
Dock Transfer Fees	7,000.00
DEP Sales Tax on Boat Slip	3,225.00
Total Transfer Fees & Taxes	10,225.00
Misc Income	
Late Fee	1,032.00
Returned Check Charges	15.00
Fines Income	100.00
Total Misc Income	1,147.00
Total Income	260,249.90
Gross Profit	260,249.90
Expense	
Hurricane Repairs	3,152.50
Bank Service Charges	9.00
Reserves	11,206.70
Dock Expenses	7,663.60
Licenses & Permits	865.42
Office Supplies/Printing	827.50
Other Taxes & Fees	61.25
Pest Control	591.25
Pool Repairs	1,838.17
Pool Supplies	3,307.55
Postage and Delivery	150.05
Professional Fees - Legal / CPA	1,947.60
Property Management Fees	10,300.00
Small Tools and Equipment	536.49
Contract Services	
Common Area Cleaning	225.00
Elevator Service	3,480.56
Landscaping and Groundskeeping	5,800.00
Pool Maintenance	4,000.00
Total Contract Services	13,505.56
Insurance Expense	
Crime Coverage	158.37
D&O	688.84
Equipment Breakdown	356.15
Flood	4,800.00
General Liability	2,278.04
Insurance Interest & Fees	366.74
Mold & Sewer Backup	872.45
Property Insurance	15,037.27
Umbrella	1,209.46
Workers Comp	495.35
Total Insurance Expense	26,262.67
Repairs and Maintenance	
Elevator Maintenance	3,242.50
Fire System Inspections	1,985.00
Fire System Monitoring	644.40
Fire System Repairs	15,791.93
General Maint. & Repair	34,102.71
Grounds Maintenance	2,579.22

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Accrual Basis

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Maintenance Supplies	283.59
Misc. Maintenance	176.45
Plumbing Repairs	250.00
Roof Maintenance - Annual	<u>1,250.00</u>
Total Repairs and Maintenance	60,305.80
Site Improvement	
SPA - Dock Repairs	<u>74,558.00</u>
Total Site Improvement	74,558.00
Utilities	
Cable	6,326.14
Electricity	4,776.97
Telephone Expense	3,485.38
Trash Disposal	3,392.35
Water & Sewer	<u>7,458.95</u>
Total Utilities	<u>25,439.79</u>
Total Expense	<u>242,528.90</u>
Net Ordinary Income	<u>17,721.00</u>
Net Income	<u><u>17,721.00</u></u>