

Christophe Condominium Assoc., Inc.

Profit and Loss

August 2023 - July 2024

	TOTAL
Income	
500 REVENUES	
501 OP Dues	141,282.56
530 Locker Rental	3,290.02
540 Extra Parking	1,180.00
Total 500 REVENUES	145,752.58
Unapplied Cash Payment Income	-289.18
Total Income	\$145,463.40
GROSS PROFIT	\$145,463.40
Expenses	
600 ADMINISTRATIVE EXPENSE	
601 Accountant	650.00
603 Management Fees	13,395.25
605 Office Supplies - Admin	217.38
606 Postage and box rental	259.50
610 Corporate Filing Fee/Taxes	10.00
611 Insurance Premiums	31,840.00
Harriman Billed	-15,483.71
Total 611 Insurance Premiums	16,356.29
QuickBooks Payments Fees	2,338.13
Total 600 ADMINISTRATIVE EXPENSE	33,226.55
700 COMMON AREA	
701 UTILITIES	
702 Alarm - Common Area	812.00
705 Electricity - Common Area	12,602.71
710 Natural Gas - Common Area	9,545.58
715 Fire Sprinkler - Common Area	1,054.64
716 Telephone - Common Area	659.75
717 Water & Sewer - Common Area	20,413.15
718 Trash - Common Area	5,428.56
Total 701 UTILITIES	50,516.39
750 LANDSCAPE	
751 Landscape Maintenance	7,129.66
754 Flowers	254.46
755 Herbicides/Fertilize	130.00
Total 750 LANDSCAPE	7,514.12

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	TOTAL
CLEANING & MAINTENANCE	965.83
803 Clean/Upkeep Labor - Common	8,870.34
804 Clean/Upkeep Supplies - Common	488.49
805 Maint/Repairs Labor - Common	6,234.63
806 Maint/Repairs Supplies - Common	3,135.57
807 Maintenance - Elevator - Common	4,401.12
808 Maintenance Boiler	2,338.77
815 Snow Removal - Common Area	7,872.50
820 Window Cleaning	1,250.00
Total CLEANING & MAINTENANCE	35,557.25
Total 700 COMMON AREA	93,587.76
850 REC EXPENSES	
865 UTILITIES - Rec	
866 Spa/Pool Electricity - Rec	6,987.74
Total 865 UTILITIES - Rec	6,987.74
Total 850 REC EXPENSES	6,987.74
Leak Repairs	5,700.00
Total Expenses	\$139,502.05
NET OPERATING INCOME	\$5,961.35
Other Income	
502 Capital Reserve Dues	45,518.67
503 Special Assessments	90,000.00
521 Interest Capital Reserves	48.29
Total Other Income	\$135,566.96
Other Expenses	
900 CAPITAL RESERVE EXPENSES	
930 Reroute Vents	1,725.00
935 Boiler Replacement	0.00
936 Roof replacement	247,758.00
Lighting Project	22,503.11
Total 900 CAPITAL RESERVE EXPENSES	271,986.11
Total Other Expenses	\$271,986.11
NET OTHER INCOME	\$ -136,419.15
NET INCOME	\$ -130,457.80