

Christophe Condominium Assoc., Inc.

Profit and Loss

August 2022 - July 2023

	TOTAL
Income	
500 REVENUES	
501 OP Dues	139,302.06
515 Miscellaneous Income	10.00
530 Locker Rental	3,260.00
540 Extra Parking	1,200.00
Total 500 REVENUES	143,772.06
Total Income	\$143,772.06
GROSS PROFIT	\$143,772.06
Expenses	
600 ADMINISTRATIVE EXPENSE	
601 Accountant	375.00
603 Management Fees	13,213.20
605 Office Supplies - Admin	32.95
606 Postage and box rental	242.00
610 Corporate Filing Fee/Taxes	0.00
611 Insurance Premiums	28,192.00
Christophe billed	-8,339.20
Total 611 Insurance Premiums	19,852.80
QuickBooks Payments Fees	753.10
Total 600 ADMINISTRATIVE EXPENSE	34,469.05
700 COMMON AREA	
701 UTILITIES	
702 Alarm - Common Area	457.00
705 Electricity - Common Area	11,808.70
710 Natural Gas - Common Area	16,486.34
715 Fire Sprinkler - Common Area	1,771.51
716 Telephone - Common Area	638.69
717 Water & Sewer - Common Area	19,237.72
718 Trash - Common Area	5,385.84
Total 701 UTILITIES	55,785.80
750 LANDSCAPE	
751 Landscape Maintenance	5,314.06
754 Flowers	1,481.93
755 Herbicides/Fertilize	216.10
761 Sprinkler System - Common Area	292.00
Total 750 LANDSCAPE	7,304.09

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CLEANING & MAINTENANCE	
803 Clean/Upkeep Labor - Common	9,971.25
804 Clean/Upkeep Supplies - Common	40.00
805 Maint/Repairs Labor - Common	5,309.39
806 Maint/Repairs Supplies - Common	1,091.35
807 Maintenance - Elevator - Common	4,303.56
808 Maintenance Boiler	611.09
810 Chimney Cleaning	2,322.00
815 Snow Removal - Common Area	14,307.26
818 Snowmelt Sys. Maint.	243.75
820 Window Cleaning	1,200.00
Total CLEANING & MAINTENANCE	39,399.65
Total 700 COMMON AREA	102,489.54
850 REC EXPENSES	
865 UTILITIES - Rec	
866 Spa/Pool Electricity - Rec	6,849.06
Total 865 UTILITIES - Rec	6,849.06
Total 850 REC EXPENSES	6,849.06
Leak Repairs	1,194.26
Total Expenses	\$145,001.91
NET OPERATING INCOME	\$ -1,229.85
Other Income	
502 Capital Reserve Dues	45,049.00
503 Special Assessments	102,399.94
521 Interest Capital Reserves	80.41
Transfer fees	60.00
Total Other Income	\$147,589.35
Other Expenses	
900 CAPITAL RESERVE EXPENSES	
918 CR Contingency	6,448.75
935 Boiler Replacement	99,253.63
936 Roof replacement	33,804.00
Water Damage-roof leaks	5,000.00
Total 936 Roof replacement	38,804.00
Laundry	4,289.02
Lighting Project	187.50

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Sewer pump	1,943.29
Total 900 CAPITAL RESERVE EXPENSES	150,926.19
Total Other Expenses	\$150,926.19
NET OTHER INCOME	\$ -3,336.84
NET INCOME	\$ -4,566.69