Treasurer's Report
January 1st through Sept. 30, 2025

Maintenance Account	2024 YTD	2025 Budget	2025 Sept. 30
INCOME			
41000 - Maintenance Income	375 628	399 933	311 579
41050 - Comcast Income	50 000	52 190	40 592
42000 - Laundry Income	2 180	4 000	1 914
43000 - Other Income		500	60
49000 - Reserves - Major Infra-Structure Repairs			
TOTAL INCOME	**427 808**	**456 623**	**354 144**
EXPENSES			
Administrative			
60100 - Bank Charges / Interest	246	1 750	369
60200 - Accounting Fees & Bookkeeping	1 500	1 750	1 650
61700 - Computer and Internet Expenses	867	750	1 342
63300 - Insurance Expense	62 887	90 000	70 863
63800 - Legal Expense	2 305	1 750	45
63900 - License - Permits - Taxes	1 958	2 600	1 557
64900 - Office Supplies	271	500	61
65000 - Office Expense		200	
66500 - Postage and Delivery	503	200	58
66600 - Automobile Allowance		300	
66700 - Professional Fees		2 500	1 100
70300 - Miscellaneous	24 746	22 500	
Total Administrative	**95 283**	**124 800**	**77 044**
Maintenance			
60010 - Appliances Repairs	5 442	4 000	1 465
63700 - Landscaping and Grounds keeping	647	500	201
67800 - Cleaning Supplies / Hand & Toilet Paper	1 149	550	264
67300 - Repairs & Maintenance Building	30 104	27 000	20 135
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			
Total Maintenance	**40 614**	**38 050**	**22 418**
Fixed Contracts			
62600 - Elevator Service / Repairs	8 059	10 000	10 670
66400 - Pool Service - Repairs - Supplies	16 063	15 000	7 019
66500 - Cooling Tower - Service & Maintenance		1 500	1 656
66650 - Pest Control	1 400	1 750	1 050
67350 - Fire Alarm	3 648	4 000	5 554
Total Fixed Contracts	**29 170**	**32 250**	**25 950**

Treasurer's Report
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Utilities			
61660 - Comcast Cable	49 702	52 190	29 679
62500 - Electric Expense	26 772	29 000	25 902
62800 - Gas Expense	9 391	8 739	5 330
68100 - Telephone Expense	6 492	7 700	3 248
68700 - Water & Sewer Expense	91 999	96 426	75 215
Total Utilities	**184 356**	**194 055**	**139 375**
Payroll, Taxes, Benefits			
66000 - Payroll Taxes	4 924	4 678	3 761
66100 - Payroll Armando	17 160	18 018	13 200
66260 - Payroll Julio	42 911	44 772	34 400
66300 - Temporary Worker			
Total Payroll, Taxes, Benefits	**64 995**	**67 468**	**51 361**
TOTAL EXPENSES	**414 418**	**456 623**	**316 149**
Total			

Treasurer's Report
January 1st through Sept. 30, 2025

Assessment Account			**2025 Sept. 30**
INCOME			
43200 - Special Assessment Income			0
43300 - Other Income			0
TOTAL INCOME			0
EXPENSES			
60200 - Bank Charges			44
69100 - Interest Line of Credit			
61200 - Major Repairs			
62000 - Engineer / Permits			7 000
69200 - Other Expenses			
TOTAL EXPENSES			**7 044**

Funds Designated for 2026 Reserve Contribution			**2025 Sept. 30**
Invested in CD - Maturity Date:January 25, 2026			100 000
Held in a saving account			32 300
Interest earned			2 532
Bank charges / fees			
TOTAL CURRENT VALUE			**134 832**

Cash & Saving		**2025 Sept. 30**
Maintenance Account		
Net for the period		37 995
+ Cash at the beginning of the period		12 720
= Total at the end of the period		**50 715**
Assessment Account		
Net for the period		-7 044
+ Cash at the beginning of the period		139 454
-Transfer to Funds for 2026 Reserve Contibution		132 300
= Total at the end of the period		**110**
Funds Designated for 2026 Reserve Contribution		
Net for the period		2 532
+ Cash at the beginning of the period		0
+ Transfert from Assessment Account		132 300
= Total at the end of the period		**134 832**
Total cash & saving at the end of the period		**185 657**