

Final Approval of FY 2023 Budget Resolution Worksheet

Date: March 16, 2022

Suggested Motion:

“I move to approve the FY 2023 Budget with ____ % increase in Assessments over the level of Assessments in FY 2022.”

2nd:

Summary:

The FY 2023 draft budget is attached.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
James Konkell				
Dave Bush				
Jeff Lisanick				
Robin Woods				
Peggy Clancy				
Claire Eberwein				
Peter Ferrell				
Hector Mares				

Property ID #	558	2023 Parkfairfax Condominium UOA -Barkan Budgeting File						
Property Name	Parkfairfax Condominium UOA							
Budget Year	2023							
Fiscal Year End	May							
Data Dump Period	6/1/2021 - 10/31/2021	Current Year (2022)				Budget Year (2023)		
# Months in Period	5							
Rmg Mos Until FYE	7	Jun 2021-Oct 2021						
		2021 YTD Actual	Remaining Mos Budget/Adjustments	Projected 2021	Original 2021 Budget	2023 Budget Input	2022 vs 2023 (% Change)	
Check "1" Only	Assessments							
5110.001	Condo Assessments	2,679,108	3,753,180	6,432,287	6,434,022	6,552,665	1.84%	
5500.000	Reserve Assessments	1,176,400	1,646,960	2,823,360	2,823,360	3,214,306	13.85%	
	Total Assessments	3,855,508	5,400,140	9,255,647	9,257,382	9,766,971	5.50%	
	Other Income							
5110.000	Rental Income	27,059	113,257	140,316	140,316	134,427	-4.20%	
5110.180	Clubhouse Rental	12,673	1,500	14,173	5,000	6,750	35.00%	
5410.000	Interest Revenue - Project Operations	-	23,717	23,717	70,000	20,283	-71.02%	
5910.000	Laundry and Vending Revenue	9,934	13,908	23,842	40,000	24,000	-40.00%	
5920.000	NSF and Late Charges	7,341	11,667	19,008	20,000	20,000	0.00%	
5990.000	Miscellaneous Inc	4,096	4,667	8,763	8,000	8,000	0.00%	
5990.008	In Unit Maintenance	5,253	23,333	28,587	40,000	30,000	-25.00%	
5990.190	Storage Unit Fees	6,140	47,808	53,948	53,948	56,948	5.56%	
5990.210	Legal - Collections	2,972	1,500	4,472	-	2,500	#DIV/0!	
5990.220	Resale Package	62,268	28,000	90,268	48,000	49,000	2.08%	
5990.310	Cable Income	7,000	9,800	16,800	16,800	16,800	0.00%	
5990.600	Key Income	7,005	4,000	11,005	8,000	17,000	112.50%	
5990.960	Prior Year Surplus	-	-	-	-	61,106	#DIV/0!	
5990.980	Sales	-	-	-	-	170,000	#DIV/0!	
5991.010	Newsletter Income	4,942	6,919	11,861	28,000	12,000	-57.14%	
	Total Other Income	195,904	250,855	446,759	478,064	628,814	31.53%	
	Total Operating Income	4,051,411	5,650,995	9,702,406	9,735,446	10,395,785	6.78%	
	Utilities							
6450.000	Electricity	37,043	64,961	102,004	95,000	105,064	10.59%	
6451.000	Water	450,066	774,807	1,224,873	1,328,242	1,277,607	-3.81%	
6452.000	Gas	63,771	144,024	207,795	210,000	211,708	0.81%	
	Total Utilities	550,879	983,792	1,534,671	1,633,242	1,594,379	-2.38%	
	Contracts							
6519.000	Exterminating Contract	22,362	42,583	64,946	73,000	73,000	0.00%	
6525.000	Garbage and Trash Removal	132,262	207,149	339,411	355,113	360,168	1.42%	
6537.000	Grounds Contract	93,656	188,014	281,670	283,009	284,487	0.52%	
6547.000	Swim Pool Maintenance/Contract	50,600	62,420	113,020	113,020	138,317	22.38%	
6548.000	Snow Removal	-	20,000	20,000	20,000	20,000	0.00%	
6562.000	Painting Contract	163,301	76,699	240,000	240,000	280,000	16.67%	
	Total Contracts	462,182	596,866	1,059,047	1,084,142	1,155,972	6.63%	
	Repair & Maintenance							
6515.000	Janitor and Cleaning Supplies	4,448	12,833	17,281	22,000	22,000	0.00%	
6537.040	Landscape Repairs	24,532	95,468	120,000	120,000	210,000	75.00%	
6537.101	Tree Maintenance	193,985	76,000	269,985	220,000	270,000	22.73%	
6541.000	Repairs - General	62,468	58,333	120,801	100,000	108,000	8.00%	
6541.001	Equipment/Tools	1,120	1,750	2,870	3,000	3,000	0.00%	
6541.043	Exercise Equipment - Repairs	-	1,750	1,750	3,000	3,000	0.00%	
6541.230	Maintenance Supplies	13,948	21,583	35,531	37,000	36,000	-2.70%	
6541.280	Plumbing Materials	35,171	18,667	53,838	32,000	42,767	33.65%	
6541.400	Equipment Repairs & Maintenance	-	2,500	2,500	2,500	2,500	-0.01%	
6547.021	Pool Supplies & Equipment	9,420	10,000	19,420	18,000	18,500	2.78%	
6550.300	In-unit Supplies	5,823	5,833	11,656	10,000	11,500	15.00%	
6562.100	Paint Supplies	3,749	15,251	19,000	19,000	19,000	0.00%	
6570.000	Vehicle and Maintenance Equipment Operation	26,115	27,417	53,531	47,000	48,000	2.13%	
	Total Repair & Maintenance	407,331	320,832	728,164	633,500	794,267	25.38%	
	Management Payroll							
6309.020	Management Salaries	91,927	189,151	281,078	327,862	354,464	8.11%	
6309.030	Administrative Salaries	184,201	148,929	333,129	258,143	263,472	2.06%	
6310.000	S&W - Administrtrv / Offc Salrs	-	-	-	-	-	N/A	
6310.020	S&W - IT	7,063	19,539	26,602	33,868	28,556	-15.68%	
6310.050	S&W - Telephone PBX Operator	14,269	15,384	29,653	26,666	23,631	-11.38%	
6310.060	S&W - Engineering	29,282	69,418	98,700	120,325	107,438	-10.71%	
6310.100	S&W - Director of Residences	7,978	5,212	13,190	13,190	14,179	7.49%	
6310.110	S&W - Director Loss Prevention	3,272	4,150	7,423	7,194	5,784	-19.59%	
6310.120	S&W - Director of Engineering	3,709	17,968	21,676	31,144	30,867	-0.89%	
6310.130	Shared Services - Administratv	-	-	-	1,000	-	N/A	
6330.000	Manager Salaries	-	-	-	-	-	N/A	
6399.020	Bonuses	-	-	-	1,000	1,000	0.00%	
6540.010	Maintenance Payroll	382,576	672,006	1,054,582	1,164,810	1,230,289	5.62%	
6313.000	Recruitment, Relocation, Training	21,140	5,000	26,140	8,000	8,000	0.00%	
6518.000	Uniforms	9,788	10,212	20,000	20,000	20,600	3.00%	
6722.000	Workmen's Compensation	-	39,531	39,531	61,585	40,323	-34.52%	
6723.001	Benefits	150,356	280,838	431,194	481,436	466,751	-3.05%	
	Total Personnel	905,935	1,476,963	2,382,898	2,556,223	2,595,354	1.53%	

Property ID #	558	2023 Parkfairfax Condominium UOA -Barkan Budgeting File						
Property Name	Parkfairfax Condominium UOA							
Budget Year	2023							
Fiscal Year End	May							
Data Dump Period	6/1/2021 - 10/31/2021	Current Year (2022)				Budget Year (2023)		
# Months in Period	5							
Rmg Mos Until FYE	7	Jun 2021-Oct 2021						
		2021 YTD Actual	Remaining Mos Budget/Adjustments	Projected 2021	Original 2021 Budget	2023 Budget Input	2022 vs 2023 (% Change)	
	Professional Services							
6320.000	Management Fee	31,597	47,836	79,433	75,833	78,109	3.00%	
6340.000	Legal Expense	3,601	20,000	23,601	45,000	35,000	-22.22%	
6340.100	Legal Fees - Collections	8,720	8,750	17,470	15,000	16,000	6.67%	
6340.800	Legal - Litigation	645	-	645	5,000	-	N/A	
6350.000	Audit Expense	300	15,445	15,745	15,500	16,058	3.60%	
	Total Professional Services	44,863	92,030	136,894	156,333	145,167	-7.14%	
	Administrative Expenses							
6301.000	Recreation/Resident Activities	5,895	5,805	11,700	11,700	19,400	65.81%	
6311.000	Office Supplies	7,539	9,042	16,580	15,500	16,500	6.45%	
6311.010	Printing	7,619	6,533	14,152	11,200	12,000	7.14%	
6311.050	Postage	12,412	11,667	24,079	20,000	24,000	20.00%	
6311.080	Lease Computer,Fax,Copr, etc.	5,049	11,487	16,536	7,200	12,610	75.14%	
6311.130	IT Support Contract	14,727	24,319	39,047	40,000	40,000	0.00%	
6351.020	Computer Expenses	6,901	27,281	34,181	38,000	38,000	0.00%	
6360.000	Telephone and Answering Service	21,423	21,000	42,423	36,000	42,500	18.06%	
6370.000	Bad Debts	-	1,500	1,500	1,500	1,500	0.00%	
6390.000	Misc Administrative Expenses	10,757	16,333	27,091	28,000	28,000	0.00%	
6390.009	Meeting Expenses	-	14,000	14,000	14,000	14,000	0.00%	
6390.040	Credit Card & Bank Fees	4,374	6,124	10,498	-	7,500	#DIV/0!	
6390.180	Association Unit Expense	39,215	54,607	93,822	93,822	99,174	5.70%	
6390.900	Misc Exp - Newsletter	6,812	5,000	11,812	12,000	8,500	-29.17%	
6391.000	Dues & Subscriptions	-	300	300	300	300	0.00%	
6392.000	Travel & Entertainment	-	-	-	300	300	0.00%	
6393.050	Engineering Fees	-	5,000	5,000	10,000	5,000	-50.00%	
	Total Administrative Expense	146,211	216,510	362,721	339,522	369,284	8.77%	
	Taxes & Insurance							
6710.000	Real Estate Taxes	2,052	19,288	21,340	21,340	19,350	-9.33%	
6717.000	State Taxes	10,000	-	10,000	-	10,000	#DIV/0!	
6718.010	Corporate Taxes	-	27,483	27,483	15,000	27,500	83.33%	
6718.020	Personal Property Taxes	6,553	-	6,553	-	6,881	#DIV/0!	
6719.000	Miscellaneous Taxes, Licenses, and Permits	200	1,750	1,950	3,000	3,000	0.00%	
6720.000	Property & Liability Insurance	153,016	206,957	359,974	354,784	433,325	22.14%	
6720.030	Insurance Loss	297,260	-	297,260	-	-	N/A	
6720.060	Insurance Reimburse Deductible	-	-	-	25,000	25,000	0.00%	
6730.000	Capital Expenses	6,398	-	6,398	90,000	2,000	-97.78%	
	Total Taxes & Insurance	475,480	255,478	730,958	509,124	527,056	3.52%	
	Other Expense							
	Total Other Expense	-	-	-	-	-	N/A	
	Total Operating Expenses	2,992,881	3,942,472	6,935,353	6,912,086	7,181,479	3.90%	
	Net Operating Budget	1,058,530	1,708,523	2,767,053	2,823,360	3,214,306	13.85%	
	Reserve Assessments							
	Reserves Budget							
9901.015	Reserve Contributions	(1,176,400)	(1,646,960)	(2,823,360)	(2,823,360)	(3,214,306)	13.85%	
	Total Reserve Contribution	(1,176,400)	(1,646,960)	(2,823,360)	(2,823,360)	(3,214,306)	13.85%	
	Net Operating Profit/(Loss)	(117,870)	61,563	(56,307)	0	(0)	-124%	

Property ID # 558
Property Name Parkfairfax Condominium UOA
Budget Year 2023
Fiscal Year End May
Data Dump Period 6/1/2021 - 10/31/2021
Months in Period 5
Rmg Msg Until FYE 7

2023 Parkfairfax Condominium UOA -Barkan Budgeting File

6/1/2021 - 10/31/2021			Budget Year (2022)															
# Months in Period																		
Rmg Mos Until FYE																		
			2021 Projections	2021 Budget	2023 Budget Input	June	July	August	September	October	November	December	January	February	March	April	May	Final Budget - Manager 12 Months
Assessments			6,432,287	6,434,022	6,552,665	546,055	546,055	546,055	546,055	546,055	546,055	546,055	546,055	546,055	546,055	546,055	546,055	(0)
5110.001 Condo Assessments					3,214,306	267,859	267,859	267,859	267,859	267,859	267,859	267,859	267,859	267,859	267,859	267,859	267,859	0
5500.000 Reserve Assessments			2,823,360	2,823,360														
Total Assessments			9,255,647	9,257,382	9,766,971	813,914	813,914	813,914	813,914	813,914	813,914	813,914	813,914	813,914	813,914	813,914	813,914	(0)
Other Income																		
5110.000 Rental Income			140,316	140,316	134,427	11,202	11,202	11,202	11,202	11,202	11,202	11,202	11,202	11,202	11,202	11,202	11,202	-
5110.180 Clubhouse Rental			14,173	5,000	6,750	563	563	563	563	563	563	563	563	563	563	563	563	-
5190.000 Rent Revenue Miscellaneous			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5410.000 Interest Revenue - Project Operations			23,717	70,000	20,283	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	1,690	-
5910.000 Laundry and Vending Revenue			23,842	40,000	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-
5920.000 NSF and Late Charges			19,008	20,000	20,000	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	-
5990.000 Miscellaneous Inc			8,763	8,000	8,000	667	667	667	667	667	667	667	667	667	667	667	667	0
5990.008 In Unit Maintenance			28,587	40,000	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-
5990.010 Expense Reimbursement			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5990.190 Storage Unit Fees			53,948	53,948	56,948	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	(0)
5990.210 Legal - Collections			4,472	-	2,500	208	208	208	208	208	208	208	208	208	208	208	208	-
5990.220 Resale Package			90,268	48,000	49,000	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	0
5990.310 Cable Income			16,800	16,800	16,800	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	-
5990.400 Processing Fees			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5990.600 Key Income			11,005	8,000	17,000	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	(0)
5990.960 Prior Year Surplus			-	-	61,106	5,092	5,092	5,092	5,092	5,092	5,092	5,092	5,092	5,092	5,092	5,092	5,092	(0)
5990.980 Sales			-	-	170,000	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	-
5991.010 Newsletter Income			11,861	28,000	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-
Total Other Income			446,759	478,064	628,814	52,401	52,401	52,401	52,401	52,401	52,401	52,401	52,401	52,401	52,401	52,401	52,401	-
Total Operating Income			9,702,406	9,735,446	10,395,785	866,315	866,315	866,315	866,315	866,315	866,315	866,315	866,315	866,315	866,315	866,315	866,315	(0)
Utilities																		
6450.000 Electricity			102,004	95,000	105,064	7,043	7,231	7,510	5,766	4,801	10,438	13,713	14,032	12,836	8,829	5,695	7,170	-
6451.000 Water			1,224,873	1,328,242	1,277,607	115,153	120,203	119,199	116,189	101,160	101,160	98,743	101,160	101,160	101,160	101,160	101,160	-
6452.000 Gas			207,795	210,000	211,708	10,838	13,165	12,901	13,171	17,070	19,016	19,303	28,865	21,109	20,040	19,132	17,098	-
Total Utilities			1,534,671	1,633,242	1,594,379	133,034	140,599	139,610	135,126	123,031	130,614	131,759	144,057	135,105	130,029	125,987	125,428	-
Contracts																		
6519.000 Exterminating Contract			64,946	73,000	73,000	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	-
6525.000 Garbage and Trash Removal			339,411	355,113	360,168	30,014	30,014	30,014	30,014	30,014	30,014	30,014	30,014	30,014	30,014	30,014	30,014	-
6537.000 Grounds Contract			281,670	283,009	284,487	23,648	23,648	23,648	23,648	23,648	23,648	23,648	23,648	23,648	23,885	23,885	23,885	-
6547.000 Swim Pool Maintenance/Contract			113,020	113,020	138,317	11,526	11,526	11,526	11,526	11,526	11,526	11,526	11,526	11,526	11,526	11,526	11,526	0
6548.000 Snow Removal			20,000	20,000	20,000	-	-	-	-	-	-	5,000	10,000	5,000	-	-	-	-
6562.000 Painting Contract			240,000	240,000	280,000	93,334	93,334	93,332	-	-	-	-	-	-	-	-	-	-
Total Contracts			1,059,047	1,084,142	1,155,972	164,606	164,606	164,604	71,272	71,272	71,272	76,272	81,272	76,272	71,509	71,509	71,509	-
Repair & Maintenance																		
6515.000 Janitor and Cleaning Supplies			17,281	22,000	22,000	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	(0)
6537.040 Landscape Repairs			120,000	120,000	210,000	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	-
6537.101 Tree Maintenance			269,985	220,000	270,000	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	-
6541.000 Repairs - General			120,801	100,000	108,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	-
6541.001 Equipment/Tools			2,870	3,000	3,000	250	250	250	250	250	250	250	250	250	250	250	250	-
6541.043 Exercise Equipment - Repairs			1,750	3,000	3,000	250	250	250	250	250	250	250	250	250	250	250	250	-
6541.100 General Maintenance/repair			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6541.230 Maintenance Supplies			35,531	37,000	36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	-
6541.280 Plumbing Materials			53,838	32,000	42,767	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	3,564	-
6541.400 Equipment Repairs & Maintenance			2,500	2,500	2,500	208	208	208	208	167	1,500	-	-	-	-	-	-	(0)
6547.021 Pool Supplies & Equipment			19,420	18,000	18,500	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	-
6547.025 Pool Repairs & Maintenance			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6547.020 Pool Expenses			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6550.300 In-unit Supplies			11,656	10,000	11,500	958	958	958	958	958	958	958	958	958	958	958	958	0
6562.100 Paint Supplies			19,000	19,000	19,000	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	-
6570.000 Vehicle and Maintenance Equipment Operation and			53,531	47,000	48,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,0					

6722.000	Workmen's Compensation	39,531	61,585	40,323	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	-
6723.001	Benefits	431,194	481,436	466,751	36,019	36,019	36,019	44,649	36,019	36,019	44,649	36,019	44,649	36,019	36,019	44,649	-
Total Personnel		2,382,898	2,556,223	2,595,354	201,472	201,473	201,723	245,645	201,473	201,723	245,645	201,473	245,895	201,473	201,473	245,886	(0)
Professional Services																	
6320.000	Management Fee	79,433	75,833	78,109	6,509	6,509	6,509	6,509	6,509	6,509	6,509	6,509	6,509	6,509	6,509	6,510	-
6340.000	Legal Expense	23,601	45,000	35,000	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	0
6340.100	Legal Fees - Collections	17,470	15,000	16,000	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	0
6340.800	Legal - Litigation	645	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6350.000	Audit Expense	15,745	15,500	16,058	-	-	-	300	15,758	-	-	-	-	-	-	-	-
Total Professional Services		136,894	156,333	145,167	10,759	10,759	10,759	10,759	11,059	26,517	10,759	10,759	10,759	10,759	10,759	10,760	-
Administrative Expenses																	
6301.000	Recreation/Resident Activities	11,700	11,700	19,400	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	1,617	-
6311.000	Office Supplies	16,580	15,500	16,500	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	-
6311.010	Printing	14,152	11,200	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-
6311.020	Xerox Contract	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6311.030	Copier Lease	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6311.050	Postage	24,079	20,000	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-
6311.080	Lease Computer,Fax,Copr, etc.	16,536	7,200	12,610	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	1,051	0
6311.130	IT Support Contract	39,047	40,000	40,000	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	-
6351.020	Computer Expenses	34,181	38,000	38,000	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	-
6360.000	Telephone and Answering Service	42,423	36,000	42,500	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	-
6370.000	Bad Debts	1,500	1,500	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500	-
6390.000	Misc Administrative Expenses	27,091	28,000	28,000	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	(0)
6390.009	Meeting Expenses	14,000	14,000	14,000	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	(0)
6390.040	Credit Card & Bank Fees	10,498	-	7,500	625	625	625	625	625	625	625	625	625	625	625	625	-
6390.180	Association Unit Expense	93,822	93,822	99,174	8,265	8,265	8,265	8,265	8,265	8,265	8,265	8,265	8,265	8,265	8,265	8,265	-
6390.900	Misc Exp - Newsletter	11,812	12,000	8,500	708	708	708	708	708	708	708	708	708	708	708	708	(0)
6391.000	Dues & Subscriptions	300	300	300	25	25	25	25	25	25	25	25	25	25	25	25	-
6392.000	Travel & Entertainment	-	300	300	25	25	25	25	25	25	25	25	25	25	25	25	-
6393.050	Engineering Fees	5,000	10,000	5,000	417	417	417	417	417	417	417	417	417	417	417	417	-
Total Administrative Expense		362,721	339,522	369,284	30,649	30,649	30,649	30,649	30,649	30,649	30,649	30,649	30,649	30,649	30,649	32,149	0
Taxes & Insurance																	
6710.000	Real Estate Taxes	21,340	21,340	19,350	-	-	-	19,350	-	-	-	-	-	-	-	-	-
6717.000	State Taxes	10,000	-	10,000	-	-	-	2,500	-	2,500	-	-	2,500	-	-	2,500	-
6718.010	Corporate Taxes	27,483	15,000	27,500	-	-	-	6,875	-	6,875	-	-	6,875	-	-	6,875	-
6718.020	Personal Property Taxes	6,553	-	6,881	-	-	-	6,881	-	-	-	-	-	-	-	-	-
6719.000	Miscellaneous Taxes, Licenses, and Permits	1,950	3,000	3,000	250	250	250	250	250	250	250	250	250	250	250	250	-
6720.000	Property & Liability Insurance	359,974	354,784	433,325	36,110	36,110	36,110	36,110	36,110	36,110	36,110	36,110	36,110	36,110	36,110	36,110	0
6720.030	Insurance Loss	297,260	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6720.060	Insurance Reimburse Deductible	-	25,000	25,000	-	-	-	-	-	25,000	-	-	-	-	-	-	-
6730.000	Capital Expenses	6,398	90,000	2,000	167	167	167	167	167	167	167	167	167	167	167	167	0
Total Taxes & Insurance		730,958	509,124	527,056	36,527	36,527	36,527	72,133	36,527	45,902	61,527	36,527	45,902	36,527	36,527	45,902	0
Other Expense																	
Total Other Expense		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses		6,935,353	6,912,086	7,181,480	643,236	650,801	650,060	631,773	540,157	574,157	622,591	570,717	610,562	546,926	542,884	597,614	(0)
Net Operating Budget		2,767,053	2,823,360	3,214,306	223,080	215,514	216,255	234,543	326,158	292,159	243,724	295,599	255,753	319,390	323,432	268,701	0
Reserves Budget																	
9901.015	Reserve Contributions	(2,823,360)	(2,823,360)	(3,214,306)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(0)
Total Reserve Contribution		(2,823,360)	(2,823,360)	(3,214,306)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(267,859)	(0)
Net Operating Profit/(Loss)		(56,307)	0	(0)	(44,779)	(52,345)	(51,604)	(33,316)	58,299	24,300	(24,135)	27,740	(12,106)	51,531	55,573	842	0