

Harriman Place Condominium Association, Inc.
Profit and Loss
July, 2025-June, 2026

	25-26 Budget	Actual	26-27 Budget
Income			
Operating Dues	\$66,000.00	56,100.12	\$65,000.00
Total for Income	\$66,000.00	\$56,100.12	\$65,000.00
Gross Profit	\$66,000.00	\$56,100.12	\$65,000.00
Expenses			
Administrative Expenses			
Accounting -Tax Prep - year end	\$0.00	474.00	\$500.00
Legal	\$0.00	267.00	\$0.00
Postage	\$150.00	199.22	\$215.00
Property Management Fees	\$4,800.00	4,800.00	\$5,100.00
Travel expense for BOD	\$800.00	578.46	\$0.00
Total for Administrative Expenses	\$5,750.00	\$6,318.68	\$5,815.00
Building Expense			
Insurance Expense	\$18,225.00	17,988.36	\$18,752.25
D&O Insurance	\$0.00	\$0.00	\$0.00
Total for Insurance Expense	\$18,225.00	\$17,988.36	\$18,752.25
State Income Tax	\$0.00	10.00	\$10.00
Total for Building Expense	\$18,225.00	\$17,998.36	\$18,762.25
Common Area Expenses			
Common Area Maintenance	\$3,300.00	2,567.34	\$3,000.00
Fire Suppression Inspection	\$680.00	830.00	\$920.00
Landscaping and Groundskeeping	\$13,200.00	9,317.78	\$10,600.00
Pool and Spa Maintenance	\$4,000.00	8,201.29	\$6,800.00
34% portion of Pool Power Bill	\$720.00	756.81	\$800.00
Total for Pool and Spa Maintenance	\$4,720.00	\$8,958.10	\$7,600.00
Snow Removal	\$10,300.00	3,639.50	\$8,500.00
Snow removal access road	\$725.00	-1,315.00	\$800.00
Total for Snow Removal	\$11,025.00	\$2,324.50	\$9,300.00
Trash removal	\$800.00	659.52	\$780.00
Window Cleaning	\$1,100.00	1,235.00	\$1,400.00
Total for Common Area Expenses	\$34,825.00	\$25,892.24	\$33,600.00
Utilities Expense			
Electricity	\$2,500.00	1,048.30	\$1,250.00
Gas	\$0.00	89.47	
Water and sewer	\$3,100.00	4,644.89	\$4,800.00
Total for Utilities Expense	\$5,600.00	\$5,782.66	\$6,050.00
Total for Expenses	\$64,400.00	\$55,991.94	\$64,227.25
Net Operating Income	\$1,600.00	\$108.18	\$772.75

Other Income

Capital Reserve Income	\$15,000.00	15,000.00	\$15,000.00
Seal Coat Asphalt Income	\$0.00	880.00	

Total for Capital Reserve Income	\$15,000.00	\$15,880.00	
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Interest Income	\$0.00	166.96	
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Tree Removal & Asphalt Special	\$20,000.00	20,002.00	
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Total for Other Income	\$35,000.00	\$36,048.96	
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Other Expenses

Capital Reserve Expenses

Seal Coat Asphalt	7,600.00	8,738.85	
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Total for Capital Reserve Expenses	7,600.00	\$8,738.85	
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Common area tree removal	6,000.00	19,655.00	
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Exterior Painting	10,000.00	13,763.27	
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Gutters	\$200.00	430.00	
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Total for Other Expenses	23,800.00	\$42,587.12	
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Net Other Income	11,200.00	-\$6,538.16	
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Net Income	12,800.00	-\$6,429.98	
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