

Harvard Ave Condo Assoc. Profit & Loss Prev Year Comparison

October 2022 through September 2023

	Oct '22 - Sep 23	Oct '21 - Sep 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
Returned Check Charges	25.00	0.00	25.00	100.0%
Condo				
Fees				
Off-setting/Holding	-136.60	-358.00	221.40	61.8%
Fees - Other	182,442.13	164,456.00	17,986.13	10.9%
Total Fees	182,305.53	164,098.00	18,207.53	11.1%
Late Fees	688.87	175.00	513.87	293.6%
Total Condo	182,994.40	164,273.00	18,721.40	11.4%
Laundry Room	12,345.00	8,325.00	4,020.00	48.3%
Other Income				
6-D Certificate	200.00	200.00	0.00	0.0%
Key Deposit	180.00	60.00	120.00	200.0%
Total Other Income	380.00	260.00	120.00	46.2%
Total Income	195,744.40	172,858.00	22,886.40	13.2%
Gross Profit	195,744.40	172,858.00	22,886.40	13.2%
Expense				
Bank Service Charges	20.00	0.00	20.00	100.0%
Landscaping				
Landscaping-Property Cleanup	0.00	125.00	-125.00	-100.0%
Landscaping-Contract	7,655.00	7,175.50	479.50	6.7%
Landscaping - Other	450.00	90.00	360.00	400.0%
Total Landscaping	8,105.00	7,390.50	714.50	9.7%
Dumpster permit	100.00	100.00	0.00	0.0%
Annual Report Fee	15.00	30.00	-15.00	-50.0%
Bank Charge	0.00	5.00	-5.00	-100.0%
Board Of Health Dumpster Fee	50.00	0.00	50.00	100.0%
Building Supplies	314.35	234.79	79.56	33.9%
Custodial Interior Cleaning	11,816.00	10,420.00	1,396.00	13.4%
Dumpster Rental	2,375.08	2,241.29	133.79	6.0%
Elevator				
Elevator Inspection	722.00	845.00	-123.00	-14.6%
Elevator Permit Fee	225.00	425.00	-200.00	-47.1%
Monthly Maintenance	680.00	780.00	-100.00	-12.8%
Repairs	5,649.75	13,114.50	-7,464.75	-56.9%
Elevator - Other	175.00	0.00	175.00	100.0%
Total Elevator	7,451.75	15,164.50	-7,712.75	-50.9%
Fire Smoke Det. Insp.				
Testing/maintenance	360.00	795.00	-435.00	-54.7%
Fire Smoke Det. Insp. - Other	2,365.00	435.00	1,930.00	443.7%
Total Fire Smoke Det. Insp.	2,725.00	1,230.00	1,495.00	121.5%
Insurance	20,324.00	14,309.00	6,015.00	42.0%
Laundry Room Contract	3,876.20	3,589.77	286.43	8.0%
Office Supplies	349.41	49.99	299.42	599.0%
Pest Control	1,024.63	741.25	283.38	38.2%
Professional Fees				
Legal Services	197.50	1,806.00	-1,608.50	-89.1%
Professional Fees - Other	1,360.00	1,335.00	25.00	1.9%
Total Professional Fees	1,557.50	3,141.00	-1,583.50	-50.4%
Repairs & Maintenance				
Electrical	2,712.74	0.00	2,712.74	100.0%
Building				
Boilers	623.00	50.00	573.00	1,146.0%
Other	0.00	533.61	-533.61	-100.0%
Total Building	623.00	583.61	39.39	6.8%
Locksmith	100.00	0.00	100.00	100.0%
Miscellaneous	30,359.00	-271.17	30,630.17	11,295.6%
Parking Lot	0.00	5,895.00	-5,895.00	-100.0%
Plumbing Repairs	3,275.63	2,452.38	823.25	33.6%
Total Repairs & Maintenance	37,070.37	8,659.82	28,410.55	328.1%
Snow Removal				
Salt & Sand	12,340.00	18,310.00	-5,970.00	-32.6%
Snow Removal/Plowing	4,975.00	8,830.00	-3,855.00	-43.7%
Total Snow Removal	17,315.00	27,140.00	-9,825.00	-36.2%
Tax-State	10.00	0.00	10.00	100.0%
Utilities				
Internet	0.00	160.22	-160.22	-100.0%
Electricity				
Building	6,326.76	5,523.53	803.23	14.5%
Laundry	776.40	497.99	278.41	55.9%

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Total Electricity	7,103.16	6,021.52	1,081.64	18.0%
Gas	26,750.22	26,392.03	358.19	1.4%
Telephone	2,300.20	2,256.71	43.49	1.9%
Water & Sewer				
Household Usage	22,013.84	21,108.40	905.44	4.3%
Water, Sewer & Sprinkler	2,397.72	2,993.73	-596.01	-19.9%
Total Water & Sewer	24,411.56	24,102.13	309.43	1.3%
Total Utilities	60,565.14	58,932.61	1,632.53	2.8%
Total Expense	175,064.43	153,379.52	21,684.91	14.1%
Net Ordinary Income	20,679.97	19,478.48	1,201.49	6.2%
Other Income/Expense				
Other Income				
Interest Income	585.98	93.70	492.28	525.4%
Total Other Income	585.98	93.70	492.28	525.4%
Net Other Income	585.98	93.70	492.28	525.4%
Net Income	21,265.95	19,572.18	1,693.77	8.7%