

**Treasurer's Report - Revised**  
**January 1st through June 30, 2025**

| <b>Maintenance Account</b>                       | <b>2024<br/>YTD</b>   | <b>2025<br/>Budget</b> | <b>2025<br/>June 30</b> |
|--------------------------------------------------|-----------------------|------------------------|-------------------------|
| <b>INCOME</b>                                    |                       |                        |                         |
| 41000 - Maintenance Income                       | 375 628               | 399 933                | 210 940                 |
| 41050 - Comcast Income                           | 50 000                | 52 190                 | 27 399                  |
| 42000 - Laundry Income                           | 2 180                 | 4 000                  | 1 914                   |
| 43000 - Other Income                             |                       | 500                    | 60                      |
| 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>240 313</u></b>   |
| <b>EXPENSES</b>                                  |                       |                        |                         |
| <b><i>Administrative</i></b>                     |                       |                        |                         |
| 60100 - Bank Charges / Interest                  | 246                   | 1 750                  | 239                     |
| 60200 - Accounting Fees & Bookkeeping            | 1 500                 | 1 750                  | 1 650                   |
| 61700 - Computer and Internet Expenses           | 867                   | 750                    | 377                     |
| 63300 - Insurance Expense                        | 62 887                | 90 000                 | 34 420                  |
| 63800 - Legal Expense                            | 2 305                 | 1 750                  | 45                      |
| 63900 - License - Permits - Taxes                | 1 958                 | 2 600                  | 1 371                   |
| 64900 - Office Supplies                          | 271                   | 500                    | 36                      |
| 65000 - Office Expense                           |                       | 200                    |                         |
| 66500 - Postage and Delivery                     | 503                   | 200                    |                         |
| 66600 - Automobile Allowance                     |                       | 300                    |                         |
| 66700 - Professional Fees                        |                       | 2 500                  | 1 100                   |
| 70300 - Miscellaneous                            | 24 746                | 22 500                 |                         |
| <b><i>Total Administrative</i></b>               | <b><i>95 283</i></b>  | <b><i>124 800</i></b>  | <b><i>39 238</i></b>    |
| <b><i>Maintenance</i></b>                        |                       |                        |                         |
| 60010 - Appliances Repairs                       | 5 442                 | 4 000                  | 1 453                   |
| 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                 | 18 705                  |
| 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             |                       |                        |                         |
| <b><i>Total Maintenance</i></b>                  | <b><i>40 614</i></b>  | <b><i>38 050</i></b>   | <b><i>20 354</i></b>    |
| <b><i>Fixed Contracts</i></b>                    |                       |                        |                         |
| 62600 - Elevator Service / Repairs               | 8 059                 | 10 000                 | 2 194                   |
| 66400 - Pool Service - Repairs - Supplies        | 16 063                | 15 000                 | 4 355                   |
| 66500 - Cooling Tower - Service & Maintenance    |                       | 1 500                  | 1 656                   |
| 66650 - Pest Control                             | 1 400                 | 1 750                  | 525                     |
| 67350 - Fire Alarm                               | 3 648                 | 4 000                  | 4 399                   |
| <b><i>Total Fixed Contracts</i></b>              | <b><i>29 170</i></b>  | <b><i>32 250</i></b>   | <b><i>13 129</i></b>    |

**Treasurer's Report - Revised**  
**January 1st through June 30, 2025**

|                                       |                       |                       |                       |
|---------------------------------------|-----------------------|-----------------------|-----------------------|
|                                       |                       |                       |                       |
| <b>Utilities</b>                      |                       |                       |                       |
| 61600 - Comcast Cable                 | 49 702                | 52 190                | 25 400                |
| 62500 - Electric Expense              | 26 772                | 29 000                | 18 710                |
| 62800 - Gas Expense                   | 9 391                 | 8 739                 | 5 070                 |
| 68100 - Telephone Expense             | 6 492                 | 7 700                 | 2 483                 |
| 68700 - Water & Sewer Expense         | 91 999                | 96 426                | 50 723                |
| <b>Total Utilities</b>                | <b>184 356</b>        | <b>194 055</b>        | <b>102 386</b>        |
|                                       |                       |                       |                       |
| <b>Payroll, Taxes, Benefits</b>       |                       |                       |                       |
| 66000 - Payroll Taxes                 | 4 924                 | 4 678                 | 2 484                 |
| 66100 - Payroll Armando               | 17 160                | 18 018                | 10 538                |
| 66260 - Payroll Julio                 | 42 911                | 44 772                | 20 402                |
| 66300 - Temporary Worker              |                       |                       |                       |
| <b>Total Payroll, Taxes, Benefits</b> | <b>64 995</b>         | <b>67 468</b>         | <b>33 424</b>         |
|                                       |                       |                       |                       |
| <b><u>TOTAL EXPENSES</u></b>          | <b><u>414 418</u></b> | <b><u>456 623</u></b> | <b><u>208 531</u></b> |

**Treasurer's Report - Revised**  
**January 1st through June 30, 2025**

| <b>Assessment Account</b>         |  |  | <b>2025<br/>June 30</b> |
|-----------------------------------|--|--|-------------------------|
| <b>INCOME</b>                     |  |  |                         |
|                                   |  |  |                         |
| 43200 - Special Assessment Income |  |  | 0                       |
| 43300 - Other Income              |  |  | 0                       |
|                                   |  |  |                         |
| <b><u>TOTAL INCOME</u></b>        |  |  | <b>0</b>                |
|                                   |  |  |                         |
| <b>EXPENSES</b>                   |  |  |                         |
|                                   |  |  |                         |
| 60200 - Bank Charges              |  |  | 29                      |
| 69100 - Interest Line of Credit   |  |  |                         |
| 61200 - Major Repairs             |  |  |                         |
| 62000 - Engineer / Permits        |  |  | 7 000                   |
| 69200 - Other Expenses            |  |  |                         |
|                                   |  |  |                         |
| <b><u>TOTAL EXPENSES</u></b>      |  |  | <b><u>7 029</u></b>     |

| <b>Funds Designated for 2026 Reserve Contribution</b> |  |  | <b>2025<br/>June 30</b> |
|-------------------------------------------------------|--|--|-------------------------|
| Invested in CD - Maturity July 24, 2025               |  |  | 100 000                 |
| Held in a saving account                              |  |  | 32 300                  |
| Interest earned                                       |  |  | 401                     |
| Bank charges / fees                                   |  |  |                         |
|                                                       |  |  |                         |
| <b><u>TOTAL CURRENT VALUE</u></b>                     |  |  | <b><u>132 701</u></b>   |

| <b>Cash &amp; Saving</b>                                       |  | <b>2025<br/>June 30</b> |
|----------------------------------------------------------------|--|-------------------------|
| <b>Maintenance Account</b>                                     |  |                         |
| Net for the period                                             |  | 31 782                  |
| + Cash at the beginning of the period                          |  | 12 720                  |
| <b><u>= Total at the end of the period</u></b>                 |  | <b><u>44 502</u></b>    |
| <b>Assessment Account</b>                                      |  |                         |
| Net for the period                                             |  | -7 029                  |
| + 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>125</u></b>       |
| <b>Funds Designated for 2026 Reserve Contribution</b>          |  |                         |
| Net for the period                                             |  | 401                     |
| + 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>132 701</u></b>   |
| <b><u>Total cash &amp; saving at the end of the period</u></b> |  | <b><u>177 328</u></b>   |