

Peak Eight Village Condominium Corp

Profit & Loss

October 2021 through September 2022

08/15/23

Accrual Basis

	Oct '21 - Sep 22	Oct '20 - Sep 21
Ordinary Income/Expense		
Income		
Dues Income	211,737.69	208,929.83
Miscellaneous Income	1,600.00	1,000.00
Laundry Machines Income	641.58	1,060.24
Interest Income - MM	51.16	26.38
Total Income	214,030.43	211,016.45
Expense		
Auto Expense		
Auto Repairs	1,320.69	2,532.25
Gas Reimbursement	1,511.53	1,024.65
Total Auto Expense	2,832.22	3,556.90
Bank Charges	170.00	160.00
Cable Television	26,089.25	22,699.41
Dues and Subscriptions	100.00	0.00
Insurance		
Boiler Insurance	1,152.00	1,140.00
General Insurance	29,054.56	28,644.27
Health Insurance	6,926.70	6,918.48
Work Comp.	1,058.00	953.00
Total Insurance	38,191.26	37,655.75
Office	153.99	425.15
Payroll Tax Expense	2,387.91	2,365.25
Phone Service		
Telephone	2,631.41	2,747.76
Total Phone Service	2,631.41	2,747.76
Postage	667.04	496.15
Professional Fees		
Accounting	10,300.00	10,300.00
Legal Fees	8,508.07	0.00
Water Analysis	5,488.50	4,912.80
Total Professional Fees	24,296.57	15,212.80
Repairs		
Maint./Capital Improvements	0.00	0.00
Maintenance	17,313.37	19,497.61
Total Repairs	17,313.37	19,497.61

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	Oct '21 - Sep 22	Oct '20 - Sep 21
Salaries - Direct	27,528.00	27,528.00
Snow Removal	3,620.25	4,185.00
Supplies	0.00	0.00
Taxes and Licenses	125.82	129.37
Trash Removal	7,177.31	5,573.00
Travel & Ent		
Meals	0.00	66.82
Total Travel & Ent	0.00	66.82
Utilities		
Gas and Electric	40,300.35	29,739.44
Sanitation	14,227.40	13,915.20
Total Utilities	54,527.75	43,654.64
Total Expense	207,812.15	185,953.61
Net Ordinary Income	6,218.28	25,062.84
Other Income/Expense		
Other Expense		
Depreciation Expense	7,832.00	25,312.00
Total Other Expense	7,832.00	25,312.00
Net Other Income	-7,832.00	-25,312.00
Net Income	<u><u>-1,613.72</u></u>	<u><u>-249.16</u></u>