0006 Waterview Homeowners Association, Inc.
Income/Expense Statement
08/31/2017

3706 Crondall Lane
Suite 105
Owings Mills MD 21117

Tidewater Property Management
3706 Crondall Lane
Suite 105
Owings Mills MD 21117

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	INCOME							
41000	Association Fees	8,750.00	8,750	0.00	70,000.00	70,000	0.00	105,000
44000	Late Charge Fees	435.00	0	(435.00)	3,225.00	0	(3,225.00)	0
44200	Legal Fees	0.00	0	0.00	750.00	0	(750.00)	0
45500	Interest Income	27.58	84	56.42	182.51	672	489.49	1,010
	INCOME	9,212.58	8,834	(378.58)	74,157.51	70,672	(3,485.51)	106,010
	EXPENSES							
	ADMINISTRATIVE							
50050	Bad Debt	0.00	0	0.00	1,853.89	0	(1,853.89)	0
50300	Legal	0.00	108	108.00	(255.00)	864	1,119.00	1,300
50350	Tax Return/Audit	575.00	48	(527.00)	575.00	384	(191.00)	575
51050	Management Fee	1,982.75	1,983	0.25	15,862.00	15,864	2.00	23,793
51150	Office Expense	17.38	67	49.62	720.26	536	(184.26)	800
51200	Miscellaneous Administrative	0.00	67	67.00	106.57	536	429.43	800
51850	Recreational/Social	0.00	67	67.00	0.00	536	536.00	800
	ADMINISTRATIVE	2,575.13	2,340	(235.13)	18,862.72	18,720	(142.72)	28,068
	GROUNDS							
60400	Landscape Contract	0.00	1,833	1,833.00	13,921.25	14,664	742.75	22,000
60500	Storm Water Maintenance	0.00	42	42.00	0.00	336	336.00	500
60750	Common Area Improvements	0.00	42	42.00	0.00	336	336.00	500
60900	Tree Care	0.00	146	146.00	280.00	1,168	888.00	1,750
61800	Alley Maintenance	0.00	42	42.00	0.00	336	336.00	500
62400	Tot Lot Repairs	0.00	42	42.00	0.00	336	336.00	500
62650	Repairs and Maintenance	0.00	104	104.00	8,488.94	832	(7,656.94)	1,250
62850	Snow Removal	0.00	2,125	2,125.00	25,815.00	17,000	(8,815.00)	25,500
	GROUNDS	0.00	4,376	4,376.00	48,505.19	35,008	(13,497.19)	52,500
	INSURANCE/TAX							
80000	Insurance	206.89	142	(64.89)	1,752.00	1,136	(616.00)	1,700
81000	Misc. Taxes	0.00	50	50.00	0.00	400	400.00	600
	INSURANCE/TAX	206.89	192	(14.89)	1,752.00	1,536	(216.00)	2,300
	RESERVE							
97060	Reserves Entry Feature	458.33	458	(0.33)	3,666.64	3,664	(2.64)	5,500
97120	Reserves Alleys	1,011.84	1,012	0.16	8,094.72	8,096	1.28	12,142
97130	Reserves Tot Lot	458.33	458	(0.33)	3,666.64	3,664	(2.64)	5,500
	RESERVE	1,928.50	1,928	(0.50)	15,428.00	15,424	(4.00)	23,142
	TOTAL EXPENSES	4,710.52	8,836	4,125.48	84,547.91	70,688	(13,859.91)	106,010
	Current Year Net Income/Loss	4,502.06	(2)	(4,504.06)	(10,390.40)	(16)	10,374.40	0