

Treasurer's Report
January 1st through March 31, 2025

Maintenance Account	2024 YTD	2025 Budget	2025 March 31
INCOME			
41000 - Maintenance Income	375 628	399 933	119 318
41050 - Comcast Income	50 000	52 190	15 367
42000 - Laundry Income	2 180	500	1 914
43000 - Other Income			60
49000 - Reserves - Major Infra-Structure Repairs			
<u>TOTAL INCOME</u>	<u>427 808</u>	<u>452 623</u>	<u>136 659</u>
EXPENSES			
Administrative			
60100 - Bank Charges / Interest	246	1 750	110
60200 - Accounting Fees & Bookkeeping	1 500	1 750	1 650
61700 - Computer and Internet Expenses	867	750	164
63300 - Insurance Expense	62 887	90 000	10 218
63800 - Legal Expense	2 305	2 600	18
63900 - License - Permits - Taxes	1 958	500	760
64900 - Office Supplies	271	200	36
65000 - Office Expense		200	
66500 - Postage and Delivery	503	300	
66600 - Automobile Allowance		2 500	
66700 - Professional Fees		22 500	660
70300 - Miscellaneous	24 746		
Total Administrative	95 283	123 050	13 616
Maintenance			
60010 - Appliances Repairs	5 442	4 000	1 241
63700 - Landscaping and Grounds keeping	647	500	76
67800 - Cleaning Supplies / Hand & Toilet Paper	1 149	550	34
67300 - Repairs & Maintenance Building	30 104	27 000	14 282
67500 - Doors Fob	3 272	2 500	
67600 - Locksmith		1 000	86
67200 - Concrete repairs		2 000	
67700 - Intercom		500	
67999 - Transfer to Reserve Accounts			
Total Maintenance	40 614	38 050	15 719
Fixed Contracts			
62600 - Elevator Service / Repairs	8 059	10 000	2 194
66400 - Pool Service - Repairs - Supplies	16 063	15 000	2 480
66500 - Cooling Tower - Service & Maintenance		1 500	1 656
66650 - Pest Control	1 400	1 750	
67350 - Fire Alarm	3 648	4 000	3 700
Total Fixed Contracts	29 170	32 250	10 030

Treasurer's Report
January 1st through March 31, 2025

Utilities			
61600 - Comcast Cable	49 702	52 190	12 700
62500 - Electric Expense	26 772	29 000	10 523
62800 - Gas Expense	9 391	8 739	1 911
68100 - Telephone Expense	6 492	7 700	1 335
68700 - Water & Sewer Expense	91 999	96 426	25 385
Total Utilities	184 356	194 055	51 855
Payroll, Taxes, Benefits			
66000 - Payroll Taxes	4 924	4 678	2 892
66100 - Payroll Armando	17 160	18 018	4 620
66260 - Payroll Julio	42 911	44 772	12 040
66300 - Temporary Worker			
Total Payroll, Taxes, Benefits	64 995	67 468	19 552
<u>TOTAL EXPENSES</u>	<u>414 418</u>	<u>454 873</u>	<u>110 770</u>

Treasurer's Report
January 1st through March 31, 2025

Assessment Account			2025 March 31
INCOME			
43200 - Special Assessment Income			0
43300 - Other Income			0
<u>TOTAL INCOME</u>			0
EXPENSES			
60200 - Bank Charges			14
69100 - Interest Line of Credit			
61200 - Major Repairs			
62000 - Engineer / Permits			7 000
69200 - Other Expenses			
<u>TOTAL EXPENSES</u>			<u>7 014</u>

Funds Designated for 2026 Reserve Contribution			2025 March 31
Invested in CD (5 months term)			100000
Held in a saving account			32300
Interest earned			114
Bank charges / fees			
<u>TOTAL CURRENT VALUE</u>			<u>132414</u>

Cash Flow		2025 March 31
Maintenance Account		
Net for the period		25 888
+ Cash at the beginning of the period		12 720
<u>= Total at the end of the period</u>		<u>38 609</u>
Assessment Account		
Net for the period		-7 014
+ Cash at the beginning of the period		139 454
-Transfer to Funds for 2026 Reserve Contribution		132 300
<u>= Total at the end of the period</u>		<u>140</u>
Funds Designated for 2026 Reserve Contribution		
Net for the period		114
+ Cash at the beginning of the period		0
+ Transfert from Assessment Account		132 300
<u>= Total at the end of the period</u>		<u>132 414</u>
<u>Total cash & saving at the end of the period</u>		<u>171 163</u>