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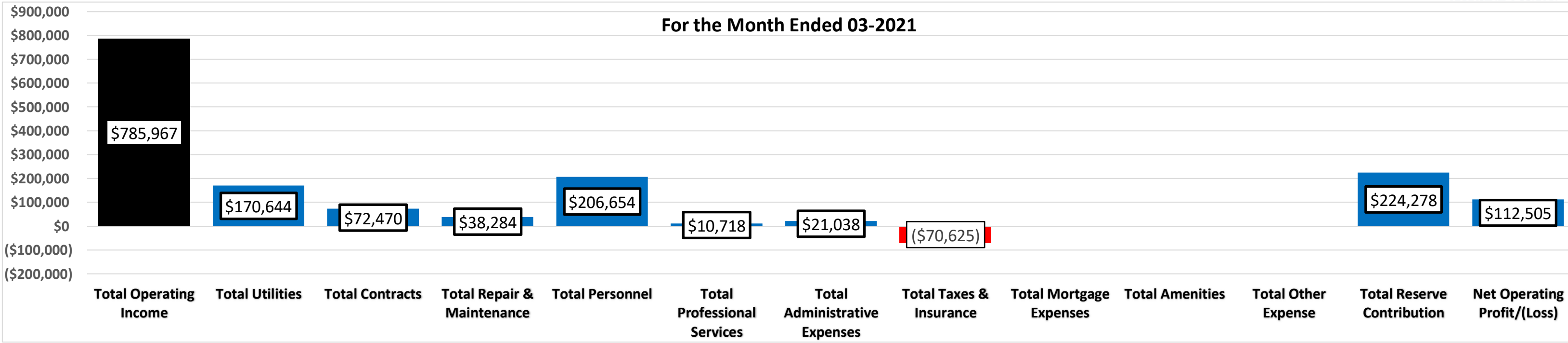
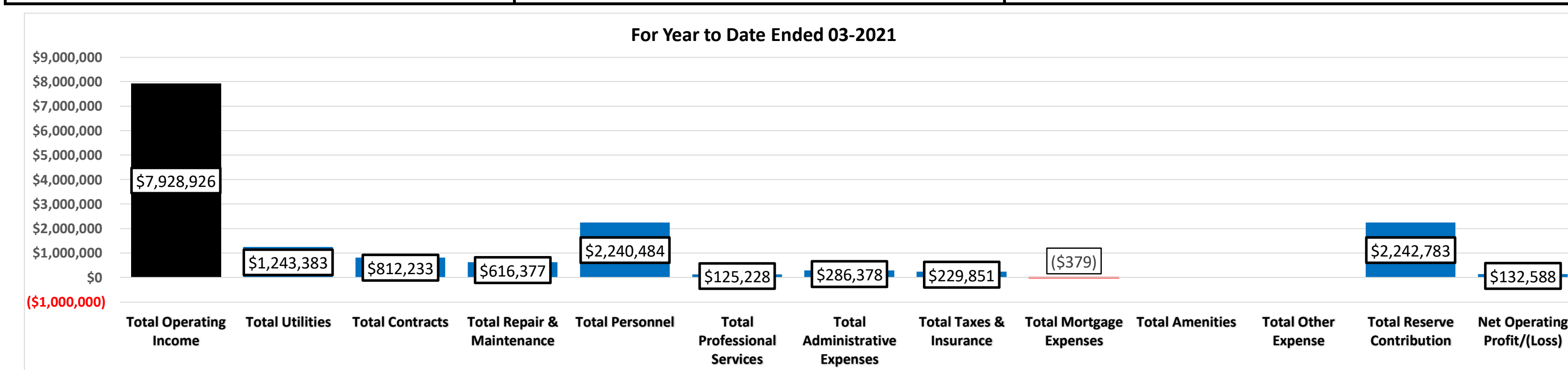
Parkfairfax Condominium UOA Financial Reports

March, 2021

Parkfairfax Condominium UOA
Financial Statement Summary



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	$785,967	$795,878	-$9,911	-1%	$7,928,926	$7,958,775	($29,849)	0%
OPERATING EXPENSES								
Total Utilities	$170,644	$134,130	($36,515)	-27%	$1,243,383	$1,341,296	$97,912	7%
Total Contracts	$72,470	$72,793	$324	0%	$812,233	$950,797	$138,565	15%
Total Repair & Maintenance	$38,284	$40,458	$2,175	5%	$616,377	$456,083	($160,294)	-35%
Total Personnel	$206,654	$197,678	($8,977)	-5%	$2,240,484	$2,125,167	($115,317)	-5%
Total Professional Services	$10,718	$11,736	$1,018	9%	$125,228	$132,861	$7,633	6%
Total Administrative Expenses	$21,038	$27,966	$6,927	25%	$286,378	$287,657	$1,279	0%
Total Taxes & Insurance	($70,625)	$42,315	$112,940	267%	$229,851	$462,173	$232,323	50%
Total Mortgage Expenses	$0	$0	$0	0%	($379)	$0	$379	0%
Total Amenities	$0	$0	$0	0%	$0	$0	$0	0%
Total Other Expense	$0	$0	$0	0%	$0	$0	$0	0%
Total Reserve Contribution	$224,278	$224,278	($0)	0%	$2,242,783	$2,242,783	($0)	0%
Net Operating Profit/(Loss)	**$112,505**	**$44,523**	**$67,982**		**$132,588**	**($40,042)**	**$172,631**	



Parkfairfax Condominium UOA

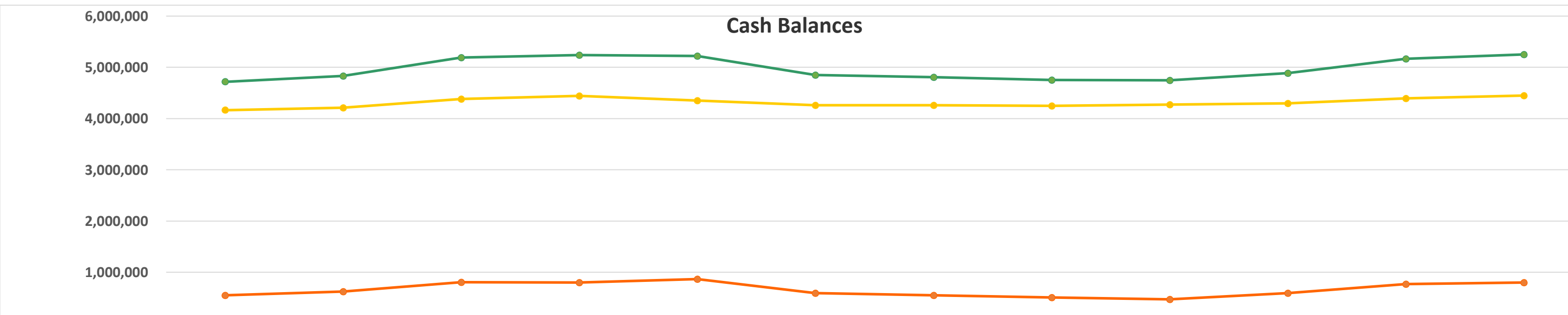
Financial Statement Summary

Cash Accounts - Operating

GL	NAME	BEG	END	Chg
1110000	Petty Cash	856.05	856.05	0.00
1120000	Operating Cash	5,000.00	5,000.00	0.00
1120001	Operating Cash 1	764,925.21	795,309.42	30,384.21
1120002	Operating Cash 2	0.00	0.00	0.00
1120003	Operating Cash 3	0.00	0.00	0.00
1120004	Operating Cash 4	0.00	0.00	0.00
1120007	Operating Fund II	0.00	0.00	0.00
1120010	Deposits-Other	0.00	0.00	0.00
1121000	Money Market	0.00	0.00	0.00
1122000	Operating Reserve	0.00	0.00	0.00
1122001	Operating Reserve CDs	0.00	0.00	0.00
1122002	Oper Rsrv - Accrued Int Rsrv	0.00	0.00	0.00
1123000	Insurance Cash	0.00	0.00	0.00
1124000	Working Capital	0.00	0.00	0.00
1124001	Working Capital-Investment	0.00	0.00	0.00
1124002	Working Capital 2	0.00	0.00	0.00
1129000	Special Purpose	0.00	0.00	0.00
1129001	PNC Activities Account	0.00	0.00	0.00
		770,781.26	801,165.47	30,384.21

Cash Accounts - Reserve

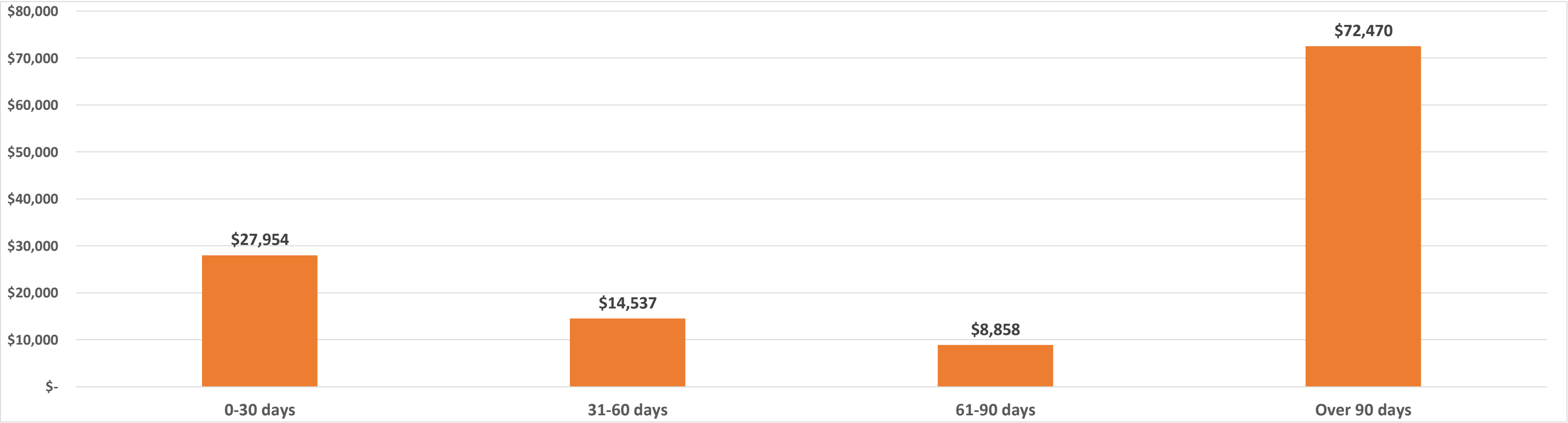
GL	NAME	BEG	END	Chg
1310020	Escrow Cash Insurance	0.00	0.00	0.00
1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1316000	Escrow Cash	0.00	0.00	0.00
1316020	Debt Service Reserve	0.00	0.00	0.00
1320000	Replacement Reserve-Cash	1,173,628.07	1,423,285.17	249,657.10
1320001	Replacement Reserve-Cash2	0.00	0.00	0.00
1320100	Replacement Reserve-MM	242,329.78	294,426.55	52,096.77
1320101	Replacement Reserve-MM1	0.00	0.00	0.00
1320102	Replacement Reserve-MM2	0.00	0.00	0.00
1320103	Replacement Reserve-MM3	0.00	0.00	0.00
1320104	Replacement Reserve-MM4	0.00	0.00	0.00
1320105	Replacement Reserve-CD	0.00	0.00	0.00
1320200	Replacement Reserve-CD	2,965,000.00	2,720,000.00	(245,000.00)
1320201	Replacement Reserve-CD1	0.00	0.00	0.00
1320202	Replacement Reserve-CD2	0.00	0.00	0.00
1320203	Replacement Reserve-CD3	0.00	0.00	0.00
1320204	Replacement Reserve-CD4	0.00	0.00	0.00
1320500	Replacement Reserve-Tbill	0.00	0.00	0.00
1320600	Accrued Interest Receivable	11,648.21	12,338.02	689.81
1321000	Replacement Reserve-Invest	0.00	0.00	0.00
1332000	Special Reserve	0.00	0.00	0.00
1395000	Working Capital	0.00	0.00	0.00
1395001	Working Capital-St Investment	0.00	0.00	0.00
		4,392,606.06	4,450,049.74	57,443.68



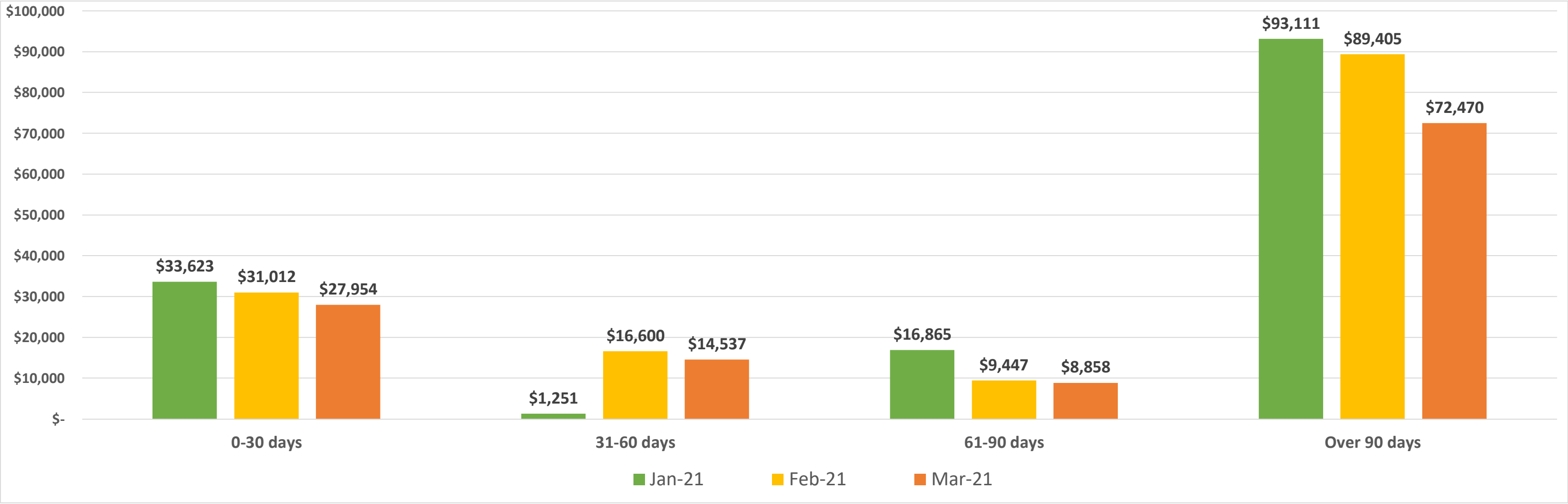
	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21
Operating Cash	553,000	622,923	808,360	799,630	867,259	590,521	550,573	510,293	472,660	590,282	770,781	801,165
RR Cash	4,167,729	4,210,453	4,381,245	4,442,247	4,354,089	4,261,801	4,259,743	4,244,853	4,271,296	4,298,448	4,392,606	4,450,050
Total Cash	4,720,728	4,833,376	5,189,605	5,241,877	5,221,348	4,852,322	4,810,316	4,755,146	4,743,956	4,888,730	5,163,387	5,251,215

Parkfairfax Condominium UOA
Financial Statement Summary

Receivables

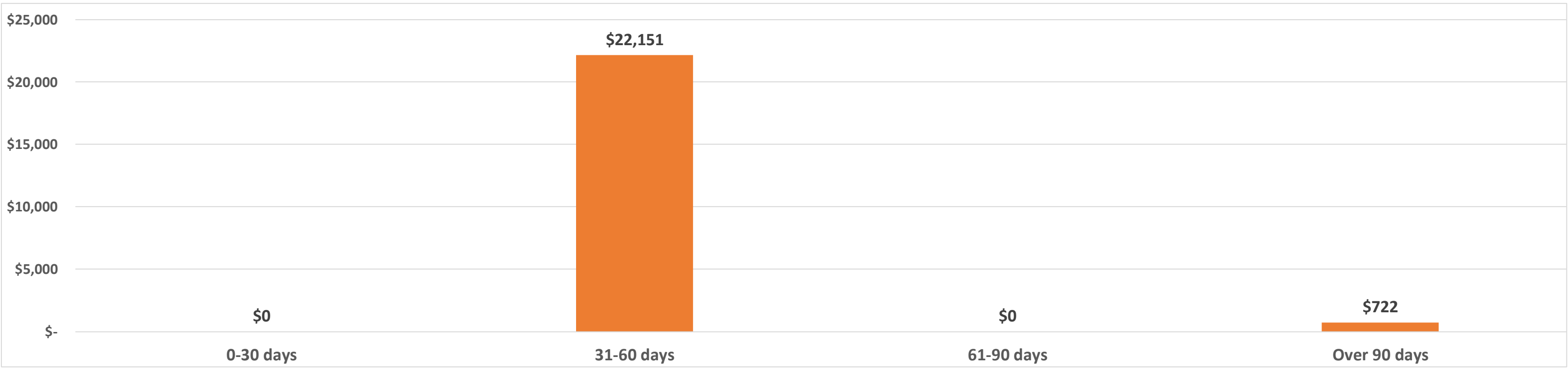


Receivables History

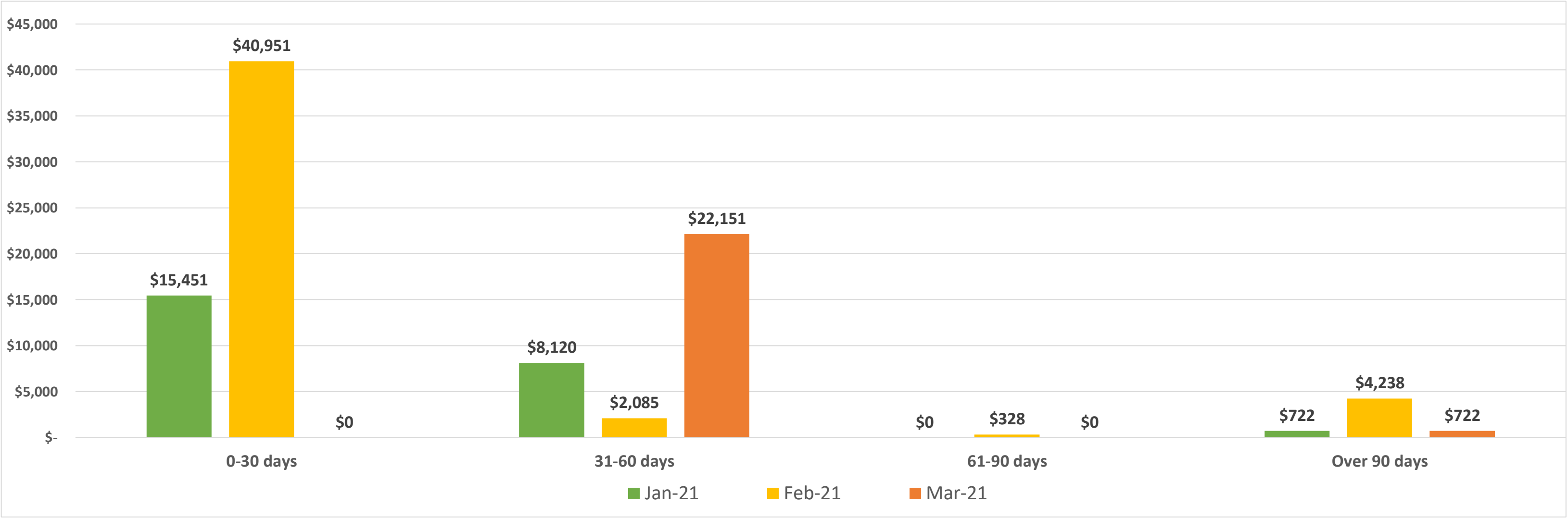


Parkfairfax Condominium UOA
Financial Statement Summary

Payables



Payables History



Parkfairfax Condominium UOA
Executive Summary
For The Period
March 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
785,967	795,878	(9,911)	**Total Operating Income**	7,928,926	7,958,775	(29,849)	9,550,530
170,644	134,130	(36,515)	**Total Utilities**	1,243,383	1,341,296	97,912	1,609,555
72,470	72,793	324	**Total Contracts**	812,233	950,797	138,565	1,092,384
39,474	40,458	985	**Total Repair & Maintenance**	617,567	456,083	(161,484)	584,500
206,654	197,678	(8,977)	**Total Personnel**	2,240,484	2,125,167	(115,317)	2,520,026
10,718	11,736	1,018	**Total Professional Services**	125,228	132,861	7,633	156,333
21,038	27,966	6,927	**Total Administrative Expenses**	286,378	287,657	1,279	349,588
(70,625)	42,315	112,940	**Total Taxes & Insurance**	229,851	462,173	232,323	546,804
450,373	527,076	76,703	**Total Operating Expenses**	5,555,123	5,756,034	200,911	6,859,190
335,594	268,801	66,792	**Net Operating Budget**	2,373,803	2,202,741	171,062	2,691,340
			RESERVES BUDGET				
(224,278)	(224,278)	(0)	**Total Reserve Expenses**	(2,242,783)	(2,242,783)	(0)	(2,691,340)
(224,278)	(224,278)	(0)	**Net Reserve Budget**	(2,242,783)	(2,242,783)	(0)	(2,691,340)
111,315	44,523	66,792	**Net Operating Profit/(Loss)**	131,019	(40,042)	171,062	0
0	0	0	Prior Year Activity	(20,122)	0	(20,122)	0
111,315	44,523	66,792	**NET CASH FLOW**	110,897	(40,042)	150,940	0

Parkfairfax Condominium UOA
Budget Variance
For The Period
March 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Assessments				
532,041	532,090	(48)	5110.001 Condo Assessments	5,320,412	5,320,895	(483)	6,385,074
224,278	224,278	0	5500.000 Reserve Assessments	2,242,783	2,242,783	0	2,691,340
756,320	**756,368**	**(48)**	**Total Assessments**	**7,563,196**	**7,563,678**	**(483)**	**9,076,414**
			Other Income				
2,551	11,693	(9,142)	5110.000 Rental Income	85,144	116,930	(31,786)	140,316
0	417	(417)	5110.180 Clubhouse Rental	0	4,167	(4,167)	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	35,040	0	35,040	0
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	52,728	58,333	(5,605)	70,000
6,052	3,333	2,719	5910.000 Laundry and Vending Revenue	19,721	33,333	(13,612)	40,000
1,698	1,667	32	5920.000 NSF and Late Charges	20,060	16,667	3,394	20,000
0	0	0	5920.020 Finance Charge	10	0	10	0
1,924	667	1,258	5990.000 Miscellaneous Inc	25,529	6,667	18,862	8,000
1,318	3,333	(2,015)	5990.008 In Unit Maintenance	23,499	33,333	(9,835)	40,000
0	0	0	5990.010 Expense Reimbursement	190	0	190	0
2,378	4,167	(1,789)	5990.190 Storage Unit Fees	29,861	41,667	(11,806)	50,000
709	0	709	5990.210 Legal - Collection	8,678	0	8,678	0
1,877	4,000	(2,123)	5990.220 Resale Package	29,325	40,000	(10,676)	48,000
1,400	1,400	0	5990.310 Cable Income	14,000	14,000	0	16,800
0	0	0	5990.400 Processing Fees	54	0	54	0
385	667	(282)	5990.600 Key Income	6,005	6,667	(662)	8,000
395	2,333	(1,938)	5991.010 Newsletter Income	15,887	23,333	(7,446)	28,000
29,647	**39,510**	**(9,863)**	**Total Other Income**	**365,730**	**395,097**	**(29,367)**	**474,116**
785,967	**795,878**	**(9,911)**	**Total Operating Income**	**7,928,926**	**7,958,775**	**(29,849)**	**9,550,530**
			Utilities				
15,826	8,333	(7,493)	6450.000 Electricity	91,189	83,333	(7,855)	100,000
120,903	107,463	(13,440)	6451.000 Water	956,658	1,074,629	117,971	1,289,555
33,915	18,333	(15,581)	6452.000 Gas	195,537	183,333	(12,204)	220,000
170,644	**134,130**	**(36,515)**	**Total Utilities**	**1,243,383**	**1,341,296**	**97,912**	**1,609,555**
			Contracts				
0	6,917	6,917	6519.000 Exterminating Contract	37,338	69,167	31,829	83,000
49,056	29,415	(19,641)	6525.000 Garbage and Trash Removal	336,743	294,146	(42,597)	352,975
23,414	23,584	170	6537.000 Grounds Contract	234,140	235,841	1,701	283,009
0	9,450	9,450	6547.000 Swim Pool Maintenance/Contract	(8,540)	94,500	103,040	113,400
0	2,000	2,000	6548.000 Snow Removal	2,242	20,000	17,758	20,000
0	1,428	1,428	6562.000 Decorating Contract	210,310	237,144	26,834	240,000
72,470	**72,793**	**324**	**Total Contracts**	**812,233**	**950,797**	**138,565**	**1,092,384**
			Repair & Maintenance				
621	1,667	1,045	6515.000 Janitor and Cleaning Supplies	26,261	16,667	(9,594)	20,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
March 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
14,420	6,000	(8,420)	6537.040 Landscape Repairs	88,422	85,000	(3,422)	120,000
0	12,000	12,000	6537.101 Tree Maintenance	242,250	138,000	(104,250)	180,000
9,488	8,333	(1,155)	6541.000 Repairs - General	85,481	83,333	(2,148)	100,000
0	250	250	6541.001 Equipment/Tools	5,715	2,500	(3,215)	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	648	2,500	1,852	3,000
2,912	2,917	5	6541.230 Maintenance Supplies	58,980	29,167	(29,814)	35,000
5,110	2,500	(2,610)	6541.280 Plumbing Materials	44,683	25,000	(19,683)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	2,083	2,083	2,500
0	0	0	6547.021 Pool Supplies & Equipment	1,358	8,500	7,142	15,000
1,324	833	(491)	6550.300 In-unit Supplies	6,910	8,333	1,424	10,000
741	1,583	842	6562.100 Paint Supplies	12,137	15,833	3,696	19,000
4,857	3,917	(941)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	44,721	39,167	(5,555)	47,000
39,474	**40,458**	**985**	**Total Repair & Maintenance**	**617,567**	**456,083**	**(161,484)**	**584,500**
			Personnel				
128,695	132,566	3,871	Management Payroll	1,508,656	1,456,476	(52,180)	1,721,110
100	700	600	6313.000 Recruitment, Relocation, Training	8,392	7,000	(1,392)	8,400
2,943	1,667	(1,276)	6518.000 Uniforms	32,458	16,667	(15,791)	20,000
74,916	62,745	(12,171)	Payroll Taxes/Benefits	690,977	645,024	(45,953)	770,516
206,654	**197,678**	**(8,977)**	**Total Personnel**	**2,240,484**	**2,125,167**	**(115,317)**	**2,520,026**
			Professional Services				
6,319	6,319	(0)	6320.000 Management Fee	63,194	63,194	(0)	75,833
0	3,750	3,750	6340.000 Legal Expense	35,183	37,500	2,317	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	2,659	12,500	9,841	15,000
4,244	417	(3,828)	6340.800 Legal - Litigation	8,434	4,167	(4,267)	5,000
154	0	(154)	6350.000 Audit Expense	15,758	15,500	(258)	15,500
10,718	**11,736**	**1,018**	**Total Professional Services**	**125,228**	**132,861**	**7,633**	**156,333**
			Administrative Expenses				
0	975	975	6301.000 Recreation/Resident Activities	4,082	9,750	5,668	11,700
301	1,292	990	6311.000 Office Supplies	6,602	12,917	6,315	15,500
2,676	933	(1,742)	6311.010 Printing	8,357	9,333	976	11,200
0	0	0	6311.020 Xerox Contract	20	0	(20)	0
239	833	594	6311.050 Postage	19,290	8,333	(10,957)	10,000
0	600	600	6311.080 Lease Computer,Fax,Copr, etc.	9,266	6,000	(3,266)	7,200
567	3,333	2,766	6311.130 IT Support Contract	23,731	33,333	9,602	40,000
1,903	3,167	1,263	6351.020 Computer Expenses	35,723	31,667	(4,056)	38,000
990	3,000	2,010	6360.000 Telephone and Answering Service	32,454	30,000	(2,454)	36,000
0	125	125	6370.000 Bad Debts	751	1,250	499	1,500
1,904	2,500	596	6390.000 Misc Administrative Expenses	19,220	25,000	5,780	30,000
4,197	0	(4,197)	6390.009 Meeting Expenses	11,526	8,000	(3,526)	14,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
March 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
196	0	(196)	6390.040 Credit Card & Bank Fees	2,727	0	(2,727)	0
7,690	7,657	(33)	6390.180 Association Unit Expense	76,899	76,573	(326)	91,888
375	2,667	2,292	6390.900 Misc Exp - Newsletter	29,208	26,667	(2,541)	32,000
0	25	25	6391.000 Dues & Subscriptions	310	250	(60)	300
0	25	25	6392.020 Travel - Other Operations	0	250	250	300
0	833	833	6393.050 Engineering Fees	6,213	8,333	2,121	10,000
21,038	**27,966**	**6,927**	**Total Administrative Expenses**	**286,378**	**287,657**	**1,279**	**349,588**
			Taxes & Insurance				
329	0	(329)	6710.000 Real Estate Taxes	329	24,020	23,691	24,020
77	0	(77)	6718.000 Federal Taxes	77	0	(77)	0
0	0	0	6718.010 Corporate Taxes	12,823	15,000	2,177	15,000
0	0	0	6718.020 Personal Property Taxes	32,418	0	(32,418)	0
0	250	250	6719.000 Miscellaneous Taxes, Licenses, and Permits	345	2,500	2,155	3,000
28,969	29,565	596	6720.000 Property & Liability Insurance (Hazard)	283,858	295,653	11,795	354,784
(100,000)	4,167	104,167	6720.030 Insurance Loss	(100,000)	41,667	141,667	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	83,333	83,333	100,000
(70,625)	**42,315**	**112,940**	**Total Taxes & Insurance**	**229,851**	**462,173**	**232,323**	**546,804**
450,373	**527,076**	**76,703**	**Total Operating Expenses**	**5,555,123**	**5,756,034**	**200,911**	**6,859,190**
335,594	**268,801**	**66,792**	**Net Operating Budget**	**2,373,803**	**2,202,741**	**171,062**	**2,691,340**
			RESERVES BUDGET				
(224,278)	(224,278)	(0)	9901.015 Reserve Contributions	(2,242,783)	(2,242,783)	(0)	(2,691,340)
(224,278)	**(224,278)**	**(0)**	**Total Reserve Contribution**	**(2,242,783)**	**(2,242,783)**	**(0)**	**(2,691,340)**
111,315	**44,523**	**66,792**	**Net Operating Profit/(Loss)**	**131,019**	**(40,042)**	**171,062**	**0**
			Extraordinary Items				
0	0	0	9999.020 Prior Year Activity	(20,122)	0	(20,122)	0
111,315	**44,523**	**66,792**	**NET CASH FLOW**	**110,897**	**(40,042)**	**150,940**	**0**

Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
March 2021

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Revenues					
5,347	0	5,347	3130.063	Current Year RR Interest	5,347	0	5,347	0
224,278	224,278	0	5500.000	Current Year RR Deposits	2,242,783	2,242,783	0	2,691,340
229,625	**224,278**	**5,347**	**Total Revenues**		**2,248,130**	**2,242,783**	**5,347**	**2,691,340**
			Reserve Expenses					
(429,093)	0	429,093	9114.210	RR- Building Improvements	0	0	0	0
(1,798)	0	1,798	9801.520	Pool Furniture	0	0	0	0
947,421	0	(947,421)	3130.062	Current Year RR Expenses	2,033,543	0	(2,033,543)	0
(16,250)	0	16,250	9901.004	Common Area Refurbishment	0	0	0	0
(22,560)	0	22,560	9901.006	RR Exp - Facade	0	0	0	0
(149,197)	0	149,197	9901.008	RR Exp-Mechanical Equipment	0	0	0	0
(2,966)	0	2,966	9901.010	RR Exp - Lighting	0	0	0	0
(30,729)	0	30,729	9901.011	RR Exp - Concrete	0	0	0	0
(102,731)	0	102,731	9901.016	Roof Improvements	0	0	0	0
(2,685)	0	2,685	9901.870	Unit Appliance Repl	0	0	0	0
(17,231)	0	17,231	9901.980	Landscape Impr	0	0	0	0
172,182	**0**	**(172,182)**	**Total Reserve Expenses**		**2,033,543**	**0**	**(2,033,543)**	**0**
57,444	**224,278**	**(166,835)**	**Current Year Reserves Activity**		**214,588**	**2,242,783**	**(2,028,196)**	**2,691,340**

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
March 2021

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Actual Feb	Actual Mar	Budget Apr	Budget May	Total	Annual Budget
Assessments														
5110.001 Condo Assessments	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,090	532,090	6,384,591	6,385,074
5500.000 Reserve Assessments	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	2,691,340	2,691,340
Total Assessments	756,320	756,320	756,320	756,320	756,320	756,320	756,319	756,320	756,320	756,320	756,368	756,368	9,075,931	9,076,414
Other Income														
5110.000 Rental Income	3,450	1,770	1,742	1,742	1,742	55,502	2,542	12,361	1,742	2,551	11,693	11,693	108,530	140,316
5110.180 Clubhouse Rental	0	0	0	0	0	0	0	0	0	0	417	417	833	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	8,960	8,960	8,960	(44,800)	8,160	8,960	8,960	8,960	0	0	35,040	0
5410.000 Interest Revenue - Operations	6,200	6,385	5,793	6,073	6,035	7,638	7,746	1,847	5,011	0	5,833	5,833	64,395	70,000
5910.000 Laundry and Vending Revenue	0	0	5,312	0	1,167	3,598	3,592	0	0	6,052	3,333	3,333	26,388	40,000
5920.000 NSF and Late Charges	2,076	2,345	2,316	1,882	1,999	2,364	1,848	1,837	1,694	1,698	1,667	1,667	23,394	20,000
5920.020 Finance Charge	0	0	0	0	0	0	10	0	0	0	0	0	10	0
5990.000 Miscellaneous Inc	11,453	29,299	2,766	2,779	4,237	9,320	10,103	(50,882)	4,531	1,924	667	667	26,862	8,000
5990.008 In Unit Maintenance	40	7,043	0	43	324	0	0	14,731	0	1,318	3,333	3,333	30,165	40,000
5990.010 Expense Reimbursement	0	0	190	0	0	0	0	0	0	0	0	0	190	0
5990.190 Storage Unit Fees	0	10,000	0	0	660	0	0	16,823	0	2,378	4,167	4,167	38,194	50,000
5990.210 Legal - Collection	(46)	0	3,993	187	482	0	2,986	367	0	709	0	0	8,678	0
5990.220 Resale Package	1,632	7,612	1,736	4,759	3,509	1,941	2,637	1,338	2,284	1,877	4,000	4,000	37,325	48,000
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	16,800
5990.400 Processing Fees	0	0	54	0	0	0	0	0	0	0	0	0	54	0
5990.600 Key Income	0	0	0	0	0	0	0	5,620	0	385	667	667	7,338	8,000
5991.010 Newsletter Income	0	6,000	0	2,365	88	0	0	7,039	0	395	2,333	2,333	20,554	28,000
Total Other Income	35,165	80,815	34,262	30,189	30,604	36,962	41,025	21,440	25,621	29,647	39,510	39,510	444,749	474,116
Total Operating Income	791,484	837,134	790,582	786,509	786,924	793,282	797,344	777,760	781,941	785,967	795,878	795,878	9,520,681	9,550,530
Utilities														

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6450.000 Electricity	44,562	(31,065)	6,511	6,857	3,592	4,607	13,827	14,821	11,650	15,826	8,333	8,333	107,855	100,000
6451.000 Water	152,909	(56,202)	123,869	111,815	157,911	55,573	132,780	78,937	78,162	120,903	107,463	107,463	1,171,584	1,289,555
6452.000 Gas	11,186	19,526	18,527	11,925	16,172	17,171	21,891	21,104	24,120	33,915	18,333	18,333	232,204	220,000
Total Utilities	208,658	(67,741)	148,906	130,598	177,675	77,351	168,498	114,862	113,932	170,644	134,130	134,130	1,511,643	1,609,555
Contracts														
6519.000 Exterminating Contract	3,404	3,404	4,878	2,800	4,672	2,187	6,130	8,051	1,812	0	6,917	6,917	51,171	83,000
6525.000 Garbage and Trash Removal	29,668	31,029	36,056	52,100	34,921	28,094	34,929	5,285	35,603	49,056	29,415	29,415	395,572	352,975
6537.000 Grounds Contract	23,414	23,414	23,414	46,828	23,414	0	23,414	23,414	23,414	23,414	23,584	23,584	281,308	283,009
6547.000 Swim Pool Maintenance/Contract	0	0	0	(8,540)	0	0	0	0	0	0	9,450	9,450	10,360	113,400
6548.000 Snow Removal	0	0	0	0	2,242	0	0	0	0	0	0	0	2,242	20,000
6562.000 Decorating Contract	0	0	0	146,847	63,138	0	325	0	0	0	1,428	1,428	213,166	240,000
Total Contracts	56,486	57,847	64,348	240,035	128,387	30,281	64,798	36,750	60,829	72,470	70,793	70,793	953,819	1,092,384
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	2,711	0	307	8,259	7,358	764	3,550	942	1,749	621	1,667	1,667	29,594	20,000
6537.040 Landscape Repairs	14,471	2,221	25,819	7,850	5,090	8,554	1,660	3,217	5,121	14,420	15,000	20,000	123,422	120,000
6537.101 Tree Maintenance	19,773	1,390	32,310	83,195	11,560	45,650	48,372	0	0	0	18,000	24,000	284,250	180,000
6541.000 Repairs - General	6,492	6,676	11,461	0	16,378	13,473	12,195	5,298	4,019	9,488	8,333	8,333	102,148	100,000
6541.001 Equipment/Tools	1,002	0	423	2,988	68	199	895	0	140	0	250	250	6,215	3,000
6541.043 Exercise Equipment - Repairs	324	0	324	0	0	0	0	0	0	0	250	250	1,148	3,000
6541.230 Maintenance Supplies	9,182	2,792	4,018	8,856	6,985	7,932	5,392	6,544	4,367	2,912	2,917	2,917	64,814	35,000
6541.280 Plumbing Materials	10,270	5,273	5,216	2,898	6,701	783	4,269	4,163	0	5,110	2,500	2,500	49,683	30,000
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	208	208	417	2,500
6547.021 Pool Supplies & Equipment	0	441	2,498	(1,581)	0	0	0	0	0	0	4,000	2,500	7,858	15,000
6550.300 In-unit Supplies	0	407	519	1,291	726	269	1,627	661	86	1,324	833	833	8,576	10,000

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6562.100 Paint Supplies	231	59	1,874	3,215	2,381	1,253	967	437	979	741	1,583	1,583	15,304	19,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,274	969	2,873	3,478	7,526	10,372	7,366	2,685	2,322	4,857	3,917	3,917	52,555	47,000
Total Repair & Maintenance	66,729	20,228	87,643	120,448	64,772	89,250	86,294	23,947	18,781	39,474	59,458	68,958	745,984	584,500
Personnel														
Management Payroll	153,458	219,848	133,674	130,144	128,199	138,612	202,922	135,957	137,147	128,695	132,316	132,318	1,773,290	1,721,110
6313.000 Recruitment, Relocation, Training	0	0	3,040	0	0	1,551	2,867	564	270	100	700	700	9,792	8,400
6518.000 Uniforms	2,183	107	1,231	5,896	4,868	3,182	5,372	4,607	2,069	2,943	1,667	1,667	35,791	20,000
Payroll Taxes/Benefits	56,958	55,052	84,156	97,855	65,763	52,206	70,741	46,360	86,970	74,916	62,746	62,746	816,470	770,516
Total Personnel	212,599	275,008	222,102	233,894	198,830	195,551	281,902	187,488	226,456	206,654	197,429	197,431	2,635,343	2,520,026
Professional Services														
6320.000 Management Fee	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	75,833	75,833
6340.000 Legal Expense	6,855	5,930	0	9,210	(94)	4,789	3,982	0	4,510	0	3,750	3,750	42,683	45,000
6340.100 Legal Fees - Collections	0	0	0	0	0	0	0	2,659	0	0	1,250	1,250	5,159	15,000
6340.800 Legal - Litigation	0	0	1,313	0	1,975	697	205	0	0	4,244	417	417	9,267	5,000
6350.000 Audit Expense	0	0	0	0	15,104	500	0	0	0	154	0	0	15,758	15,500
Total Professional Services	13,174	12,250	7,632	15,529	23,305	12,305	10,507	8,979	10,830	10,718	11,736	11,736	148,700	156,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	850	750	0	1,223	1,259	0	0	0	0	975	975	6,032	11,700
6311.000 Office Supplies	175	(15)	0	0	1,378	504	1,132	1,003	2,124	301	1,292	1,292	9,185	15,500
6311.010 Printing	0	0	0	0	0	1,247	1,247	1,939	1,247	2,676	933	933	10,224	11,200
6311.020 Xerox Contract	0	0	0	0	0	0	0	0	20	0	0	0	20	0
6311.050 Postage	1,483	2,100	18	2,397	4,528	2,272	2,514	1,937	1,803	239	833	833	20,957	10,000

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6311.080 Lease Computer,Fax,Copr, etc.	0	0	785	1,267	1,347	0	2,409	1,932	1,526	0	600	600	10,466	7,200
6311.130 IT Support Contract	2,132	233	1,119	1,318	989	3,694	3,048	9,878	752	567	3,333	3,333	30,398	40,000
6351.020 Computer Expenses	2,305	163	5,685	3,871	159	8,324	6,842	3,022	3,449	1,903	3,167	3,167	42,056	38,000
6360.000 Telephone and Answering Service	4,556	1,847	5,342	2,531	2,154	4,034	3,603	3,849	3,549	990	3,000	3,000	38,454	36,000
6370.000 Bad Debts	619	0	0	0	0	0	0	131	0	0	125	125	1,001	1,500
6390.000 Misc Administrative Expenses	2,072	1,360	1,554	851	2,512	1,803	878	3,684	2,603	1,904	2,500	2,500	24,220	30,000
6390.009 Meeting Expenses	800	0	0	0	0	0	0	3,862	2,666	4,197	6,000	0	17,526	14,000
6390.040 Credit Card & Bank Fees	189	455	471	207	182	250	326	226	225	196	0	0	2,727	0
6390.180 Association Unit Expense	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,657	7,657	92,214	91,888
6390.900 Misc Exp - Newsletter	375	0	509	5,953	11,411	2,322	2,697	2,489	3,076	375	2,667	2,667	34,541	32,000
6391.000 Dues & Subscriptions	310	0	0	0	0	0	0	0	0	0	25	25	360	300
6392.020 Travel - Other Operations	0	0	0	0	0	0	0	0	0	0	25	25	50	300
6393.050 Engineering Fees	0	0	5,426	410	0	0	0	376	0	0	833	833	7,879	10,000
Total Administrative Expenses	22,706	14,683	29,349	26,493	33,573	33,398	32,386	42,019	30,731	21,038	33,966	27,966	348,309	349,588
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	0	0	0	0	0	0	0	329	0	0	329	24,020
6718.000 Federal Taxes	0	0	0	0	0	0	0	0	0	77	0	0	77	0
6718.010 Corporate Taxes	4,048	0	0	0	0	0	8,775	0	0	0	0	0	12,823	15,000
6718.020 Personal Property Taxes	0	0	280	23,809	0	7,902	0	0	427	0	0	0	32,418	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	0	0	345	0	0	0	0	0	250	250	845	3,000
6720.000 Property & Liability Insurance (Hazard)	28,321	5,732	50,910	28,321	22,616	34,026	28,321	28,321	28,321	28,969	29,565	29,565	342,989	354,784
6720.030 Insurance Loss	0	0	16,773	0	0	0	(16,773)	0	0	(100,000)	4,167	4,167	(91,667)	50,000
6730.000 Capital Expenses	0	0	0	0	0	0	0	0	0	0	8,333	8,333	16,667	100,000
Total Taxes & Insurance	32,369	5,732	67,963	52,130	22,962	41,928	20,323	28,321	28,748	(70,625)	42,315	42,315	314,481	546,804

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Total Operating Expenses	612,723	318,007	627,944	819,129	649,503	480,064	664,708	442,365	490,307	450,373	549,827	553,329	6,658,280	6,859,190
Net Operating Budget	178,762	519,127	162,637	(32,620)	137,421	313,218	132,636	335,394	291,634	335,594	246,050	242,548	2,862,401	2,691,340
RESERVES BUDGET														
9901.015 Reserve Contributions	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(2,691,340)	(2,691,340)
Total Reserve Contribution	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(2,691,340)	(2,691,340)
Net Operating Profit/(Loss)	(45,517)	294,849	(61,641)	(256,898)	(86,858)	88,940	(91,643)	111,116	67,356	111,315	21,772	18,270	171,061	0
Extraordinary Items														
9999.020 Prior Year Activity	(14,341)	(2,412)	(2,729)	0	0	0	(641)	0	0	0	0	0	(20,122)	0
NET CASH FLOW	(59,857)	292,437	(64,370)	(256,898)	(86,858)	88,940	(92,283)	111,116	67,356	111,315	21,772	18,270	150,939	0

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Balance Sheet
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		Current Balance
	ASSETS	
	Current Assets	
1110.000	Petty Cash	856
1120.000	Operating Cash	5,000
1120.001	Operating Cash 1	795,309
1130.000	Accounts Receivable	123,808
1132.000	Accounts Receivable	45,865
4200.000	Allowance For Bad Debt	(80,398)
1140.000	AR-other	3,442
1142.300	Due to/from Operating	445,512
1142.310	Due to/from Reserve	(445,512)
		893,883
	Restricted Deposits & Funded Reserves	
1320.000	Replacement Reserve-Cash	1,423,285
1320.100	Replacement Reserve-MM	294,427
1320.200	Replacement Reserve-CD	2,720,000
1320.600	Accrued Interest Receivable	12,338
		4,450,050
	Prepaid Expenses	
1240.000	Prepaid Property & Liability Insurance	98,381
1271.000	Prepaid Income Taxes	23,058
1290.000	Prepaid Expense-Operating	65,277
		186,716
	Fixed Assets	
1420.000	Buildings	875,271
1480.000	Motor Vehicles	499,471
1400.950	Accumulated Depreciation	(27,191)
		1,347,552
	Less Accumulated Deprecation	947,004
	Total Assets	**5,931,196**
	LIABILITIES & EQUITY	
	Current Liabilities	
2110.000	Accounts Payable	22,874
2120.000	Accrued Wages and Payroll Taxes Payable	261,600
2123.000	Accrued Expense	207,323
2123.060	401K Match Payble	228,813
2124.000	Accrued Income Taxes Payable	12,111
2191.050	Refund Clearing Account	(1,408)
2210.001	Prepaid Assessment	173,357
2210.100	Prepaid Assessments or Rents - Prev. Owner	6,772
2240.000	Deferred Income	74,848
2199.000	Other Current Liabilities	1,420
		987,710
	Deposits Liabilities	

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		Current Balance
2191.000	Tenant Security Deposits Held in Trust (Contra)	7,829
		7,829
	Long Term Liabilities	
	Total Liabilities	**995,539**
	EQUITY	
	Net Profit or (Loss)-current	**110,897**
	Owners Unappropriated Equity-prior years	
3130.030	Fund Balance	1,833
3130.850	Property Fund	342,278
3210.030	Retained Earnings Operating Fnd	809,982
	Total Owners Unappropriated Equity-prior years	**1,154,094**
	Owners Appropriated Equity-prior years	
3130.060	Capital Reserve Fund Balance	3,879,649
3130.090	Working Capital	(423,570)
	Total Owners Appropriated Equity-prior years	**3,456,078**
	Owners Appropriated Equity-current	
3130.061	Current Year RR Contributions	2,242,783
3130.062	Current Year RR Expenditures	(2,033,543)
3130.063	Current Year RR Interest	5,347
	Total Owners Appropriated Equity-current	**214,588**
	Total Equity	**4,935,657**
	Total Liabilities & Equity	**5,931,196**