

Profit and Loss Comparison

Christophe Condominium Assoc., Inc.

August 1, 2024-July 31, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	AUG 1 2024 - JUL 31 2025	AUG 1 2023 - JUL 31 2024 (PY)
Income		
500 REVENUES	0	0
501 OP Dues	176,284.68	139,702.63
530 Locker Rental	3,240.00	3,230.00
540 Extra Parking	1,760.00	1,140.00
Total for 500 REVENUES	\$181,284.68	\$144,072.63
Services	753.10	
Total for Income	\$182,037.78	\$144,072.63
Cost of Goods Sold		
Gross Profit	\$182,037.78	\$144,072.63
Expenses		
600 ADMINISTRATIVE EXPENSE	0	0
601 Accountant	91.00	650.00
603 Management Fees	14,400.00	13,395.25
605 Office Supplies - Admin	80.39	217.38
606 Postage and box rental	240.90	259.50
611 Insurance Premiums	\$42,294.00	\$35,024.00
Harriman Billed	-17,760.51	-12,973.98
Total for 611 Insurance Premiums	\$24,533.49	\$22,050.02
614 Professional Fees	2,568.31	
QuickBooks Payments Fees	3,254.46	2,338.13
610 Corporate Filing Fee/Taxes		10.00
Total for 600 ADMINISTRATIVE EXPENSE	\$45,168.55	\$38,920.28
700 COMMON AREA	0	0
701 UTILITIES	0	0
702 Alarm - Common Area	1,117.31	812.00
705 Electricity - Common Area	11,074.55	11,283.18
710 Natural Gas - Common Area	8,606.19	9,994.94
715 Fire Sprinkler - Common Area	2,129.45	601.19
716 Telephone - Common Area	747.80	723.40
717 Water & Sewer - Common Area	21,553.74	22,296.61
718 Trash - Common Area	4,965.85	5,428.56
719 Spa/Pool Electricity - Rec	8,287.83	6,659.81
Total for 701 UTILITIES	\$58,482.72	\$57,799.69

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750 LANDSCAPE	0	0
751 Landscape Maintenance	6,204.16	6,446.66
754 Flowers	226.77	254.46
755 Herbicides/Fertilize		130.00
Total for 750 LANDSCAPE	\$6,430.93	\$6,831.12
CLEANING & MAINTENANCE	0	0
803 Clean/Upkeep Labor - Vendor	7,445.00	9,836.17
804 Maint/Repair Labor - BMPM	4,561.82	488.49
805 Maint/Repairs Labor - Vendor	1,647.38	6,234.63
806 Maint/Repairs Supplies - Common	376.31	3,135.57
807 Maintenance - Elevator - Common	688.67	4,401.12
808 Maintenance Boiler	3,926.54	2,338.77
810 Chimney Cleaning	525.00	
815 Snow Removal - Common Area	8,840.83	7,872.50
820 Window Cleaning		1,250.00
Total for CLEANING & MAINTENANCE	\$28,011.55	\$35,557.25
Total for 700 COMMON AREA	\$92,925.20	\$100,188.06
Leak Repairs		5,700.00
Total for Expenses	\$138,093.75	\$144,808.34
Net Operating Income	\$43,944.03	-\$735.71
Other Income		
502 Capital Reserve Dues	25,400.64	45,017.95
503 Special Assessments	175,010.00	90,000.00
521 Interest Capital Reserves	20.14	48.29
Total for Other Income	\$200,430.78	\$135,066.24
Other Expenses		
900 CAPITAL RESERVE EXPENSES	0	0
918 CR Contingency	4,630.00	
920 Elevator Replacement	102,019.72	
937 Fire Suppression	6,977.00	
930 Reroute Vents		1,725.00
935 Boiler Replacement		247,758.00
936 Roof replacement		22,210.45
Lighting Project		
Total for 900 CAPITAL RESERVE EXPENSES	\$113,626.72	\$271,693.45
Total for Other Expenses	\$113,626.72	\$271,693.45
Net Other Income	\$86,804.06	-\$136,627.21
Net Income	\$130,748.09	-\$137,362.92