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01/21/21

Accrual Basis

Docks on Old River

Profit & Loss Budget Overview

January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Income	
Dues and Special Assessments	
HOA Monthly Assessments	148,841.82
Hurricane Sally SP Assessment	269,999.73
Total Dues and Special Assessments	418,841.55
Projected Hurricane Insurance	1,315,000.00
Total Income	1,733,841.55
Total Income	1,733,841.55
Gross Profit	1,733,841.55
Expense	
Expenses	
Contract Services	
Common Area Cleaning	3,600.00
Elevator Service	3,335.00
Landscaping and Groundskeeping	6,960.00
Pool Maintenance	4,800.00
Total Contract Services	18,695.00
Dock Expenses	9,993.48
Hurricane Repairs	
Homeowners Responsibility	
Deductable of Insurance	100,000.00
Docks Reconstruction	150,000.00
Pool Reconstruction	19,999.73
Total Homeowners Responsibility	269,999.73
Insurance Responsibility	
Property Clean up	515,000.00
Building Reconstruction	800,000.00
Total Insurance Responsibility	1,315,000.00
Hurricane Repairs - Other	0.00
Total Hurricane Repairs	1,584,999.73
Insurance Expense	
Crime Coverage	485.64
D&O	773.94
Equipment Breakdown	396.98
Flood	5,000.00

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General Liability	2,229.41
Insurance Interest & Fees	430.47
Mold & Sewer Backup	971.61
Property Insurance	17,680.67
Umbrella	1,337.88
Workers Comp	538.86
Total Insurance Expense	29,845.46
Interest Expense	173.04
Licenses & Permits	493.00
Property Management Fees	12,483.60
Professional Fees - Legal / CPA	250.00
Postage and Delivery	110.00
Pool Expenses	
Pool Supplies	3,000.00
Pool Repairs	2,100.00
Total Pool Expenses	5,100.00
Pest Control	709.50
Other Taxes & Fees	236.25
Office Supplies/Printing	600.00
Maintenance	0.00
Repairs and Maintenance	
Electrical Repairs	300.00
Elevator Maintenance	1,020.00
Fire System Inspections	900.00
Fire System Monitoring	773.28
Fire System Repairs	1,200.00
General Maint. & Repair	10,771.00
Janitorial Supplies	325.00
Maintenance Supplies	1,200.00
Roof Maintenance - Annual	2,600.00
Total Repairs and Maintenance	19,089.28
Reserves	14,940.00
Utilities	
Cable	7,590.09
Electricity	6,010.32
Telephone Expense	3,884.92
Trash Disposal	4,848.00
Water & Sewer	13,789.88
Total Utilities	36,123.21
Total Expenses	1,733,841.55

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Profit & Loss Budget Overview
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	Jan - Dec 21
Total Expense	1,733,841.55
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
Miscellaneous Income	0.00
Total Other Income	0.00
Net Other Income	0.00
Net Income	0.00