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

Maintenance Account	2024 YTD	2025 Budget	2025 June 30
INCOME			
41000 - Maintenance Income	375 628	399 933	210 940
41050 - Comcast Income	50 000	52 190	27 399
42000 - Laundry Income	2 180	500	1 914
43000 - Other Income			60
49000 - Reserves - Major Infra-Structure Repairs			
TOTAL INCOME	**427 808**	**452 623**	**240 313**
EXPENSES			
Administrative			
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	2 600	45
63900 - License - Permits - Taxes	1 958	500	1 371
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	1 100
70300 - Miscellaneous	24 746		
Total Administrative	**95 283**	**123 050**	**39 238**
Maintenance			
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			
Total Maintenance	**40 614**	**38 050**	**20 354**
Fixed Contracts			
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
Total Fixed Contracts	**29 170**	**32 250**	**13 129**

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

Utilities			
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
Total Utilities	**184 356**	**194 055**	**102 386**
Payroll, Taxes, Benefits			
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			
Total Payroll, Taxes, Benefits	**64 995**	**67 468**	**33 424**
TOTAL EXPENSES	**414 418**	**454 873**	**208 531**

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

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

Funds Designated for 2026 Reserve Contribution			2025 June 30
Invested in CD (5 months term)			100 000
Held in a saving account			32 300
Interest earned			401
Bank charges / fees			
TOTAL CURRENT VALUE			**132 701**

Cash & Saving		2025 June 30
Maintenance Account		
Net for the period		31 782
+ Cash at the beginning of the period		12 720
= Total at the end of the period		**44 502**
Assessment Account		
Net for the period		-7 029
+ 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		**125**
Funds Designated for 2026 Reserve Contribution		
Net for the period		401
+ Cash at the beginning of the period		0
+ Transfert from Assessment Account		132 300
= Total at the end of the period		**132 701**

Total cash & saving at the end of the period **177 328**