

Treasurer's Report
January 1st through September 30, 2024

Maintenance Account	2023 YTD	2024 Budget	2024 Sept 30
INCOME			
41000 - Maintenance Income	340 837	366 865	290 054
41050 - Comcast Income	47 770	50 000	37 500
43000 - Temporary income for covering 2023 deficit	30 901	12 838	9 629
42000 - Laundry Income	3 268	2 000	2 180
43000 - Other Income	161	500	
49000 - Reserves - Major Infra-Structure Repairs			
TOTAL INCOME	<u>422 937</u>	<u>432 203</u>	<u>339 363</u>
EXPENSES			
Administrative			
60100 - Bank Charges / Interest	253	1 500	197
60200 - Accounting Fees & Bookkeeping	1 250	1 500	1 500
61700 - Computer and Internet Expenses	1 273	750	616
63300 - Insurance Expense	57 705	79 000	44 516
63315 - Transfer to Assmnt acct. (reimburse 2023 deficit)		12 838	12 838
63800 - Legal Expense	390	1 000	1 365
63900 - License - Permits - Taxes	2 011	2 000	1 920
64900 - Office Supplies	253	500	15
65000 - Office Expense		200	
66500 - Postage and Delivery	24	200	503
66600 - Automobile Allowance		300	
66700 - Professional Fees		500	
70300 - Miscellaneous	390	20 000	24 746
Total Administrative	63 549	120 288	88 216
Maintenance			
60010 - Appliances Repairs	2 401	2 500	5 414
63700 - Landscaping and Grounds keeping	76	450	
67800 - Cleaning Supplies / Hand & Toilet Paper	449	750	473
67300 - Repairs & Maintenance Building	39 628	29 010	20 954
67500 - Doors Fob	1 481	1 000	2 999
67600 - Locksmith		500	
67200 - Concrete repairs		1 000	
67700 - Intercom		500	
67999 - Transfer to Reserve Accounts			
Total Maintenance	44 035	35 710	29 840
Fixed Contracts			
62600 - Elevator Service / Repairs	32 441	11 000	5 929
66400 - Pool Service - Repairs - Supplies	10 453	10 000	13 757
66500 - Cooling Tower - Service & Maintenance	18 574	1 500	
66650 - Pest Control	2 226	3 000	1 400

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67350 - Fire Alarm	1 670	2 500	3 648
Total Fixed Contracts	65 364	28 000	24 734
Utilities			
61600 - Comcast Cable	47 780	50 000	36 998
62500 - Electric Expense	28 840	32 000	20 345
62800 - Gas Expense	7 226	9 000	8 237
68100 - Telephone Expense	3 648	4 100	5 471
68700 - Water & Sewer Expense	82 689	86 000	68 834
Total Utilities	170 183	181 100	139 883
Payroll, Taxes, Benefits			
66000 - Payroll Taxes	4 768	5 000	3 847
66100 - Payroll Armando	17 160	17 160	13 200
66260 - Payroll Julio	42 911	44 945	32 800
66300 - Temporary Worker			
Total Payroll, Taxes, Benefits	64 839	67 105	49 847
TOTAL EXPENSES	<u>407 970</u>	<u>432 203</u>	<u>332 520</u>

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Assessment Account			
INCOME			
43200 - Special Assessment Income (concrete \$788 393)			146 639
43300 - Other Income			12 838
<u>TOTAL INCOME</u>			<u>159 477</u>
EXPENSES			
60200 - Bank Charges			146
69100 - Interest Line of Credit			
61200 - Major Repairs			270 295
62000 - Engineer / Permits			23 550
69200 - Other Expenses			13 680
<u>TOTAL EXPENSES</u>			<u>307 671</u>

Cash Flow

Maintenance Account

Net for the period	6 843
+ Cash at the beginning of the period	2 541
<u>= Total at the end of the period</u>	<u>9 384</u>

Assessment Account

Net for the period	-148 194
+ Cash at the beginning of the period	327 454
+Reimbursement of 2023 deficit	12 838
<u>= Total at the end of the period</u>	<u>192 098</u>

Total cash at the end of the period

201 482