

Park Drive Condominium Association

Profit & Loss

January 2022 through December 2023

	Jan - Dec 22	Jan - Dec 23	Projected 2024	Proposed '24 Budget	
Ordinary Income/Expense					
Income					
HOA Fees	25,140.00	20,880.00	20,880.00	36,000.00	250*12*12
Total Income	25,140.00	20,880.00	20,880.00	36,000.00	
Expense					
Insurance Expense	5,916.00	6,382.85	12,000.00	12,000.00	1000*12
Landscaping and Groundskeeping					
Back Flow Inspection	65.00	0.00	0.00	0.00	
clean up	70.00	0.00	0.00	0.00	
fence	4,120.00	350.00	0.00	0.00	
Fuel Surcharge	60.00	0.00	0.00	0.00	
Irrigation Repair	387.84	0.00	193.92	193.92	
Landscaping Contract	1,706.00	2,424.00	2,424.00	2,424.00	
Pest Control	250.00	150.00	150.00	150.00	
snow removal	527.50	1,052.50	790.00	790.00	
Total Landscaping and Groundskeeping	7,186.34	3,976.50	3,557.92	3,557.92	
Office Supplies	0.00	0.00	0.00	0.00	
Postage and Delivery	182.00	194.00	194.00	194.00	
Professional Fees					
Accountant	208.00	0.00	100.00	100.00	
Total Professional Fees	208.00	0.00	100.00	100.00	
Property Management Fees	1,000.00	1,500.00	1,500.00	4,200.00	350*12
Reconciliation Discrepancies	261.68	0.00	0.00	0.00	
Repairs and Maintenance					
Cooler hookup/down	750.00	1,045.00	897.50	897.50	
Cooler Repair	480.00	1,746.00	1,113.00	1,113.00	
Miscellaneous	1,250.00	1,049.00	1,149.50	1,149.50	
Roof repairs	162.50	0.00	81.25	81.25	
Repairs and Maintenance - Other	410.00	0.00	205.00	205.00	
Total Repairs and Maintenance	3,052.50	3,840.00	3,446.25	3,446.25	
Service Charge	114.00	-190.00	0.00	0.00	
Utilities					
sewer	2,707.50	2,491.65	2,500.00	2,500.00	
trash	2,933.67	2,863.68	2,900.00	2,900.00	
Water	3,503.15	4,059.42	4,100.00	4,100.00	
Total Utilities	9,144.32	9,414.75	9,500.00	9,500.00	
Total Expense	27,064.84	25,118.10	30,298.17	32,998.17	
Net Ordinary Income	-1,924.84	-4,238.10	-9,418.17	3,001.83	
Other Income/Expense					
Other Income					
Finance Charge	0.00	38.00	0.00	0.00	
Interest Earned	2.11	14.73	10.00	10.00	
Total Other Income	2.11	52.73	10.00	10.00	
Net Other Income	2.11	52.73	10.00	10.00	
Net Income	-1,922.73	-4,185.37	-9,408.17	3,011.83	