

**Harvard Ave Condo Assoc.  
Profit & Loss Budget Performance**

October 2022 through September 2023

|  | Oct '22 - Sep 23  | Budget            | Oct '22 - Sep 23  | YTD Budget        | Annual Budget     |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>         |                   |                   |                   |                   |                   |
| <b>Income</b>                          |                   |                   |                   |                   |                   |
| Returned Check Charges                 | 25.00             |                   | 25.00             |                   |                   |
| Condo Fees                             |                   |                   |                   |                   |                   |
| Off-setting/Holding                    | -136.60           | 0.00              | -136.60           | 0.00              | 0.00              |
| Fees - Other                           | 182,442.13        | 184,773.00        | 182,442.13        | 184,773.00        | 184,773.00        |
| <b>Total Fees</b>                      | <b>182,305.53</b> | <b>184,773.00</b> | <b>182,305.53</b> | <b>184,773.00</b> | <b>184,773.00</b> |
| Late Fees                              | 688.87            | 0.00              | 688.87            | 0.00              | 0.00              |
| <b>Total Condo</b>                     | <b>182,994.40</b> | <b>184,773.00</b> | <b>182,994.40</b> | <b>184,773.00</b> | <b>184,773.00</b> |
| Laundry Room                           | 12,345.00         | 10,800.00         | 12,345.00         | 10,800.00         | 10,800.00         |
| Other Income                           |                   |                   |                   |                   |                   |
| 6-D Certificate                        | 200.00            | 0.00              | 200.00            | 0.00              | 0.00              |
| Key Deposit                            | 180.00            | 0.00              | 180.00            | 0.00              | 0.00              |
| <b>Total Other Income</b>              | <b>380.00</b>     | <b>0.00</b>       | <b>380.00</b>     | <b>0.00</b>       | <b>0.00</b>       |
| <b>Total Income</b>                    | <b>195,744.40</b> | <b>195,573.00</b> | <b>195,744.40</b> | <b>195,573.00</b> | <b>195,573.00</b> |
| <b>Gross Profit</b>                    | <b>195,744.40</b> | <b>195,573.00</b> | <b>195,744.40</b> | <b>195,573.00</b> | <b>195,573.00</b> |
| <b>Expense</b>                         |                   |                   |                   |                   |                   |
| Bank Service Charges                   | 20.00             | 0.00              | 20.00             | 0.00              | 0.00              |
| Landscaping                            |                   |                   |                   |                   |                   |
| Landscaping-Property Cleanup           | 0.00              | 300.00            | 0.00              | 300.00            | 300.00            |
| Landscaping-Contract                   | 7,655.00          | 7,655.00          | 7,655.00          | 7,655.00          | 7,655.00          |
| Landscaping - Other                    | 450.00            | 1,200.00          | 450.00            | 1,200.00          | 1,200.00          |
| <b>Total Landscaping</b>               | <b>8,105.00</b>   | <b>9,155.00</b>   | <b>8,105.00</b>   | <b>9,155.00</b>   | <b>9,155.00</b>   |
| Insurance settlement                   | 0.00              | 15,000.00         | 0.00              | 15,000.00         | 15,000.00         |
| Dumpster permit                        | 100.00            | 100.00            | 100.00            | 100.00            | 100.00            |
| Annual Report Fee                      | 15.00             | 30.00             | 15.00             | 30.00             | 30.00             |
| Bank Charge                            | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| Board Of Health Dumpster Fee           | 50.00             | 100.00            | 50.00             | 100.00            | 100.00            |
| Building Supplies                      | 314.35            | 400.00            | 314.35            | 400.00            | 400.00            |
| Custodial Interior Cleaning            | 11,816.00         | 9,984.00          | 11,816.00         | 9,984.00          | 9,984.00          |
| Dumpster Rental                        | 2,375.08          | 2,520.00          | 2,375.08          | 2,520.00          | 2,520.00          |
| Elevator                               |                   |                   |                   |                   |                   |
| Contract                               | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| Elevator Inspection                    | 722.00            | 845.00            | 722.00            | 845.00            | 845.00            |
| Elevator Permit Fee                    | 225.00            | 425.00            | 225.00            | 425.00            | 425.00            |
| Monthly Maintenance                    | 680.00            | 780.00            | 680.00            | 780.00            | 780.00            |
| Repairs                                | 5,649.75          | 9,600.00          | 5,649.75          | 9,600.00          | 9,600.00          |
| Elevator - Other                       | 175.00            | 0.00              | 175.00            | 0.00              | 0.00              |
| <b>Total Elevator</b>                  | <b>7,451.75</b>   | <b>11,650.00</b>  | <b>7,451.75</b>   | <b>11,650.00</b>  | <b>11,650.00</b>  |
| Fire Smoke Det. Insp.                  |                   |                   |                   |                   |                   |
| Testing/maintenance                    | 360.00            | 795.00            | 360.00            | 795.00            | 795.00            |
| Fire Smoke Det. Insp. - Other          | 2,365.00          | 435.00            | 2,365.00          | 435.00            | 435.00            |
| <b>Total Fire Smoke Det. Insp.</b>     | <b>2,725.00</b>   | <b>1,230.00</b>   | <b>2,725.00</b>   | <b>1,230.00</b>   | <b>1,230.00</b>   |
| Insurance                              | 20,324.00         | 16,349.00         | 20,324.00         | 16,349.00         | 16,349.00         |
| Laundry Room Contract                  | 3,876.20          | 3,605.16          | 3,876.20          | 3,605.16          | 3,605.16          |
| Office Supplies                        | 349.41            | 350.00            | 349.41            | 350.00            | 350.00            |
| Pest Control                           | 1,024.63          | 1,071.00          | 1,024.63          | 1,071.00          | 1,071.00          |
| Professional Fees                      |                   |                   |                   |                   |                   |
| Accounting Services                    | 0.00              | 1,500.00          | 0.00              | 1,500.00          | 1,500.00          |
| Legal Services                         | 197.50            | 2,000.00          | 197.50            | 2,000.00          | 2,000.00          |
| Professional Fees - Other              | 1,360.00          | 0.00              | 1,360.00          | 0.00              | 0.00              |
| <b>Total Professional Fees</b>         | <b>1,557.50</b>   | <b>3,500.00</b>   | <b>1,557.50</b>   | <b>3,500.00</b>   | <b>3,500.00</b>   |
| Repairs & Maintenance                  |                   |                   |                   |                   |                   |
| Electrical                             | 2,712.74          | 0.00              | 2,712.74          | 0.00              | 0.00              |
| Carpet                                 | 0.00              | 2,600.00          | 0.00              | 2,600.00          | 2,600.00          |
| Building                               |                   |                   |                   |                   |                   |
| Carpet                                 | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| Boilers                                | 623.00            | 50.00             | 623.00            | 50.00             | 50.00             |
| Other                                  | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| Paint Interior-Exterior                | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| Roof                                   | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| Telentry System                        | 0.00              | 5,000.00          | 0.00              | 5,000.00          | 5,000.00          |
| <b>Total Building</b>                  | <b>623.00</b>     | <b>5,050.00</b>   | <b>623.00</b>     | <b>5,050.00</b>   | <b>5,050.00</b>   |
| Locksmith                              | 100.00            | 0.00              | 100.00            | 0.00              | 0.00              |
| Miscellaneous                          | 30,359.00         | 0.00              | 30,359.00         | 0.00              | 0.00              |
| Parking Lot                            | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| Plumbing Repairs                       | 3,275.63          | 1,800.00          | 3,275.63          | 1,800.00          | 1,800.00          |
| Repairs & Maintenance - Other          | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| <b>Total Repairs &amp; Maintenance</b> | <b>37,070.37</b>  | <b>9,450.00</b>   | <b>37,070.37</b>  | <b>9,450.00</b>   | <b>9,450.00</b>   |
| Snow Removal                           |                   |                   |                   |                   |                   |
| Salt & Sand                            | 12,340.00         | 18,000.00         | 12,340.00         | 18,000.00         | 18,000.00         |
| Snow Removal/Plowing                   | 4,975.00          | 9,000.00          | 4,975.00          | 9,000.00          | 9,000.00          |
| <b>Total Snow Removal</b>              | <b>17,315.00</b>  | <b>27,000.00</b>  | <b>17,315.00</b>  | <b>27,000.00</b>  | <b>27,000.00</b>  |
| Tax-State                              | 10.00             | 50.00             | 10.00             | 50.00             | 50.00             |
| Uncategorized Expenses                 | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
| Utilities                              |                   |                   |                   |                   |                   |
| Internet                               | 0.00              | 1,200.00          | 0.00              | 1,200.00          | 1,200.00          |
| Electricity                            |                   |                   |                   |                   |                   |
| Building                               | 6,326.76          | 5,400.00          | 6,326.76          | 5,400.00          | 5,400.00          |
| Laundry                                | 776.40            | 720.00            | 776.40            | 720.00            | 720.00            |
| <b>Total Electricity</b>               | <b>7,103.16</b>   | <b>6,120.00</b>   | <b>7,103.16</b>   | <b>6,120.00</b>   | <b>6,120.00</b>   |
| Gas                                    | 26,750.22         | 30,700.00         | 26,750.22         | 30,700.00         | 30,700.00         |
| Telephone                              | 2,300.20          | 1,200.00          | 2,300.20          | 1,200.00          | 1,200.00          |
| Water & Sewer                          |                   |                   |                   |                   |                   |
| Household Usage                        | 22,013.84         | 22,200.00         | 22,013.84         | 22,200.00         | 22,200.00         |
| Water, Sewer & Sprinkler               | 2,397.72          | 3,160.00          | 2,397.72          | 3,160.00          | 3,160.00          |
| <b>Total Water &amp; Sewer</b>         | <b>24,411.56</b>  | <b>25,360.00</b>  | <b>24,411.56</b>  | <b>25,360.00</b>  | <b>25,360.00</b>  |

**Harvard Ave Condo Assoc.  
Profit & Loss Budget Performance**

October 2022 through September 2023

|                      | Oct '22 - Sep 23 | Budget           | Oct '22 - Sep 23 | YTD Budget       | Annual Budget    |
|----------------------|------------------|------------------|------------------|------------------|------------------|
| Total Utilities      | 60,565.14        | 64,580.00        | 60,565.14        | 64,580.00        | 64,580.00        |
| Total Expense        | 175,064.43       | 176,124.16       | 175,064.43       | 176,124.16       | 176,124.16       |
| Net Ordinary Income  | 20,679.97        | 19,448.84        | 20,679.97        | 19,448.84        | 19,448.84        |
| Other Income/Expense |                  |                  |                  |                  |                  |
| Other Income         |                  |                  |                  |                  |                  |
| Interest Income      | 585.98           | 94.00            | 585.98           | 94.00            | 94.00            |
| Total Other Income   | 585.98           | 94.00            | 585.98           | 94.00            | 94.00            |
| Net Other Income     | 585.98           | 94.00            | 585.98           | 94.00            | 94.00            |
| Net Income           | <b>21,265.95</b> | <b>19,542.84</b> | <b>21,265.95</b> | <b>19,542.84</b> | <b>19,542.84</b> |