



Association of St. C Condominium Owners

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MINUTES

Board of Directors Meeting

July 24 – 7:00 P.M. AST

CALL TO ORDER

The Board of Directors' meeting was called to order at approximately 7:00 pm AST.

ROLL CALL

Directors Present:

Jim Bonacci (219), via Zoom

Sibyll Jones (207), via Zoom

Jessica Hodge (107), via Zoom

Christine Merna (304), via Zoom

Ryan Pickard (118), via Zoom

St. C Staff:

Jason May, General Manager

Patrick Nugent, Operations Manager

Directors Absent:

Sabrina Ferris (244)

Anquanette Gaspard (234)

Rachel Haverkorn (332)

Tommy McGlothlin (309)

Owners in Attendance:

Janis and Kay #211 (Janis)

Fitzgerald Lawrence #304

Frank Leone #116

Brandie Kennedy #323

IPAD (3)

Judi Line #214

Kellie Tukkin #106

Kenton Merrick #Sharone Pierre

Kimberly's iPhone

M & D Bokeno #223

Michelle Moore #232

APPROVAL OF AGENDA

- **MOTION** [J. Hodge] – Approve the meeting's agenda as presented.
 - This motion was seconded by SJ.
 - No opposition – **Approved**.

APPROVAL OF PAST MINUTES

- **Tabled Motion to approve June Minutes**

GENERAL MANAGER'S REPORT

- *Excerpts from Jason's report included below*
- A second insurance adjuster representing Marshall & Sterling on property to gather more information on our water intrusion insurance claim with the C building.
- Any owner having issues with website. Please contact the webmaster.
- POOL-Initial numbers show that an extensive repair would be around \$80k and a pool replacement (in its current location) could be in between \$150k and \$250k depending on what bells & whistles are wanted.
- Pet Policy is updated to include current emotional support animal; support animal (ESA/SA) standards. Currently with attorney for review
- Thanks to Mark Pratt for updating the Policy for Renting the new Dolphin Suite. Currently being reviewed by the board.
- To no surprise some sort of restaurant is still favorable by a majority of owners, but there are definitely logistical hurdles to overcome, parking being at the top of the list.

C. Merna noted that all website requests or issues have been resolved to date. Modernization is underway.

OPERATION MANAGER'S REPORT

- *Excerpts from Patrick's report included below*
- Work update:
 - The maintenance team has completed the demolition and reconstruction of the catwalks and front patios for units 238 and 237.
 - The team is also completing work orders as they come in and are scheduled.
 - Building C's Roof coating replacement is done.
 - On July 29, 2024, the replacement of the roof coating system for building "A" is expected to commence, along with the exterior concrete repairs to the building. These repairs are a part of the overall 7-year Capital Improvement Plan for the property.
 - The cleaning of cisterns "D", "E", and the first chamber of the reservoir is also expected to begin on Monday July 29, 2024.
 - The renovation of apartment "B" continues.
 - We continue to engage with an engineer regarding the Great Wall. The engineer's assessment of the structure will lead to the development if needed, the correct scope of work for any repairs that maybe required.
 - Security presence was increased on the complex, due to some security issues threatening the safety of the staff and owners' information.
- Hurricane Season is from June-November which is followed by the rainy season. This past season, the rains went well into May. There being no predictably dry season, work MUST continue.

OFFICERS' REPORTS

President's Report:

- Welcome all of our new owners. We have had some recent sales, and I have had the opportunity to meet many of our new owners. We are delighted to have new neighbors and friends! Remember if you need any information about what is happening at St. C, please reach out to our managers or officers on the Board. There is some confusing information that gets circulated from time to time and we are happy to provide you with information on what the Board is actively working on and help clarify any misinformation that you may be in receipt of.
- A reminder to watch your water usage and report any leaks or sounds of running water.
- It's hurricane season! So please do your best to do some hurricane preparedness. Please do your part to keep your balconies and galleries clear with the shutters down when you are off island during this season.
- Continued thanks to our hardworking maintenance crew who continue to address the needs of the community and quickly mobilizing to address critical repairs as they arise.
- Per our By-laws, owners must allow access so that the team can determine the cause and mitigate the damage by taking corrective action. Failure of owners to allow access, places the responsibility on the owner for all damages resulting from negligence of owners or their tenants. Please report any issues involving running or leaking water.
- The Association is actively working towards collecting monies due through liens and foreclosures.
- Owners were sent mailings falsely labeled as coming from the Association. These were sent from Darin Bokeno and the group he represents, Owners for Positive Change. Anything sent by Mr. Bokeno or OPC under the label of the Association are neither from, nor endorsed by, the Association. This misrepresentation is being addressed by the Association's attorneys. All owners are encouraged to bring any inappropriate solicitations/documents/etc. that may be received to the office.
- Currently waiting on a date for the rescheduled hearing for the ongoing litigation.

Secretary's Report:

- *See written Secretary's Report for details.

Treasurer's Report:

- *See written Treasurer's Report for details.
- Audit for 2023 is underway.
- Bank accounts have been reconciled through June 31, 2024, with the exception of the investment accounts.
- Operating accounts bank balances: \$208,967.72 (*Includes Capital Improvement funds).
- Restricted accounts bank balances: \$888,613.60.
- EFT payment processing research is ongoing.
- First Bank checking account, recommending to close, reason is excessive fees at First Bank.

COMMITTEE UPDATES

- No committee updates

OLD BUSINESS

- Ongoing Pool discussion

NEW BUSINESS

- Review owner Polls on Pet policy and Restaurant.
- Continued repairs being made to the front office.
- Thanks to Mark Pratt again for the New Dolphin Suite policy for renting.
- Crime Policy Insurance up for renewal \$2K+ annually
 - **MOTION** [S. Jones] – Move forward with the renewal of the crime policy insurance.
 - This motion was seconded by JB.
 - No opposition – **Approved**.

ANNOUNCEMENTS

- No announcements

ADJOURNMENT

- **MOTION** – There being no further business, on motion duly moved by S. Jones.
 - Seconded by J. Hodge – No opposition.

The meeting was adjourned at 7:59 P.M.

Minutes submitted and approved by:



Jessica Hodge, Secretary



St. C Condominiums
St. Croix, U.S. Virgin Islands

AGENDA

Board of Directors Meeting

July 24, 2024

7:00 PM AST

Welcome & Call to Order

Roll Call

Approval of Agenda

Approval of Minutes

Reports:

- GM Report
- Ops Manager's Report

Officers' Reports:

- President's Report – Legal update
- Secretary's Report
- Treasurer's Report

Old Business

New Business

Announcements

Adjourn



St. C Condominiums

St. Croix, U.S. Virgin Islands

General Manager's Report

July 2024

Submitted by: Jason May

- Patrick will provide updates on the A & C roof projects, along with the upcoming cistern cleaning.
- Just today we had a 2nd insurance adjuster representing Marshall & Sterling on property to gather more information on our water intrusion insurance claim with the C building. Long process but it's moving forward.
- If owners are having any trouble accessing the owner's section of the website, I encourage them to contact me for assistance (email preferred) and I will in turn work with our website administrator to get their issue resolved.
- Although the latest repair to the pool helped slow the leaks down, it is still an issue. Therefore, I have been gathering proposals for further repairs and even a pool replacement. Once I have everything put together it will go before the Board. Initial numbers show that an extensive repair would be around \$80k and a pool replacement (in its current location) could be in between \$150k and \$250k depending on what bells & whistles are wanted.
- I have updated the Saint C Pet Policy to include current emotional support animal & support animal (ESA/SA) standards. My proposed revision is currently being reviewed by the attorney and should be in front of the Board soon.

- A policy & procedure for renting the (new) Dolphin Suite was written with the generous help of Saint C owner Mark Pratt. That policy is currently in front of the Board for review.
- I have asked the Board to weigh in on the recent restaurant survey results before talking with any other potential tenants. To no surprise some sort of restaurant is still favorable by the majority of owners, but there are definitely logistical hurdles to overcome, parking being at the top of the list.

Respectfully Submitted.

Jason May
General Manager

Operations Report

Board of Directors Meeting, June 24, 2024

Maintenance Team

The maintenance team has completed the demolition and reconstruction of the catwalks and front patios for unit 238 and 237. Both of these projects are now in the concrete curing phase which is 21 days. The team will continue with these repairs to the upper-level units. The goal is a total of 16 units for this year, and they are well on their way to meeting this number.

While these major repairs are ongoing, the team is also completing work orders as they come in and are scheduled. Please keep our maintenance team member Peterson Prime in your thoughts and prayers as he address some health issues. We wish him a speedy recovery and return to work.

Contractor Related Repairs & Capital Improvement Projects

Building C's Roof coating replacement is done. On July 29, 2024 the replacement of the roof coating system for building "A" is expected to commence, along with the exterior concrete repairs to the building. These repairs are a part of the overall 7-year Capital Improvement Plan for the property.

To mitigate for inclement weather, the roof system replacement will take place in sections.

1. The roof will be dividing in to four zones.
2. Each zone will be worked on one at a time, to allow for weather mitigation.
3. The contractor will completely finish a zone before moving on to the next.
4. The contractor can cover the zone of the roof with tarpaulin, extending the tarpaulin over the sides of the building, ensuring that water will run off the section of the roof where the coating has been removed.

In addition, the cleaning of cisterns "D", "E", and the first chamber of the reservoir is also expected to begin on Monday July 29, 2024. It is anticipated the cistern cleaning project will bring minimal impact on the service to the owners, barring any unforeseen situations.

Apartment B

The renovation of apartment "B" continues. The timeline for this project is on schedule, kitchen cabinets will be installed in the upcoming weeks to complete this project, and bring additional rental revenue to the Association. At the completion of apartments A's renovation, apartment C will be the only rental unit remaining to renovate. The scope for this renovation is under development.

Great Wall

We continue to engage with an engineer regarding the Great Wall. The engineer's assessment of the structure will lead to the development if needed, the correct scope of work for any repairs that may be required.

Security

As reported in the last report, security presence was increased on the complex, due to some security concerns., The increased presence remains. Access to the office is available by appointment.



St. C Condominiums

St. Croix, U.S. Virgin Islands

President's Report

July 2024

Submitted by: Christine Merna

Following is a report of Board activity to be recorded with the Minutes for the Board Meeting held on July 24, 2024:

- Greetings from the Board. We hope that everyone has been enjoying their summer activities and everyone had a chance to celebrate Independence day and Emancipation day!
- The weather in St. Croix has been hot this season. Just a reminder to watch your water usage and report any leaks or sounds of running water. We have been very successful in identifying long standing leaks and getting those fixed. Patrick and team have done an amazing job plugging the holes as they find them.
- I am so excited to welcome all of our new owners. We have had some recent sales and I have had the opportunity to meet many of our new owners. We are delighted to have new neighbors and friends! Remember if you need any information about what is happening at St. C, please reach out to our managers or officers on the Board. There is some confusing information that gets circulated from time to time and we are happy to provide you information on what the Board is actively working on and help clarify any misinformation that you may be in receipt of.
- It's hurricane season! So please do your best to do some hurricane preparedness. The team has completed is shutter inspections and is making some repairs. Please do your part to keep your balconies and galleries clear with the shutters down when you are off island during this season. It's a good time to review your insurance coverage to make sure you have what you need in the event of a serious storm. We will be sending out some tips for hurricane preparedness. Everyone needs to do their part to ensure the safety and readiness of your condos. Let us know if you need any assistance.
- Continued thanks to our hardworking maintenance crew who continue to address the needs of the community and quickly mobilizing to address critical repairs as they arise. The team is very busy and we are running a little short staffed due to illnesses. Your patience as the team prioritizes the safety issues first is appreciated.
- As a reminder to owners, for emergencies such a water leaks, the maintenance team will require access to prevent damage to surrounding condos. Per our By-laws , owners must allow access so that the team can determine the cause and mitigate the damage by taking

corrective action. Failure of owners to allow access, places the responsibility on the owner for all damages resulting from negligence of owners or their tenants. Please report any issues involving running or leaking water. Thank you for your cooperation.

Christine Merna, President
Association of St. C Condominium Owners



St. C Condominiums

St. Croix, U.S. Virgin Islands

Secretary's Report

Submitted by: Jessica Hodge

Following is a summary of actions taken by the Board from May 15 through July 24, 2024.

Note: *The Secretary's Report does not include the actions taken by the Board of Directors during normal BOD meetings. These actions are documented in the BOD meeting minutes.*

Board of Directors referenced by initial as indicated below.

- Christine Merna – President; Legal Committee Chair **(CM)**
- Rachel Haverkorn - Vice President **(RH)**
- Jessica Hodge – Secretary/Treasurer; Finance Committee Chair **(JH)**
- Jim Bonacci **(JB)**
- Sabrina Ferris **(SF)**
- Anquanette Gaspard **(AG)**
- Sibyll Jones **(SJ)**
- John (Tommy) McGlothin – Communications Committee Chair **(TM)**
- Michael (Ryan) Pickard **(RP)**

Vote records: **y**=yea vote; **n**=nay vote, **nv**=non-vote, **a**=abstain

Regarding Concrete Repairs at Building E

5.28.24 – JH called for vote

Issue: There is a leak on the north side of Building E that is creating a mold situation. Two quotes were received with Ezra Garib being the lowest. Vote to proceed with Ezra Garib to perform the repairs.

- **Notes/Discussion**
 - Confirm Garib's quote includes all the items Patrick listed were to be performed (AG).
- **Result:** **Approved** (7y; 3nv- RH, AG)

Regarding Flooding Repairs

6.3.24 – JH called for vote

Issue: While Building C roof repairs were ongoing, major storms came through causing flooding in the 18/19 stacks. Repairs to concrete ceilings/walls are needed. Vote to add change order to Ezra Garib's roofing contract to perform these repairs.

- **Notes/Discussion**
 - The Association has notified the insurance company to see if the work at 18/19 is a covered event.
- **Result:** **Approved** (6y; 3nv- RH, AG, SF)



St. C Condominiums

St. Croix, U.S. Virgin Islands

Regarding Scraping/Patching/Painting

6.12.24 – JH called for vote

Issue: The Units that have experienced water damage need their ceilings repaired. We had originally planned to do this ourselves but there are no materials on island to put popcorn back. Vote to add change order to Ezra Garib's roofing contract to perform the scraping/patching/painting of the ceilings.

- **Notes/Discussion**
 - None.
- **Result:** **Approved** (9y)

Regarding Renewal of Auto Insurance

6.28.24 – JH called for vote

Issue: Vote to approve renewal of auto insurance policy with rate going down from \$2,923 to \$2,709.50

- **Notes/Discussion**
 - None.
- **Result:** **Approved** (9y)

To the best of my knowledge, the above is a fair and accurate representation of the actions taken by the Board Members of the St. C Condominium Association.



Jessica Hodge
Secretary



St. C Condominiums
St. Croix, U.S. Virgin Islands

Treasurer's Report

Submitted by: Jessica Hodge

Following is a summary relating to the financial status of the Association to be recorded with the Minutes for the Board Meeting to be held on July 24, 2024:

Fund Balances

- Bank accounts have been reconciled through June 31, 2024 with the exception of the investment accounts
 - Operating accounts bank balances: \$208,967.72 (*Includes Capital Improvement funds)
 - Restricted accounts bank balances: \$888,613.60

Audit

- Audit for 2023 is under way

Miscellaneous Activities

- New credit card services have been implemented. EFT payment option is in process.
- Recommend closing First Bank checking to eliminate unnecessary fees. Bank of St. Croix is the operating checking.
- Recommend opening a separate account for Capital Improvement funds.

To the best of my knowledge, the above reflects the current financial affairs of the Association.

Jessica Hodge
Treasurer

Association of St. C Condominium Owners

Budget vs. Actual Comparison

January - June 2024

	Budget		Actual	
	Fiscal Year 2024	Jan-Jun 2024	Jan-Jun 2024	Difference
Income				
4000 ASSESSMENTS INCOME				
4010 Insurance Assessment	640,237.00	320,118.50	320,118.48	-0.02
4020 Monthly Maintenance Fee Income	937,349.00	468,674.50	441,880.56	-26,793.94
4040 Special Assessment for Operating	0.00	0.00	26,400.00	26,400.00
Total 4000 ASSESSMENTS INCOME	\$ 1,577,586.00	\$ 788,793.00	\$ 788,399.04	\$ (393.96)
4300 LATE FEES - INCOME				
4310 Finance Charges Fees	10,026.00	5,013.00	33,135.01	28,122.01
4312 Late Fee Income	300.00	150.00	3,390.00	3,240.00
Total 4300 LATE FEES - INCOME	\$ 10,326.00	\$ 5,163.00	\$ 36,525.01	\$ 31,362.01
4500 MISCELLANEOUS - INCOME				
4200 Interest Income	410.00	205.00	250.97	45.97
4535 Fine Assessments	500.00	250.00	200.00	-50.00
4540 Gate & Mail Keys Fee Income	1,285.00	642.50	1,145.00	502.50
4543 Gate Remote	685.00	342.50	0.00	-342.50
4545 Laundry Income	1,606.00	803.00	591.00	-212.00
4555 HOA Clearance Statement Fee	685.00	342.50	100.00	-242.50
4557 Lien Release Income	0.00	0.00	0.00	0.00
4558 Credit Card Service Charge	0.00	0.00	7,285.39	7,285.39
4560 Miscellaneous Income	2,600.00	1,300.00	-75.00	-1,375.00
4599 Cleaning Income	740.00	370.00	240.00	-130.00
Total 4500 MISCELLANEOUS - INCOME	\$ 8,511.00	\$ 4,255.50	\$ 9,737.36	\$ 5,481.86
4600 RENTAL INCOME				
4610 Apt A - Rental Income	18,000.00	9,000.00	0.00	-9,000.00
4650 Lobby Apt - Rental Income	3,720.00	1,860.00	3,170.00	1,310.00
Total 4600 RENTAL INCOME	\$ 21,720.00	\$ 10,860.00	\$ 3,170.00	\$ (7,690.00)
4700 REPAIRS - UNIT INCOME				
4710 Repairs Income - Owner Payments	0.00	0.00	93.12	93.12
Total 4700 REPAIRS - UNIT INCOME	\$ -	\$ -	\$ 93.12	\$ 93.12
Total Income	\$ 1,618,143.00	\$ 809,071.50	\$ 837,924.53	\$ 28,853.03
Gross Profit	\$ 1,618,143.00	\$ 809,071.50	\$ 837,924.53	\$ 28,853.03
Expenses				
5000 ADMINISTRATIVE (OPERATING EXPS)				
5100 ASSOC COMMON ADMIN EXPENSE				
5110 Annual & Board Meeting Expenses	750.00	375.00	0.00	-375.00
Total 5100 ASSOC COMMON ADMIN EXPENSE	\$ 750.00	\$ 375.00	\$ -	\$ (375.00)
5200 INSURANCE EXPENSE				
5210 Auto Insurance	2,950.77	1,475.39	1,455.24	-20.15
5220 Comm. General Liability Ins.	14,623.69	7,311.85	7,311.84	-0.01
5230 Crime Bond Insurance	2,365.00	1,182.50	1,182.48	-0.02

5240 Director's & Off's Gen Liab Ins	35,036.55	17,518.28	17,518.26	-0.02
5260 Property Insurance	556,345.00	278,172.50	278,172.48	-0.02
5280 Insurance Finance Charge	28,915.00	14,457.50	14,457.54	0.04
Total 5200 INSURANCE EXPENSE	\$ 640,236.01	\$ 320,118.01	\$ 320,097.84	-\$ 20.17
5400 LICENSES & FEES				
5420 Fees & Licenses	1,000.00	500.00	135.00	-365.00
5425 Property Taxes	0.00	0.00	329.90	329.90
Total 5400 LICENSES & FEES	\$ 1,000.00	\$ 500.00	\$ 464.90	\$ (35.10)
5500 MISCELLANEOUS				
5510 Advertising	200.00	100.00	662.87	562.87
5520 Bad Debts	0.00	0.00	-11,741.68	-11,741.68
5525 Late Fee Expense	0.00	0.00	80.00	80.00
5530 Bank Charges	650.00	325.00	410.53	85.53
5537 Commission Expense - CCRD FEES	3,000.00	1,500.00	8,976.57	7,476.57
5539 Interest Expense	0.00	0.00	216.80	216.80
5542 Notary Expense	50.00	25.00	0.00	-25.00
Total 5500 MISCELLANEOUS	\$ 3,900.00	\$ 1,950.00	\$ (1,394.91)	\$ (3,344.91)
5600 OFFICE EXPENSE				
5605 Security Cameras	4,000.00	2,000.00	5,043.15	3,043.15
5610 Computer/Printer Expense	1,300.00	650.00	0.00	-650.00
5615 Dues & Subscriptions	3,000.00	1,500.00	1,172.97	-327.03
5616 Employee Uniforms	1,000.00	500.00	0.00	-500.00
5620 Office Expense - Misc	100.00	50.00	1,260.14	1,210.14
5625 Phone/Fax Expense	7,000.00	3,500.00	4,020.27	520.27
5630 Phone Service Contract	1,668.00	834.00	417.00	-417.00
5636 Internet Expense	4,500.00	2,250.00	1,696.32	-553.68
5649 Office Furniture	0.00	0.00	869.79	869.79
5650 Office Supplies	2,600.00	1,300.00	3,890.57	2,590.57
5650 Office Subsistance	1,500.00	750.00	0.00	-750.00
5652 Employee Training Exp	600.00	300.00	0.00	-300.00
5655 Postage	200.00	100.00	220.40	120.40
5656 Recording/Filing Fees	100.00	50.00	0.00	-50.00
5660 Guard House Office Expense	100.00	50.00	0.00	-50.00
5665 Employee Relations	200.00	100.00	557.45	457.45
Total 5600 OFFICE EXPENSE	\$ 27,868.00	\$ 13,934.00	\$ 19,148.06	\$ 5,214.06
5800 PROFESSIONAL FEES				
5811 Accounting	2,100.00	1,050.00	0.00	-1,050.00
5812 Audit	7,900.00	3,950.00	0.00	-3,950.00
5815 Reserve Study	5,000.00	2,500.00	0.00	-2,500.00
5825 Bookkeeping	0.00	0.00	6,925.00	6,925.00
5830 Engineering	1,500.00	750.00	158.00	-592.00
5835 Payroll Processing	3,000.00	1,500.00	2,148.28	648.28
5840 Legal	42,000.00	21,000.00	56,943.00	35,943.00
Total 5800 PROFESSIONAL FEES	\$ 61,500.00	\$ 30,750.00	\$ 66,174.28	\$ 35,424.28
5900 SALARIES & WAGES (ADMIN)				
5910 Admin Hrly - Regular Pay	45,760.00	22,880.00	0.00	-22,880.00
5950 Manager Salary - Regular Pay	124,000.00	62,000.00	0.00	-62,000.00
6670 Administration Salary & Wages	0.00	0.00	67,683.61	67,683.61

Total 5900 SALARIES & WAGES (ADMIN)	\$ 169,760.00	\$ 84,880.00	\$ 67,683.61	\$ (17,196.39)
Total 5000 ADMINISTRATIVE (OPERATING EXPS)	\$ 905,014.01	\$ 452,507.01	\$ 472,173.78	\$ 19,686.94
6000 MAINTENANCE EXPENSES				
6051 Auto Expense				
6052 Gas	1,400.00	700.00	802.88	102.88
6053 Registration	300.00	150.00	293.00	143.00
6054 Repairs & Maint	3,000.00	1,500.00	343.00	-1,157.00
Total 6051 Auto Expense	\$ 4,700.00	\$ 2,350.00	\$ 1,438.88	\$ (911.12)
6200 COMMON AREA EXPENSES				
6150 Cleaning Supplies	1,000.00	500.00	30.34	-469.66
6155 Cleaning Contract	1,000.00	500.00	2,150.00	1,650.00
6215 Vehicle Removal Exp	100.00	50.00	0.00	-50.00
6221 Gate Pass/Mail Key Expense	900.00	450.00	0.00	-450.00
6222 Gate Pass Buy Back	100.00	50.00	0.00	-50.00
6225 Equipment & Tools	4,000.00	2,000.00	541.21	-1,458.79
6228 Fire Extinguishers & Certificat	1,000.00	500.00	765.00	265.00
6235 Landscaping	39,560.00	19,780.00	12,680.00	-7,100.00
6240 Paint & Paint Supplies	1,500.00	750.00	4,159.68	3,409.68
6244 Parking Decal/Violation Expenses	1,000.00	500.00	0.00	-500.00
6246 Lobby Expenses	0.00	0.00	450.00	450.00
6247 Guard House Expenses	350.00	175.00	0.00	-175.00
6248 Tools & Equipment Rentals	300.00	150.00	0.00	-150.00
6249 Safety Supplies & Equipment	2,500.00	1,250.00	55.96	-1,194.04
6259 Security Expense	0.00	0.00	6,284.58	6,284.58
6260 Security Contract Labor	116,800.00	58,400.00	18,672.00	-39,728.00
6270 Exterminating	9,400.00	4,700.00	4,440.00	-260.00
6279 Miscellaneous Expense	0.00	0.00	598.86	598.86
Total 6200 COMMON AREA EXPENSES	\$ 179,510.00	\$ 89,755.00	\$ 50,827.63	\$ (38,927.37)
6280 INSURANCE - EE				
6283 Health Insurance	66,148.00	33,074.00	26,783.99	-6,290.01
Total 6280 INSURANCE - EE	\$ 66,148.00	\$ 33,074.00	\$ 26,783.99	\$ (6,290.01)
6300 LAUNDRY ROOM EXPENSES				
6315 Laundry Expense	2,000.00	1,000.00	3,168.00	2,168.00
Total 6300 LAUNDRY ROOM EXPENSES	\$ 2,000.00	\$ 1,000.00	\$ 3,168.00	\$ 2,168.00
6500 RENTAL APT. EXPENSES				
6505 Apt A Expenses	500.00	250.00	3,548.22	3,298.22
6520 Lobby Apt Expenses	1,000.00	500.00	1,609.20	1,109.20
Total 6500 RENTAL APT. EXPENSES	\$ 1,500.00	\$ 750.00	\$ 5,157.42	\$ 4,407.42
6600 REPAIRS & MAINTENANCE				
6603 Water Plant Repairs & Maint	3,200.00	1,600.00	910.00	-690.00
6605 Gate Repairs & Maint	5,000.00	2,500.00	2,620.00	120.00
6607 Office Repairs & Maint	1,500.00	750.00	666.89	-83.11
6615 Building Repairs & Maint	10,000.00	5,000.00	23,634.61	18,634.61
6616 Guard House Repairs & Maint.	400.00	200.00	602.45	402.45
6620 Pool Repairs & Maint	10,000.00	5,000.00	828.50	-4,171.50
6621 Railing Repair & Maintenance	2,000.00	1,000.00	2,223.45	1,223.45
6622 Plumbing Repairs & Maint	14,000.00	7,000.00	5,281.51	-1,718.49
6623 Electrical Repairs & Maint	2,000.00	1,000.00	45.92	-954.08

6625 Generator Repairs & Maint	3,150.00	1,575.00	0.00	-1,575.00
6625 Paving Repairs & Maint	1,000.00	500.00	647.80	147.80
6631 Roof Repairs & Maintenance	8,000.00	4,000.00	0.00	-4,000.00
6632 Cistern Repairs & Maint	500.00	250.00	0.00	-250.00
6633 Filtration System Repairs & Maint	4,000.00	2,000.00	1,615.00	-385.00
6636 General Repairs & Maintenance	500.00	250.00	3,323.55	3,073.55
6638 Grounds Rep & Maint	0.00	0.00	937.25	937.25
Total 6600 REPAIRS & MAINTENANCE	\$ 65,250.00	\$ 32,625.00	\$ 43,336.93	\$ 10,711.93
6640 TRASH REMOVAL				
6610 Trash Removal	13,000.00	6,500.00	8,449.00	1,949.00
Total 6640 TRASH REMOVAL	\$ 13,000.00	\$ 6,500.00	\$ 8,449.00	\$ 1,949.00
6658 SALARIES & WAGES				
6673 Maintenance Hrly - Regular Pay	289,120.00	144,560.00	0.00	-144,560.00
6660 Maintenance Salary & Wages	0.00	0.00	103,814.88	103,814.88
6680 Security Salary & Wages	0.00	0.00	52,443.82	52,443.82
Total 6658 SALARIES & WAGES	\$ 289,120.00	\$ 144,560.00	\$ 156,258.70	\$ 11,698.70
6700 UTILITIES				
6705 Electricity - St C	23,000.00	11,500.00	13,774.70	2,274.70
6710 Generator Fuel	2,500.00	1,250.00	0.00	-1,250.00
6711 WAPA Electric Apt B	500.00	250.00	90.66	-159.34
6713 WAPA Electric Apt C	500.00	250.00	108.39	-141.61
Total 6700 UTILITIES	\$ 26,500.00	\$ 13,250.00	\$ 13,973.75	\$ 723.75
6800 WATER				
6810 W.A.P.A. Water	5,000.00	2,500.00	1,556.57	-943.43
6820 Well Water	17,000.00	8,500.00	0.00	-8,500.00
6830 Water Testing	2,000.00	1,000.00	4,194.92	3,194.92
Total 6800 WATER	\$ 24,000.00	\$ 12,000.00	\$ 5,751.49	\$ (6,248.51)
Total 6000 MAINTENANCE EXPENSES	\$ 671,728.00	\$ 335,864.00	\$ 315,145.79	\$ (20,718.21)
6900 PAYROLL TAXES				
6405 FICA Expense	27,000.00	13,500.00	16,520.68	3,020.68
6410 FUTA Expense	1,100.00	550.00	490.56	-59.44
6430 VIESA	9,000.00	4,500.00	7,598.03	3,098.03
6435 Workman's Compensation	4,500.00	2,250.00	3,916.75	1,666.75
Total 6900 PAYROLL TAXES	\$ 41,600.00	\$ 20,800.00	\$ 28,526.02	\$ 7,726.02
Total Expenses	\$ 1,618,342.01	\$ 809,171.01	\$ 815,845.59	\$ 6,694.75
Net Operating Income	\$ (199.01)	\$ (99.51)	\$ 22,078.94	\$ 22,158.28