

Treasurer's Report
January 1st through March 31, 2026

Maintenance Account	2025 Budget	2026 Budget	2026 March 31
INCOME			
41000 - Maintenance Income	399 933	415 000	124 258
41400 - Xfinity - Internet Income	52 190	21 600	6 480
42000 - Laundry Income	4 000	4 000	3 090
43000 - Other Income	500	500	85
49000 - Reserves - Major Infra-Structure Repairs			
<u>TOTAL INCOME</u>	<u>456 623</u>	<u>441 100</u>	<u>133 913</u>
EXPENSES			
Administrative			
60100 - Bank Charges / Interest	1 750	1 300	249
60200 - Accounting Fees & Bookkeeping	1 750	1 800	1 900
61700 - Computer and Internet Expenses	750	1 000	1 312
63300 - Insurance Expense	90 000	105 000	16 543
63800 - Legal Expense	2 600	1 000	98
63900 - License - Permits - Taxes	500	2 000	700
64900 - Office Supplies	200	500	139
65000 - Office Expense	200	200	209
66500 - Postage and Delivery	300	200	
66600 - Automobile Allowance	2 500	300	
66700 - Professional Fees	2 500	1 000	7 855
70300 - Miscellaneous		35 000	34 375
Total Administrative	103 050	149 300	<u>63 379</u>
Maintenance			
60010 - Appliances Repairs	4 000	3 500	357
63700 - Landscaping and Grounds keeping	500	500	
67800 - Cleaning Supplies / Hand & Toilet Paper	550	550	83
67300 - Repairs & Maintenance Building	27 000	29 794	4 250
67500 - Doors Fob	2 500	1 000	
67600 - Locksmith	1 000	1 000	535
67200 - Concrete repairs	2 000	1 000	
67700 - Intercom	500	500	
67999 - Transfer to Reserve Accounts			
Total Maintenance	38 050	37 844	<u>5 225</u>
Fixed Contracts			
62600 - Elevator Service / Repairs	10 000	14 500	3 219
66400 - Pool Service - Repairs - Supplies	15 000	10 000	2 270
66550 - Cooling Tower - Service & Maintenance	1 500	2 000	165
66650 - Pest Control	1 750	1 750	525
67350 - Fire Alarm	4 000	7 000	155
Total Fixed Contracts	32 250	35 250	<u>6 334</u>

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Utilities			
61800 - Xfinity - Internet	52 190	21 600	
62500 - Electric Expense	29 000	35 000	6 964
62800 - Gas Expense	8 739	7 500	6 344
68100 - Telephone Expense	7 700	5 000	463
68700 - Water & Sewer Expense	96 426	105 000	27 295
Total Utilities	194 055	174 100	41 065
Payroll, Taxes, Benefits			
66000 - Payroll Taxes	4 678	4 826	1 381
66100 - Payroll Armando	18 018	18 720	5 031
66260 - Payroll Julio	44 772	46 060	12 040
66300 - Temporary Worker			
Total Payroll, Taxes, Benefits	67 468	69 606	18 452
TOTAL EXPENSES	434 873	466 100	134 456

Internet Service Allocation

A portion of the maintenance fees collected includes an amount allocated for the Xfinity Internet service. As of this date, the installation has not yet been completed and no payments have been made for this service.

As approved at the last Annual Meeting any surplus generated during 2026 will be transferred to the reserve fund at year-end.

Accordingly, any funds collected for Internet service that remain unused will form part of the 2026 surplus and will ultimately be transferred to the reserve fund.

This will have the effect of reducing the required contributions to the reserve fund for 2027.

Maintenance Fees

As of the end of the quarter, there is one outstanding maintenance payment. The Association's cash position remains stable, and this does not impact current operations.

Professional Fees

During the quarter, the Association incurred engineering expenses totaling \$7,804 related to the analysis of roof repairs and the concrete wall on the north side of the pool area. These costs exceed the amount initially budgeted for professional fees. However, at this time, we are confident that the overall budget can still be maintained without the need for a special assessment.

Miscellaneous (unexpected expenses)

As of the end of the 1st quarter, the budget allocated for unexpected expenses has been fully utilized. While the Association remains in a stable financial position, this situation may increase our exposure should additional unexpected expenses arise during the remainder of the fiscal year.

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Assessment Account	2026 March 31
INCOME	
43200 - Special Assessment Income	0
43300 - Other Income	-1436
<u>TOTAL INCOME</u>	<u>-1436</u>
EXPENSES	
60200 - Bank Charges	59
69100 - Interest Line of Credit	
61200 - Major Repairs	
62000 - Engineer / Permits	
69200 - Other Expenses	
<u>TOTAL EXPENSES</u>	<u>59</u>

Reserve Funds	2026 March 31
CD - 4 months term - June 2, 2026 - APR:3.2%	103652
Saving account	33403
Interest earned	263
<u>TOTAL CURRENT VALUE</u>	<u>137318</u>

Cash Flow	2026 March 31
Maintenance Account	
Net for the period	-543
+ Cash at the beginning of the period	71 599
+ inter-accounts transfers	-200
<u>= Total at the end of the period</u>	<u>70 856</u>
Assessment Account	
Net for the period	-1 495
+ Cash at the beginning of the period	2 967
+ inter-accounts transfers	200
<u>= Total at the end of the period</u>	<u>1 672</u>
Reserve Funds	
Net for the period	263
+ Cash at the beginning of the period	33139
+ Certificate Deposit (CD)	103 652
<u>= Total at the end of the period</u>	<u>137 055</u>
<u>Total cash & saving at the end of the period</u>	<u>209 583</u>