125 PLEASANT STREET

CONDOMINIUM ASSOCIATION

ANNUAL REPORT

2025

Charles J. Abate, Jr.
Association Agent

June 17, 2026

125 PSCA				6/2/2026			
INCOME	**FINAL 2020**	**FINAL 2021**	**FINAL 2022**	**FINAL 2023**	**FINAL 2024**	**FINAL 2025**	**EST. 2026**
CARRY-OVER	$19,549.61	$29,849.11	$11,246.88	$17,625.65	$19,022.76	$11,232.36	$12,711.73
LAUNDRY	$2,710.00	$3,120.00	$3,340.00	$3,750.00	$3,860.00	$3,965.00	$4,000.00
CONDO FEES	$121,907.69	$119,028.20	$125,063.28	$135,822.04	$132,104.67	$135,746.97	$140,631.00
PARKING	$1,260.00	$1,120.00	$1,400.00	$1,610.00	$1,435.00	$1,505.00	$1,500.00
TRANSFER FROM RESERVE	$0.00	$0.00	$50,000.00	$0.00	$72,008.24	$437,146.19	$0.00
LATE PAYMENT FEES	$250.00	$200.00	$100.00	$400.00	$275.00	$125.00	$0.00
ASSESSMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER	$122.50	$4,803.00	$14,657.18	$0.00	$0.15	$300.07	$0.00
TOTAL INCOME	**$145,799.80**	**$158,120.31**	**$205,807.34**	**$159,207.69**	**$228,705.82**	**$590,020.59**	**$158,842.73**
EXPENDITURES							
CAPITAL IMPROVEMENTS	**$0.00**	**$0.00**	**$45,800.00**	**$1,002.00**	**$82,053.60**	**$433,990.40**	**$0.00**
21-Repoint building front	$0.00	$0.00	$13,800.00	$0.00	$0.00	$0.00	$0.00
22-Repave parking lot		$0.00	$32,000.00	$0.00	$0.00	$0.00	$0.00
23/24/25-elevator modernization			$0.00	$1,002.00	$82,053.60	$433,990.40	$0.00
INSURANCE	**$36,619.00**	**$37,384.00**	**$39,626.00**	**$42,139.00**	**$23,714.00**	**$25,197.00**	**$28,466.00**
LAUNDRY RENTAL	**$1,824.00**	**$1,824.00**	**$1,824.00**	**$1,976.00**	**$1,672.00**	**$1,824.00**	**$1,824.00**
MAINTENANCE	**$31,447.76**	**$48,160.34**	**$60,036.15**	**$45,921.40**	**$58,929.69**	**$45,742.99**	**$57,100.00**
Alarm service							
Carpet cleaning	$313.80	$632.60	$661.00	$347.25	$385.18	$410.15	$1,200.00
Common area cleaning	$4,800.00	$4,800.00	$4,800.00	$4,800.00	$4,800.00	$4,800.00	$4,800.00
Elevator	$2,888.00	$7,134.38	$4,623.75	$6,450.75	$2,692.00	$995.29	$4,000.00
Fire Safety	$92.50	$291.75	$389.59	$101.50	$661.56	$459.75	$500.00
Grounds maintenance	$10,348.71	$11,841.10	$11,270.50	$13,750.13	$14,001.00	$6,811.49	$7,000.00
Heat/Plumbing	$936.50	$532.00	$0.00	$579.75	$8,580.20	$12,912.79	$10,000.00
Pest Control	$1,444.00	$1,300.00	$1,597.00	$1,780.78	$1,836.00	$1,813.00	$2,000.00
Snow Removal	$6,080.00	$9,495.00	$13,300.00	$7,965.00	$4,945.00	$10,800.00	$15,000.00
Supplies	$523.51	$112.93	$848.29	$1,203.05	$199.66	$175.97	$200.00
Trash Removal	$2,400.00	$2,200.00	$2,400.00	$2,600.00	$2,400.00	$2,400.00	$2,400.00
Other	$1,620.74	$9,820.58	$19,946.02	$6,343.19	$18,429.09	$4,164.55	$10,000.00
OFFICE	**$9,894.34**	**$11,659.77**	**$11,073.79**	**$11,771.01**	**$12,986.15**	**$10,659.62**	**$12,600.00**
Bank fees	$0.00	$498.14	$734.14	$45.79	$171.95	$0.00	$0.00
Bookkeeping	$4,800.00	$4,800.00	$4,800.00	$5,400.00	$5,400.00	$5,400.00	$5,400.00
Expenses	$88.00	$365.09	$213.57	$104.22	$82.20	$162.21	$200.00
Budget/tax/report preparation	$200.00	$200.00	$200.00	$300.00	$100.00	$200.00	$200.00
Mangement fee	$4,800.00	$4,800.00	$4,800.00	$4,800.00	$4,800.00	$4,800.00	$4,800.00
Other	$6.34	$996.54	$326.08	$1,121.00	$2,432.00	$97.41	$2,000.00
UTILITIES	**$26,165.59**	**$27,645.32**	**$33,174.68**	**$37,375.52**	**$38,118.02**	**$39,894.85**	**$40,850.00**
Electric	$3,808.90	$3,904.23	$4,330.76	$5,517.54	$5,642.87	$6,085.62	$6,100.00
Gas	$9,942.06	$10,540.06	$13,772.30	$13,478.25	$13,602.73	$15,027.42	$15,000.00
Intercom	$667.81	$601.93	$649.42	$637.73	$602.98	$798.19	$1,750.00
Water	$11,746.82	$12,599.10	$14,422.20	$17,742.00	$18,269.44	$17,983.62	$18,000.00
TOTAL EXPENSES	**$105,950.69**	**$126,873.43**	**$191,534.62**	**$140,184.93**	**$217,473.46**	**$557,308.86**	**$140,840.00**
SURPLUS (SHORTFALL)	$39,849.11	$31,246.88	$14,272.72	$19,022.76	$11,232.36	$32,711.73	$18,002.73
IN CHECKBOOK	$39,849.11	$31,246.88	$17,625.65	$19,022.76	$11,232.36	$32,711.73	
TRANSFER TO RESERVE	$10,000.00	$20,000.00	$0.00	$0.00	$0.00	$20,000.00	
BALANCE	$29,849.11	$11,246.88	$17,625.65	$19,022.76	$11,232.36	$12,711.73	
ELEVATOR ASSESSMENTS				$113,245.00	$287,622.64		
RESERVE BALANCE	$150,000.00	$170,000.00	$120,000.00	$233,245.00	$448,859.40	$31,713.21	

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I.	**INCOME**	**GRAND TOTAL:**	**$**	**590,020.59**
A.	**CARRY-OVER FROM 2024**	**TOTAL:**	**$**	**11,232.36**
B.	**LAUNDRY FEES**	**TOTAL:**	**$**	**3,965.00**
C	**MAINTENANCE (CONDO) FEES**	**TOTAL:**	**$**	**135,746.97**
D.	**PARKING SPACE RENTALS**	**TOTAL:**	**$**	**1,505.00**
E.	**TRANSFER FROM RESERVES**	**TOTAL:**	**$**	**437,146.19**
F.	**LATE PAYMENT FEES**	**TOTAL:**	**$**	**125.00**
G.	**ASSESSMENTS (non-elevator)**	**TOTAL:**	**$**	**0**
H.	**OTHER INCOME**	**TOTAL:**	**$**	**300.07**

II.	**EXPENDITURES**	**GRAND TOTAL:**	**$**	**557,308.86**
A.	**CAPITAL IMPROVEMENTS**	**TOTAL:**	**$**	**443,990.40**
	ELEVATOR MODERNIZATION			
B.	**INSURANCE**	**TOTAL:**	**$**	**25,197.00**
C.	**LAUNDRY MACHINE RENTAL**	**TOTAL:**	**$**	**1,824.00**
	12 months @ $152.00 per month			
D.	**MAINTENANCE**	**TOTAL:**	**$**	**45,742.99**
	1. CARPET CLEANING	March 2025	**$**	**410.15**
	2. COMMON AREA CLEANING		**$**	**4,800.00**
	12 months @ $ 400.00 per month			
	3. ELEVATOR PHONE		**$**	**995.29**
	4. FIRE SAFETY		**$**	**459.75**
	Annual inspection/service fire extinguishers/emergency lighting			

D. MAINTENANCE (cont.)

5. GROUNDS MAINTENANCE — $ 6,811.49

Reimburse purchase of garden hose	$ 61.25
Reimburse plant purchase	$ 66.49
April spring clean-up	$ 562.00
Lawn maintenance – Apr	$ 185.00
Lawn maintenance – May	$ 370.00
Lawn maintenance – June	$ 555.00
July - trimming, pruning, disposal	$ 1,856.50
Lawn Maintenance – July	$ 370.00
Lawn maintenance – August	$ 370.00
Lawn maintenance – Sept	$ 370.00
Lawn maintenance – Oct	$ 370.00
Lawn maintenance – Nov	$ 185.00
November pruning	$ 1,490.25

6. HEAT/PLUMBING — $ 12,912.79

Replaced valves/flanges/gaskets in furnace	$ 5,599.00
Serviced one of two boilers	$ 774.71
Serviced second of two boilers	$ 1,310.01
Rerouted furnace drain tubing	$ 189.00
Disconnected irrigation timer	$ 94.50
Replace corroded pipe in lobby ceiling	$ 2,284.63
Replace tub drain piping in #401	$ 2,660.94

7. PEST CONTROL — $ 1,813.00

2 months at $153.00
10 months at $166.00

8. SNOW REMOVAL — $ 10,800.00

9. SUPPLIES — $ 175.97

Cleaning supplies	$ 46.74
Light bulbs/key/clock	$ 129.23

10. TRASH REMOVAL — 12 months @ $200.00 — $ 2,400.00

11. OTHER — $ 4,164.55

Common area window cleaning	$ 400.00
Common area painting	$ 2,750.00
New outlet in laundry room/supply & replace floodlights	$ 577.05
Split cost of recaulking 403 A/C sleeve	$ 437.50

E. OFFICE — TOTAL: $ 10,659.62

1.	**BANK FEES**	$ 0
2.	**BOOKKEEPING**	$ 5,400.00
3.	**EXPENSES**	$ 162.21

Stamps	$ 75.00
Labels	$ 14.13
Checks	$ 73.08

4.	**TAXES/ BUDGET/ REPORT PREPARATION**	$ 200.00
5.	**MANAGEMENT FEE**	$ 4,800.00
6.	**OTHER** Reimburse #405 overpayment	$ 97.41

F. UTILITIES — TOTAL: $ 39,894.85

1. ELECTRICITY — $ 6,085.62

JAN	$ 0	MAY	$ 524.48	SEP	$ 495.12
FEB	$ 1,047.29	JUN	$ 496.89	OCT	$ 476.98
MAR	$ 575.01	JUL	$ 522.38	NOV	$ 506.08
APR	$ 439.82	AUG	$ 446.69	DEC	$ 554.88

2. GAS — $ 15,027.42

JAN	$ 2,318.55	MAY	$ 1,367.60	SEP	$ 318.49
FEB	$ 2,686.78	JUN	$ 684.48	OCT	$ 355.24
MAR	$ 2,491.03	JUL	$ 485.64	NOV	$ 620.05
APR	$ 1,605.90	AUG	$ 396.60	DEC	$ 1,697.06

3. TELEPHONE INTERCOM CHARGES — $ 798.19

4. WATER — $ 17,983.62

FEB	$ 4,440.96	AUG	$ 4,752.40
MAY	$ 4,514.24	NOV	$ 4,276.02

125 PSCA CONDO FEES AS OF 06-01-26

UNIT	OWNER	FEE	PERCENT	UNIT	OWNER	FEE	PERCENT
1	Nabih	$ 342.80	.02924	**206**	Shtokman	$ 559.70	.04774
5	Kalil	$ 489.68	.04177	**301**	Tulip*	$ 405.64	.03460
6	Bai*	$ 482.61	.04117	**302**	Harrington	$ 335.79	.02864
101	Donelan	$ 391.70	.03341	**303**	Gopal	$ 335.80	.02864
102	Arriaza	$ 321.72	.02744	**304**	Girard	$ 407.85	.03520
103	Fouflyguine*	$ 321.73	.02744	**305**	Zhao*	$ 566.59	.04833
104	Daley	$ 398.74	.03401	**306**	Leung*	$ 566.60	.04833
105	Hanafin	$ 552.70	.04714	**401**	Jacobsen*	$ 412.71	.03520
106	Chevignard*	$ 552.71	.04714	**402**	Chaudhary*	$ 342.84	.02924
201	Chen*	$ 398.75	.03401	**403**	Hagyard	$ 342.85	.02924
202	Carter*	$ 328.73	.02804	**404**	Ryan	$ 419.60	.03579
203	Kuang/Chang*	$ 328.74	.02804	**405**	Danis	$ 573.67	.04893
204	Ford	$ 405.63	.03460	**406**	Nichols*	$ 573.68	.04893
205	Fortes	$ 559.69	.04774				