

**Knightsbridge Arms Condo Association
July 2023- June 2024**

Final

Income	Monthly 2023-2024	Annually 2023-2024
July-August	60,552.00	
Sept-June	69,888.03	819,984.28
Late Fees	291.67	3,500.04
Guardian Water/Sewer	10,795.00	129,540.00
Evo Income		
Laundry income	4,250.00	51,000.00
Rental income	725.00	8,700.00
Garage Rental	100.00	1,200.00
Total Income	84,493.69	1,013,924.32

Expenses	Monthly 2023-2024	Annually 2023-2024
Management fee	7,231.68	86,780.16
Administration	655.58	7,866.96
New combined loan P&I	7,257.00	87,084.00
Legal expense	166.67	2,000.04
Accounting fees	416.67	5,000.04
Landscaping expense	3,087.50	37,050.00
Landscape improvements	416.67	5,000.04
Irrigation system	583.33	6,999.96
Snow removal	2,664.38	31,972.56
Snow removal extra	166.67	2,000.04
R&M	5,833.33	69,999.96
Exterminator Exp	375.00	4,500.00
maintenance supplies	410.42	4,925.04
Electricity	3,300.00	39,600.00
EVO Expense		
Trash removal	4,166.68	50,000.16
Trash Removal Labor	333.33	3,999.96
Water Expense-Pennichuck	6,143.00	73,716.00
Sewer Expense- Nashua WW	6,143.00	73,716.00
Guardian Mgt Fee	1,162.00	13,944.00
Gas	1,150.00	13,800.00
Janitorial	2,842.92	34,115.04
Carpet cleaning	400.00	4,800.00
Insurance	7,408.42	88,901.04
Fire Alarm system	83.33	999.96
Fire Alarm monitoring	766.67	9,200.04
Comcast- Internet	375.00	4,500.00
Pool supplies	572.67	6,872.04
Pool Labor	915.00	10,980.00
Pool house cleaning	416.66	4,999.92
Whoop subscription	720.00	8,640.00
Sequel buzzer mgt fee	576.00	6,912.00
Laundry	2,340.00	28,080.00
Contingency expense	414.11	4,969.32
Bad Debt	-	-
Reserve funding	9,000.00	108,000.00
Increase in Reserves	6,000.00	72,000.00
Total operating	84,493.69	1,013,924.28

Profit (loss) 0.00 0.04

Unit Size	2023-2024	Monthly CF	Increase
2 ST	242.997	34,991.57	15.44%
2 DX	263.002	13,150.10	15.35%
1 ST	232.004	21,344.37	15.42%
Studio	200.996	401.99	15.51%
Total Income		69,888.03	