

Docks on Old River
Profit & Loss
 January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
Dues and Special Assessments	
Assessments	147,472.11
Special Assessment	81,000.00
Total Dues and Special Assessments	228,472.11
Transfer Fees & Taxes	
Dock Transfer Fees	4,000.00
Total Transfer Fees & Taxes	4,000.00
Misc Income	
Late Fee	25.00
Total Misc Income	25.00
Total Income	232,497.11
Gross Profit	232,497.11
Expense	
Reserves	13,448.04
Licenses & Permits	2,220.00
Maintenance	815.51
Other Taxes & Fees	236.25
Pest Control	709.50
Pool Repairs	1,170.83
Pool Supplies	3,041.56
Postage and Delivery	55.00
Professional Fees - Legal / CPA	150.00
Property Management Fees	12,200.00
Contract Services	
Common Area Cleaning	2,240.00
Elevator Service	2,910.00
Landscaping and Groundskeeping	6,960.00
Pool Maintenance	5,350.00
Total Contract Services	17,460.00
Insurance Expense	
D&O	884.98
Equipment Breakdown	414.11
Flood	4,599.00
General Liability	3,276.88
Insurance Interest & Fees	476.86
Mold & Sewer Backup	1,103.65
Property Insurance	18,592.66
Umbrella	1,543.20
Workers Comp	676.35
Total Insurance Expense	31,567.69
Repairs and Maintenance	
Electrical Repairs	1,384.02
Elevator Maintenance	33,250.00
Fire System Inspections	731.03
Fire System Monitoring	4,273.28
Fire System Repairs	19,632.31
General Maint. & Repair	26,022.97
Grounds Maintenance	1,650.00
Janitorial Supplies	251.38
Maintenance Supplies	932.38
Misc. Maintenance	10.75
Plumbing Repairs	1,613.80
Total Repairs and Maintenance	89,751.92

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Accrual Basis

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Utilities	
Cable	7,502.42
Electricity	6,097.92
Telephone Expense	3,884.92
Trash Disposal	4,490.86
Water & Sewer	12,654.99
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Total Utilities	34,631.11
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Total Expense	207,457.41
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Net Ordinary Income	25,039.70
Other Income/Expense	
Other Income	
Miscellaneous Income	164.96
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Total Other Income	164.96
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Net Other Income	164.96
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Net Income	25,204.66
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