

Joint Health Sciences Center Condo Association
Statement of Net Income
July 2019 - September 2020

	Total
Income	
410 Rutgers Assessment	905,151.77
420 Rowan Assessment	1,727,365.71
440 Joint Board Assessment	123,143.85
Total Income	\$ 2,755,661.33
Gross Profit	\$ 2,755,661.33
Expenses	
510 Facility Manager	448,291.22
520 Security Services	182,469.66
530 Housekeeping Services	169,202.57
531 Consumables	9,999.55
532 Building Supplies	18,683.85
Total 530 Housekeeping Services	\$ 197,885.97
540 Exterior / Grounds	
541 Landscaping Maintenance	8,910.00
542 Snow Removal	3,771.49
545 Repairs / Service / Parts	1,781.60
546 Trash / Refuse / Recyables	4,196.07
547 Pest Control	2,015.00
Total 540 Exterior / Grounds	\$ 20,674.16
550 HVAC / Plumbing / Mechanical	
551 HVAC Service Agreement	45,322.00
559 Repairs / Service / Parts	2,745.00
Total 550 HVAC / Plumbing / Mechanical	\$ 48,067.00
570 Fire Safety / Security Systems	
571 Fire Alarm Systems	1,512.00
572 Sprinkler Systems	2,150.00
573 Equipment / Service / Parts	1,363.00
Total 570 Fire Safety / Security Systems	\$ 5,025.00
580 Utility Systems	
581 Emergency Power Systems	388.26
Total 580 Utility Systems	\$ 388.26
600 Utiliy Expense(s)	
610 Electric	243,433.24
620 Natural Gas	45,124.73
630 Water	11,923.80
640 Sewer	6,529.69
650 Telephone	3,975.00
660 Internet Provider	75.00
Total 600 Utiliy Expense(s)	\$ 311,061.46
700 Professional Services	150.00

702 Insurance Expense		85,542.00
703 Legal Services		55,123.00
Total 700 Professional Services	\$	140,815.00
765 Miscellaneous Expenses		3,166.44
770 Bank Service Charges		0.00
Total Expenses	\$	1,357,844.17
Net Operating Income	\$	1,397,817.16
Other Income		
470 Interest Income		274.06
Total Other Income	\$	274.06
Net Other Income	\$	274.06
Net Income	\$	1,398,091.22

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