

Peak Eight Village Condominium Corp

Profit & Loss

06/24/24

October 2022 through September 2023

Accrual Basis

| | Oct '22 - Sep 23 | Oct '21 - Sep 22 |
|--------------------------------|------------------|------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Dues Income | 212,579.29 | 211,737.69 |
| Miscellaneous Income | 0.00 | 1,600.00 |
| Laundry Machines Income | 1,789.90 | 641.58 |
| Interest Income - MM | 3,133.42 | 51.16 |
| Total Income | 217,502.61 | 214,030.43 |
| Expense | | |
| Auto Expense | | |
| Auto Repairs | 1,228.54 | 1,320.69 |
| Gas Reimbursement | 1,184.97 | 1,511.53 |
| Total Auto Expense | 2,413.51 | 2,832.22 |
| Bank Charges | 180.00 | 170.00 |
| Cable Television | 26,812.12 | 26,089.25 |
| Dues and Subscriptions | 0.00 | 100.00 |
| Inspection Fees | 471.00 | 0.00 |
| Insurance | | |
| Boiler Insurance | 1,193.00 | 1,152.00 |
| General Insurance | 29,600.93 | 29,054.56 |
| Health Insurance | 7,207.61 | 6,926.70 |
| Work Comp. | 1,025.00 | 1,058.00 |
| Total Insurance | 39,026.54 | 38,191.26 |
| Licenses/Fees/Permits | 60.00 | 0.00 |
| Meeting Expense | 163.92 | 0.00 |
| Office | 0.00 | 153.99 |
| Payroll Tax Expense | 2,387.28 | 2,387.91 |
| Phone Service | | |
| Telephone | 2,281.85 | 2,631.41 |
| Total Phone Service | 2,281.85 | 2,631.41 |
| Postage | 577.20 | 667.04 |
| Professional Fees | | |
| Accounting | 10,300.00 | 10,300.00 |
| Legal Fees | 0.00 | 8,508.07 |
| Water Analysis | 6,698.00 | 5,488.50 |
| Total Professional Fees | 16,998.00 | 24,296.57 |
| Repairs | | |
| Maintenance | 13,072.43 | 17,313.37 |
| Total Repairs | 13,072.43 | 17,313.37 |
| Salaries - Direct | 27,528.00 | 27,528.00 |
| Snow Removal | 5,185.00 | 3,620.25 |
| Supplies | 35.06 | 0.00 |
| Taxes and Licenses | 0.00 | 125.82 |
| Trash Removal | 7,307.06 | 7,177.31 |
| Utilities | | |
| Gas and Electric | 53,234.50 | 40,300.35 |
| Sanitation | 14,850.99 | 14,227.40 |
| Total Utilities | 68,085.49 | 54,527.75 |
| Total Expense | 212,584.46 | 207,812.15 |
| Net Ordinary Income | 4,918.15 | 6,218.28 |

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| | <u>Oct '22 - Sep 23</u> | <u>Oct '21 - Sep 22</u> |
|----------------------|-------------------------|-------------------------|
| Other Income/Expense | | |
| Other Expense | | |
| Depreciation Expense | 5,613.00 | 7,832.00 |
| Total Other Expense | <u>5,613.00</u> | <u>7,832.00</u> |
| Net Other Income | <u>-5,613.00</u> | <u>-7,832.00</u> |
| Net Income | <u><u>-694.85</u></u> | <u><u>-1,613.72</u></u> |