Treasurer's Report
January 1st through June 30, 2026

Maintenance Account	2025 Budget	2026 Budget	2026 June 30
INCOME			
41000 - Maintenance Income	399 933	415 000	216 324
41400 - Xfinity - Internet Income	52 190	21 600	11 400
42000 - Laundry Income	4 000	4 000	3 090
43000 - Other Income	500	500	85
49000 - Reserves - Major Infra-Structure Repairs			
TOTAL INCOME	**456 623**	**441 100**	**230 899**
EXPENSES			
Administrative			
60100 - Bank Charges / Interest	1 750	1 300	497
60200 - Accounting Fees & Bookkeeping	1 750	1 800	1 900
61700 - Computer and Internet Expenses	750	1 000	2 845
63300 - Insurance Expense	90 000	105 000	47 645
63800 - Legal Expense	2 600	1 000	289
63900 - License - Permits - Taxes	500	2 000	1 833
64900 - Office Supplies	200	500	167
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	7 974
70300 - Miscellaneous		55 000 ~~- 35000~~	31 828
Total Administrative	**103 050**	**114 300**	**95 187**
Maintenance			
60010 - Appliances Repairs	4 000	3 500	357
63700 - Landscaping and Grounds keeping	500	500	35
67800 - Cleaning Supplies / Hand & Toilet Paper	550	550	570
67300 - Repairs & Maintenance Building	27 000	29 794	6 834
67500 - Doors Fob	2 500	1 000	
67600 - Locksmith	1 000	1 000	1 708
67200 - Concrete repairs	2 000	1 000	725
67700 - Intercom	500	500	
67999 - Transfer to Reserve Accounts			
Total Maintenance	**38 050**	**37 844**	**10 228**
Fixed Contracts			
62600 - Elevator Service / Repairs	10 000	14 500	8 498
66400 - Pool Service - Repairs - Supplies	15 000	10 000	4 220
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	395
Total Fixed Contracts	**32 250**	**35 250**	**13 803**

Treasurer's Report
January 1st through June 30, 2026

Utilities			
61800 - Xfinity - Internet	52 190	21 600	2 248
62500 - Electric Expense	29 000	35 000	14 200
62800 - Gas Expense	8 739	7 500	11 464
68100 - Telephone Expense	7 700	5 000	754
68700 - Water & Sewer Expense	96 426	105 000	54 928
Total Utilities	**194 055**	**174 100**	**83 593**
Payroll, Taxes, Benefits			
66000 - Payroll Taxes	4 678	4 826	2 501
66100 - Payroll Armando	18 018	18 720	9 351
66260 - Payroll Julio	44 772	46 060	22 360
66300 - Temporary Worker			
Total Payroll, Taxes, Benefits	**67 468**	**69 606**	**34 212**
TOTAL EXPENSES	**434 873**	**431 100**	**237 023**

Internet Service Allocation

Comcast has completed the installation of the fiber Internet infrastructure serving the building, and monthly service charges have commenced.

The internal wiring required to distribute the service to individual units is still in progress. As a result, the Association is currently paying for the service even though Internet access is not yet available in all units.

Any unused portion of the Internet fees collected during 2026 will form part of the year-end surplus and will be transferred to the reserve fund, as approved by the membership.

Maintenance Fees

All maintenance fees were current as of June 30.

Professionnal Fees

Engineering expenses related to the roof and pool-area concrete wall studies remain substantially unchanged from the first quarter.
Total professional fees continue to exceed budget; however, no special assessment is anticipated at this time.

Miscellaneous (unexpected expenses)

The budget allocated for unexpected expenses has been fully utilized
The 2026 budget for unexpected expenses was increased by $20,000.
This increase was funded from the Association's 2025 operating surplus

Reserve fund

Reserve fund balances continue to grow as planned and remain available for future major repairs.

Treasurer's Report
January 1st through June 30, 2026

Assessment Account		June 30, 2026
INCOME		
43200 - Special Assessment Income		0
43300 - Other Income		-2872
TOTAL INCOME		**-2872**
EXPENSES		
60200 - Bank Charges		100
69100 - Interest Line of Credit		
61200 - Major Repairs		
62000 - Engineer / Permits		
69200 - Other Expenses		
TOTAL EXPENSES		**100**

Reserve Funds		June 30, 2026
CD - 4 months term - Nov. 4, 2026 - APR:3%		104780
Saving account		33697
Interest earned		558
TOTAL CURRENT VALUE		**139035**

Cash & Saving	June 30, 2026
Maintenance Account	
Net for the period	-6 124
+ Cash at the beginning of the period	71 599
+ inter-accounts transfers	-200
= Total at the end of the period	**65 275**
Assessment Account	
Net for the period	-2 972
+ Cash at the beginning of the period	2 967
+ inter-accounts transfers	200
= Total at the end of the period	**195**
Reserve Funds	
Net for the period	558
+ Cash at the beginning of the period	33139
+ Certificate Deposit (CD)	104 780
= Total at the end of the period	**138 477**
Total cash & saving at the end of the period	**203 947**