

**Treasurer's Report**  
**January 1st through Dec 31, 2025**

Maintenance Account	2024 YTD	2025 Budget	2025 Dec 31
<b>INCOME</b>			
41000 - Maintenance Income	375 628	399 933	404 290
41050 - Comcast Income	50 000	52 190	51 609
42000 - Laundry Income	2 180	4 000	1 914
43000 - Other Income		500	925
49000 - Reserves - Major Infra-Structure Repairs			
<b><u>TOTAL INCOME</u></b>	<b><u>427 808</u></b>	<b><u>456 623</u></b>	<b><u>458 738</u></b>
<b>EXPENSES</b>			
<b><i>Administrative</i></b>			
60100 - Bank Charges / Interest	246	1 750	518
60200 - Accounting Fees & Bookkeeping	1 500	1 750	1 650
61700 - Computer and Internet Expenses	867	750	2 304
63300 - Insurance Expense	62 887	90 000	94 814
63800 - Legal Expense	2 305	1 750	130
63900 - License - Permits - Taxes	1 958	2 600	1 917
64900 - Office Supplies	271	500	73
65000 - Office Expense		200	359
66500 - Postage and Delivery	503	200	58
66600 - Automobile Allowance		300	
66700 - Professional Fees		2 500	1 100
70300 - Miscellaneous	24 746	22 500	
<b><i>Total Administrative</i></b>	<b>95 283</b>	<b>124 800</b>	<b>102 922</b>
<b><i>Maintenance</i></b>			
60010 - Appliances Repairs	5 442	4 000	1 475
63700 - Landscaping and Grounds keeping	647	500	288
67800 - Cleaning Supplies / Hand & Toilet Paper	1 149	550	401
67300 - Repairs & Maintenance Building	30 104	27 000	24 244
67500 - Doors Fob	3 272	2 500	
67600 - Locksmith		1 000	353
67200 - Concrete repairs		2 000	
67700 - Intercom		500	
67999 - Transfer to Reserve Accounts			
<b><i>Total Maintenance</i></b>	<b>40 614</b>	<b>38 050</b>	<b>26 761</b>
<b><i>Fixed Contracts</i></b>			
62600 - Elevator Service / Repairs	8 059	10 000	12 864
66400 - Pool Service - Repairs - Supplies	16 063	15 000	10 934
66500 - Cooling Tower - Service & Maintenance		1 500	1 656
66650 - Pest Control	1 400	1 750	1 576
67350 - Fire Alarm	3 648	4 000	5 794
<b><i>Total Fixed Contracts</i></b>	<b>29 170</b>	<b>32 250</b>	<b>32 824</b>

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<b>Utilities</b>			
61600 - Comcast Cable	49 702	52 190	27 254
62500 - Electric Expense	26 772	29 000	32 502
62800 - Gas Expense (Pool Heating)	9 391	8 739	6 824
68100 - Telephone Expense	6 492	7 700	4 552
68700 - Water & Sewer Expense	91 999	96 426	100 215
<b>Total Utilities</b>	<b>184 356</b>	<b>194 055</b>	<b>171 347</b>
<b>Payroll, Taxes, Benefits</b>			
66000 - Payroll Taxes	4 924	4 678	4 489
66100 - Payroll Armando	17 160	18 018	19 017
66260 - Payroll Julio	42 911	44 772	42 499
66300 - Temporary Worker			
<b>Total Payroll, Taxes, Benefits</b>	<b>64 995</b>	<b>67 468</b>	<b>66 005</b>
<b>TOTAL EXPENSES</b>	<b>414 418</b>	<b>456 623</b>	<b>399 859</b>

<b>Assessment Account</b>	<b>2025 Dec 31</b>		
<b>INCOME</b>			
43200 - Special Assessment Income			0
43300 - Other Income			2872
<b>TOTAL INCOME</b>			2872
<b>EXPENSES</b>			
60200 - Bank Charges			59
69100 - Interest Line of Credit			
61200 - Major Repairs			
62000 - Engineer / Permits			7 000
69200 - Other Expenses			
<b>TOTAL EXPENSES</b>			<b>7 059</b>

<b>Funds Designated for 2026 Reserve Contribution</b>	<b>2025 Dec 31</b>		
Invested in CD - Maturity Date: January 25, 2026			100 000
Held in a saving account			32 300
Interest earned			2 726
Bank charges / fees			

**TOTAL CURRENT VALUE**

**135 026**

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<b>Cash &amp; Saving</b>	<b>2025</b>
	<b>Dec 31</b>
<b>Maintenance Account</b>	
Net for the period	58 878
+ Cash at the beginning of the period	12 720
<b><u>= Total at the end of the period</u></b>	<b><u>71 599</u></b>
<b>Assessment Account</b>	
Net for the period	-4 187
+ Cash at the beginning of the period	139 454
-Transfer to Funds for 2026 Reserve Contribution	132 300
<b><u>= Total at the end of the period</u></b>	<b><u>2 967</u></b>
<b>Funds Designated for 2026 Reserve Contribution</b>	
Net for the period	2 726
+ Cash at the beginning of the period	0
+ Transfert from Assessment Account	132 300
<b><u>= Total at the end of the period</u></b>	<b><u>135 026</u></b>
<b><u>Total cash &amp; saving at the end of the period</u></b>	<b><u>209 591</u></b>