

Treasurer's Report
January 1st through Dec. 31, 2023

Maintenance Account	2019 YTD	2020 YTD	2021 YTD	2022 YTD	2023 Budget	2023 Dec. 31
INCOME						
41000 - Maintenance Income	351187	311211	340518	317869	339850	340837
41050 - Comcast Cable Charges		42840	44201	44201	47770	47770
43000 - Temporary charge for 2022 Insurance					32000	31901
42000 - Laundry Income	3566	1736	1435	100	2000	3268
43000 - Other Income	929	566	276		500	161
49000 - Reserves - Major Infra-Structure Repairs						
TOTAL INCOME	354753	355787	386154	362170	422120	423937
EXPENSES						
Administrative						
60100 - Bank Charges / Interest	1242	1685	288	164	1500	253
60200 - Accounting Fees & Bookkeeping	3500	1875	1250	1250	1500	1250
61700 - Computer and Internet Expenses	268	708	443	1213	750	1273
63300 - Insurance Expense	79035	103383	42028	40555	90000	57705
63310 - 2020 Insurance Expense					32000	
63800 - Legal Expense	1872	711	842	333	1000	390
63900 - License - Permits - Taxes	1770	1879	1560	1961	2500	2011
64900 - Office Supplies	1173	278	53	217	400	253
65000 - Office Expense	196	110			200	
66500 - Postage and Delivery	177		140	24	200	24
66600 - Automobile Allowance	628	297	252		300	
66700 - Professional Fees			9120		500	
70300 - Miscellaneous	221	329	465	390	350	390
Total Administrative	90080	111256	56441	46107	131200	63549
Maintenance						
60010 - Appliances Repairs	3986	985	764	2358	2500	2401
63700 - Landscaping and Grounds keeping	251	540	291	56	400	76
67800 - Cleaning Supplies / Hand & Toilet	688	474	865	183	1000	449
67300 - Repairs & Maintenance Building	20098	28872	14087	32092	26962	39628
67500 - Doors Fob	1642	2054	178	1481	1000	1481
67600 - Locksmith	492	517			500	
67200 - Concrete repairs	443	449	1465		2500	
67700 - Intercom	670				500	
67999 - Transfer to Reserve Accounts						
Total Maintenance	28270	33892	17650	36170	35362	44035
Fixed Contracts						
62600 - Elevator Service / Repairs	10586	8800	17528	30373	10000	32441
66400 - Pool Service - Repairs - Supplies	11700	6590	7257	6936	10000	10453
66500 - Cooling Tower - Service & Mainten	1776	1776	3539	18413	3500	18574
66650 - Pest Control	2101	1700	621	2226	2500	2226
67350 - Fire Alarm	5439	1295	4978	1670	3500	1670
Total Fixed Contracts	31602	20161	33922	59618	29500	65363
Utilities						
61600 - Comcast Cable	40744	42409	44136	35563	47770	47780
62500 - Electric Expense	23484	20395	22160	22135	28400	28840
62800 - Gas Expense	5145	6766	7235	6129	9000	7226

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68100 - Telephone Expense	3726	6555	4058	2648	3950	3648
68700 - Water & Sewer Expense	66485	66125	67046	61929	73000	82689
Total Utilities	139584	142251	144636	128404	162120	170184
Payroll, Taxes, Benefits						
66000 - Payroll Taxes	8101	4968	4277	3692	4778	4768
66100 - Payroll Armando	14407	16141	15600	13200	17160	17160
66260 - Payroll Julio	33813	38681	38697	32800	44000	42911
66300 - Temporary Worker	352	130				
Total Payroll, Taxes, Benefits	56673	59920	58573	49692	65938	64839
TOTAL EXPENSES	346209	367478	311223	319990	424120	407970

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Assessment Account						
INCOME						
43200 - Special Assessment Income (concrete \$788 393)				421033		671595
43300 - Other Income						
TOTAL INCOME						671595
EXPENSES						
60200 - Bank Charges						123
69100 - Interest Line of Credit						
61200 - Major Repairs						746062
62000 - Engineer / Permits						52006
69200 - Performance Bond						22373
70300 - Miscellaneous						50
TOTAL EXPENSES						820613

Cash Flow

Maintenance Account

Net for the period	15 966.30
+ Cash at the beginning of the period	996.44
Temporarily transfer from the Assessment Account to cover the 2023 deficit to be reimbursed in 2024	12 838.00
Reimbursement from the Assessment Account for the Engineers` Fees paid from Maintenance Account	4 740.00
Reimbursement from the Maintenance Account for the money borrowed in 2022 from Assmnt Acct.	-32 000.00
<u>= Total at the end of the period</u>	<u>2 540.74</u>

Assessment Account

Net for the period	-149 018.85
+ Cash at the beginning of the period	457 310.44
+ Reimbursement of the money transfer to Maint Acct in 2022	32 000.00
Money temporarily transferred to Maint Acct. to cover 2022 deficit	-12 838.00
<u>= Total at the end of the period</u>	<u>327 453.59</u>

Total cash at the end of the period

329 994.33