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

Maintenance Account	2025 Budget	2026 Budget	2026 Sept. 30
INCOME			
41000 - Maintenance Income	399 933	415 000	324 762
41400 - Xfinity - Internet Income	52 190	21 600	16 800
42000 - Laundry Income	4 000	4 000	3 090
43000 - Other Income	500	500	285
49000 - Reserves - Major Infra-Structure Repairs			
TOTAL INCOME	**456 623**	**441 100**	**344 937**
EXPENSES			
Administrative			
60100 - Bank Charges / Interest	1 750	1 300	793
60200 - Accounting Fees & Bookkeeping	1 750	1 800	1 900
61700 - Computer and Internet Expenses	750	1 000	4 822
63300 - Insurance Expense	90 000	105 000	111 540
63800 - Legal Expense	2 600	1 000	331
63900 - License - Permits - Taxes	500	2 000	3 800
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	10 784
70300 - Miscellaneous		55 000 ~~- 35000~~	58 133
Total Administrative	**103 050**	**114 300**	**192 479**
Maintenance			
60010 - Appliances Repairs	4 000	3 500	731
63700 - Landscaping and Grounds keeping	500	500	55
67800 - Cleaning Supplies / Hand & Toilet Paper	550	550	570
67300 - Repairs & Maintenance Building	27 000	29 794	17 949
67500 - Doors Fob	2 500	1 000	896
67600 - Locksmith	1 000	1 000	1 708
67200 - Concrete repairs	2 000	1 000	177
67700 - Intercom	500	500	725
67999 - Transfer to Reserve Accounts			
Total Maintenance	**38 050**	**37 844**	**22 810**
Fixed Contracts			
62600 - Elevator Service / Repairs	10 000	14 500	8 498
66400 - Pool Service - Repairs - Supplies	15 000	10 000	6 620
66550 - Cooling Tower - Service & Maintenance	1 500	2 000	3 357
66650 - Pest Control	1 750	1 750	1 050
67350 - Fire Alarm	4 000	7 000	1 635
Total Fixed Contracts	**32 250**	**35 250**	**21 160**

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

Utilities			
61800 - Xfinity - Internet	52 190	21 600	12 428
62500 - Electric Expense	29 000	35 000	21 513
62800 - Gas Expense	8 739	7 500	11 911
68100 - Telephone Expense	7 700	5 000	754
68700 - Water & Sewer Expense	96 426	105 000	81 496
Total Utilities	**194 055**	**174 100**	**128 102**
Payroll, Taxes, Benefits			
66000 - Payroll Taxes	4 678	4 826	4 058
66100 - Payroll Armando	18 018	18 720	14 501
66260 - Payroll Julio	44 772	46 060	34 988
66300 - Temporary Worker			
Total Payroll, Taxes, Benefits	**67 468**	**69 606**	**53 547**
TOTAL EXPENSES	**434 873**	**431 100**	**418 098**

Property Insurance and Line of Credit

On August 21,we made the first property insurance payment in the amount of $33,336.80.
Our insurance broker secured equivalent coverage at a more favorable rate with another insurance company.
We cancelled the original policy and requested a refund of the $33,336.80, which will be received by check later
In the meantime, we were required to make the first payment of $18,696 on the new insurance policy.
Due to the temporary cash-flow shortage caused by having to fund both insurance payments at the same time,
we drew $25,000 from our line of credit on September 22.
This amount will be repaid in as soon as we receive the refund of $33,336.80.

Maintenance Fees

All maintenance fees were current as of Sept. 30.

Professionnal Fees

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 and has now been exceeded.
The original 2026 budget for unexpected expenses was increased by $20,000,
This increase was funded from the Association's 2025 operating surplus
bringing the total available amount to $55,000.
we remain confident that the additional costs can be managed within
the Association's overall 2026 operating budget, without requiring additional funding at this time.

Reserve fund

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

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

Assessment Account		September 30, 2026
INCOME		
43200 - Special Assessment Income		0
43300 - Other Income		-2872
TOTAL INCOME		**-2872**
EXPENSES		
60200 - Bank Charges		141
69100 - Interest Line of Credit		
61200 - Major Repairs		
62000 - Engineer / Permits		
69200 - Other Expenses		
TOTAL EXPENSES		**141**

Reserve Funds		September 30, 2026
INCOME		
42100 - Interest Income - Saving Account		732
EXPENSES		

Cash & Saving	September 30, 2026
Maintenance Account	
Net for the period	-73 161
+ Cash at the beginning of the period	71 599
+ inter-accounts transfers	-200
+ Transfer from/to Line of Credit	25 000
= Total at the end of the period	**23 238**
Assessment Account	
Net for the period	-3 013
+ Cash at the beginning of the period	2 967
+ inter-accounts transfers	200
= Total at the end of the period	**154**
Reserve Funds	
Net for the period	732
+ Cash at the beginning of the period	33 139
+ CD - 4 months term - Nov. 4, 2026 - APR:3%	104 749
= Total at the end of the period	**138 621**
Line of Credit	
Transfer to maintenance account	-25 000.00
Total cash & saving at the end of the period	**137 012**