Financial Report Package

July 2025
Fiscal Year: 2026
Prepared for

Parkfairfax Condominium UOA

By

Barkan Management Company, Inc.

Income Statement

Parkfairfax Condominium UOA

From 07/01/2025 to 07/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING FUND							
INCOME							
INCOME							
40-4110001 Condo Assessments	$671,007.42	$671,009.93	($2.51)	$1,342,108.60	$1,342,019.86	$88.74	$8,052,119.17
TOTAL INCOME	$671,007.42	$671,009.93	($2.51)	$1,342,108.60	$1,342,019.86	$88.74	$8,052,119.17
OTHER INCOME							
42-4110000 Rental Income	3,306.74	4,425.52	(1,118.78)	6,646.84	8,851.04	(2,204.20)	53,106.26
42-4110180 Clubhouse Rental	300.00	1,312.50	(1,012.50)	600.00	2,625.00	(2,025.00)	15,750.00
42-4410000 Interest Revenue - Project Operations	14,690.67	10,020.83	4,669.84	21,688.36	20,041.66	1,646.70	120,250.00
42-4910000 Laundry & Vending Revenue	-	1,000.00	(1,000.00)	-	2,000.00	(2,000.00)	12,000.00
42-4920000 NSF and Late Charges	4,730.76	2,000.00	2,730.76	9,948.31	4,000.00	5,948.31	24,000.00
42-4990000 Miscellaneous Inc	4,470.60	1,500.00	2,970.60	7,020.61	3,000.00	4,020.61	18,000.00
42-4990008 In Unit Maintenance	2,144.63	2,225.00	(80.37)	3,294.53	4,450.00	(1,155.47)	26,700.00
42-4990085 Utility Reimbursment Inc	664.71	50.00	614.71	664.71	100.00	564.71	600.00
42-4990190 Storage Unit Fees	3,444.00	4,166.67	(722.67)	4,722.40	8,333.34	(3,610.94)	50,000.00
42-4990210 Legal - Collections	5,809.08	631.50	5,177.58	5,809.08	1,263.00	4,546.08	7,578.00
42-4990220 Resale Package	3,095.94	3,166.67	(70.73)	7,734.30	6,333.34	1,400.96	38,000.00
42-4990310 Cable Income	1,654.55	1,400.00	254.55	3,309.10	2,800.00	509.10	16,800.00
42-4990600 Key Income	1,684.00	2,391.67	(707.67)	4,373.80	4,783.34	(409.54)	28,700.00
42-4990980 Sales	-	-	-	441,700.24	-	441,700.24	-
42-4991010 Newsletter Income	-	750.00	(750.00)	176.00	1,500.00	(1,324.00)	9,000.00
TOTAL OTHER INCOME	$45,995.68	$35,040.36	$10,955.32	$517,688.28	$70,080.72	$447,607.56	$420,484.26
TOTAL INCOME	**$717,003.10**	**$706,050.29**	**$10,952.81**	**$1,859,796.88**	**$1,412,100.58**	**$447,696.30**	**$8,472,603.43**
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	20,985.38	10,213.33	(10,772.05)	28,750.05	20,426.66	(8,323.39)	122,560.00
50-5451000 Water	39,664.24	45,325.08	5,660.84	79,328.48	90,650.16	11,321.68	543,901.00
50-5452000 Gas	21,797.94	22,217.98	420.04	43,956.50	44,435.96	479.46	266,615.76
50-5453000 Sewer	111,437.61	87,542.33	(23,895.28)	212,979.84	175,084.66	(37,895.18)	1,050,508.00
50-5459130 Utility Reimbursement	-	50.00	50.00	-	100.00	100.00	600.00
TOTAL UTILITIES	$193,885.17	$165,348.72	($28,536.45)	$365,014.87	$330,697.44	($34,317.43)	$1,984,184.76
CONTRACTS							
53-5360090 Web Site	-	416.67	416.67	-	833.34	833.34	5,000.00
53-5519000 Exterminating Contract	14,159.00	4,697.00	(9,462.00)	19,424.00	9,394.00	(10,030.00)	56,364.00
53-5525000 Garbage and Trash Removal	35,272.10	34,178.94	(1,093.16)	69,266.05	68,357.88	(908.17)	410,147.30
53-5537000 Grounds Contract	24,601.00	31,201.17	6,600.17	49,202.00	62,402.34	13,200.34	374,414.04
53-5542010 Door Entry System	-	215.00	215.00	-	430.00	430.00	2,580.00
53-5547000 Swim Pool Maintenance/Contract	34,900.00	34,680.00	(220.00)	71,375.00	69,360.00	(2,015.00)	173,400.00
53-5562060 Painting Contract	77,924.51	19,746.42	(58,178.09)	80,524.51	39,492.84	(41,031.67)	236,957.04
TOTAL CONTRACTS	$186,856.61	$125,135.20	($61,721.41)	$289,791.56	$250,270.40	($39,521.16)	$1,258,862.38

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	$1,473.69	$1,625.00	$151.31	$2,903.93	$3,250.00	$346.07	$19,500.00
55-5537045 Tree Maintenance	1,375.00	2,916.67	1,541.67	1,375.00	5,833.34	4,458.34	35,000.00
55-5537096 Landscape Repairs	-	10,416.67	10,416.67	5,065.22	20,833.34	15,768.12	125,000.00
55-5537101 Tree Pruning & Removal	23,971.00	16,666.67	(7,304.33)	52,666.00	33,333.34	(19,332.66)	200,000.00
55-5537990 Landscaping Repairs	-	8,333.33	8,333.33	93.26	16,666.66	16,573.40	100,000.00
55-5541000 Repairs - General	7,695.98	7,650.00	(45.98)	14,820.21	15,300.00	479.79	91,800.00
55-5541001 Equipment/Tools	37.08	333.00	295.92	2,888.32	666.00	(2,222.32)	3,996.00
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	-	250.00	250.00	1,500.00
55-5541230 Maintenance Supplies	3,493.44	3,333.33	(160.11)	4,147.39	6,666.66	2,519.27	40,000.00
55-5541400 Equipment Repairs & Maintenance	-	250.00	250.00	-	500.00	500.00	3,000.00
55-5547021 Pool Supplies & Equipment	3,232.23	1,600.00	(1,632.23)	4,122.23	3,200.00	(922.23)	19,200.00
55-5550100 Plumbing Supplies	-	6,216.67	6,216.67	-	12,433.34	12,433.34	74,600.00
55-5550300 In-unit Supplies	207.88	1,250.00	1,042.12	1,712.43	2,500.00	787.57	15,000.00
55-5562100 Paint Supplies	1,428.86	1,800.00	371.14	3,263.26	3,600.00	336.74	21,600.00
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	8,686.68	4,500.00	(4,186.68)	8,763.17	9,000.00	236.83	54,000.00
TOTAL REPAIR & MAINTENANCE	$51,601.84	$67,016.34	$15,414.50	$101,820.42	$134,032.68	$32,212.26	$804,196.00
PERSONNEL							
57-5309020 Management Salaries	168,119.18	199,800.53	31,681.35	332,365.21	399,601.06	67,235.85	2,397,606.32
57-5313000 Recruitment, Relocation, Training	5,271.77	450.00	(4,821.77)	5,507.89	900.00	(4,607.89)	5,400.00
57-5518000 Uniforms	9,014.89	2,000.00	(7,014.89)	9,263.80	4,000.00	(5,263.80)	24,000.00
57-5723000 Payroll Taxes & Benefits	28,188.30	39,142.67	10,954.37	53,474.58	78,285.34	24,810.76	469,712.00
TOTAL PERSONNEL	$210,594.14	$241,393.20	$30,799.06	$400,611.48	$482,786.40	$82,174.92	$2,896,718.32
PROFESSIONAL SERVICES							
59-5320000 Management Fee	8,153.94	7,711.10	(442.84)	15,676.01	15,422.20	(253.81)	92,533.16
59-5340000 Legal Expense	5,759.26	2,333.33	(3,425.93)	23,261.19	4,666.66	(18,594.53)	28,000.00
59-5340100 Legal Fees - Collections	-	1,575.00	1,575.00	-	3,150.00	3,150.00	18,900.00
59-5350000 Audit Expense	-	1,673.00	1,673.00	-	3,346.00	3,346.00	20,076.00
TOTAL PROFESSIONAL SERVICES	$13,913.20	$13,292.43	($620.77)	$38,937.20	$26,584.86	($12,352.34)	$159,509.16
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	850.00	1,116.67	266.67	1,098.78	2,233.34	1,134.56	13,400.00
60-5311000 Office Supplies	2,444.37	1,356.25	(1,088.12)	4,515.71	2,712.50	(1,803.21)	16,275.00
60-5311010 Printing	-	1,080.00	1,080.00	-	2,160.00	2,160.00	12,960.00
60-5311030 Copier Lease	1,403.76	1,300.00	(103.76)	2,392.50	2,600.00	207.50	15,600.00
60-5311050 Postage	1,029.90	1,375.00	345.10	2,001.21	2,750.00	748.79	16,500.00
60-5311130 IT Support Contract	3,225.96	3,878.25	652.29	7,393.59	7,756.50	362.91	46,539.00
60-5351020 Computer Expenses	2,102.10	1,333.33	(768.77)	4,204.20	2,666.66	(1,537.54)	16,000.00
60-5360000 Telephone and Answering Service	3,296.91	3,600.00	303.09	7,433.70	7,200.00	(233.70)	43,200.00
60-5370000 Bad Debts	-	125.00	125.00	-	250.00	250.00	1,500.00
60-5390000 Misc Administrative Expenses	2,289.55	2,083.33	(206.22)	9,968.01	4,166.66	(5,801.35)	25,000.00
60-5390009 Meeting Expenses	-	650.00	650.00	465.00	1,300.00	835.00	7,800.00
60-5390040 Credit Card & Bank Fees	522.01	1,030.00	507.99	596.07	2,060.00	1,463.93	12,360.00
60-5390180 Association Unit Expense	7,052.69	5,052.56	(2,000.13)	14,855.41	10,105.12	(4,750.29)	60,630.76
60-5390900 Misc Exp - Newsletter	1,020.82	702.12	(318.70)	1,744.82	1,404.24	(340.58)	8,425.44
60-5391000 Dues & Subscriptions	77.95	85.08	7.13	97.94	170.16	72.22	1,021.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	50.00	50.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
TOTAL ADMINISTRATIVE EXPENSES	$25,316.02	$26,875.92	$1,559.90	$56,766.94	$53,751.84	($3,015.10)	$322,511.20

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
TAXES & INSURANCE							
63-5312200 Income Taxes	$-	$18,000.00	$18,000.00	$-	$36,000.00	$36,000.00	$216,000.00
63-5710000 Real Estate Taxes	(2,065.09)	911.46	2,976.55	(2,065.09)	1,822.92	3,888.01	10,937.50
63-5717000 State Taxes	-	5,666.67	5,666.67	-	11,333.34	11,333.34	68,000.00
63-5718020 Personal Property Taxes	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	312.50	312.50	-	625.00	625.00	3,750.00
63-5720000 Property & Liability Insurance (Hazard)	55,893.91	45,995.69	(9,898.22)	104,423.82	91,991.38	(12,432.44)	577,294.00
TOTAL TAXES & INSURANCE	$53,828.82	$71,886.32	$18,057.50	$102,358.73	$143,772.64	$41,413.91	$887,981.50
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	14,690.67	9,050.00	(5,640.67)	21,688.36	18,100.00	(3,588.36)	108,600.00
69-9901250 Transfer to Operating Reserves	-	4,170.00	4,170.00	-	8,340.00	8,340.00	50,040.00
TOTAL FUND TRANSFERS	$14,690.67	$13,220.00	($1,470.67)	$21,688.36	$26,440.00	$4,751.64	$158,640.00
TOTAL DISBURSEMENTS	**$750,686.47**	**$724,168.13**	**($26,518.34)**	**$1,376,989.56**	**$1,448,336.26**	**$71,346.70**	**$8,472,603.32**
OPERATING FUND NET INCREASE (DECREASE)	($33,683.37)	($18,117.84)	($15,565.53)	$482,807.32	($36,235.68)	$519,043.00	$0.11

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE FUND							
INCOME							
INCOME							
40-4500000 Reserve Assessments	$323,651.50	$323,651.50	$-	$647,303.00	$647,303.00	$-	$3,883,818.00
TOTAL INCOME	$323,651.50	$323,651.50	$-	$647,303.00	$647,303.00	$-	$3,883,818.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	14,690.67	-	14,690.67	21,688.36	-	21,688.36	-
TOTAL OTHER INCOME	$14,690.67	$-	$14,690.67	$21,688.36	$-	$21,688.36	$-
TOTAL INCOME	**$338,342.17**	**$323,651.50**	**$14,690.67**	**$668,991.36**	**$647,303.00**	**$21,688.36**	**$3,883,818.00**
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	1,100.00	-	(1,100.00)	33,951.57	-	(33,951.57)	-
95-9900100 Building Exterior	89,503.12	-	(89,503.12)	129,211.98	-	(129,211.98)	-
95-9900200 Building Interior	14,996.30	-	(14,996.30)	14,996.30	-	(14,996.30)	-
95-9900305 Exterior lighting	-	-	-	2,640.00	-	(2,640.00)	-
95-9900309 Sidewalk Replacement	8,820.00	-	(8,820.00)	8,820.00	-	(8,820.00)	-
95-9900401 Swimming Pool	95.40	-	(95.40)	326.11	-	(326.11)	-
95-9900502 Electrical Switchgear	-	-	-	390.08	-	(390.08)	-
95-9901202 Riser Replacement & Repair	29,878.50	-	(29,878.50)	34,577.50	-	(34,577.50)	-
95-9901203 HVAC	5,494.54	-	(5,494.54)	24,284.31	-	(24,284.31)	-
95-9901222 Roof Maintenance	50,525.75	-	(50,525.75)	87,141.75	-	(87,141.75)	-
95-9990101 Special Project 1	32,982.50	-	(32,982.50)	68,412.94	-	(68,412.94)	-
95-9990102 Special Project 2	(4,152.80)	-	4,152.80	14,503.43	-	(14,503.43)	-
95-9990103 Special Project 3	21,963.00	-	(21,963.00)	57,779.00	-	(57,779.00)	-
95-9990104 Special Project 4	7,620.00	-	(7,620.00)	7,620.00	-	(7,620.00)	-
95-9990105 Special Project 5	390,308.86	-	(390,308.86)	390,308.86	-	(390,308.86)	-
TOTAL DISBURSEMENTS	**$649,135.17**	**$-**	**($649,135.17)**	**$874,963.83**	**$-**	**($874,963.83)**	**$0.00**
RESERVE FUND NET INCREASE (DECREASE)	($310,793.00)	$323,651.50	($634,444.50)	($205,972.47)	$647,303.00	($853,275.47)	$3,883,818.00
NET INCREASE (DECREASE)	($344,476.37)	$305,533.66	($650,010.03)	$276,834.85	$611,067.32	($334,232.47)	$3,883,818.11

Balance Sheet - Detailed

Parkfairfax Condominium UOA
As of: 07/31/2025

Assets			
CURRENT ASSETS			
10-1110000-00	Petty Cash	$	500.00
10-1120001-00	Operating Cash		1,417,740.99
10-1130000-00	Accounts Receivable		455,276.24
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		88.00
10-1142300-00	Due to/from Operating		27,286.72
10-1142310-02	Due to/from Reserve		(27,286.72)
10-4200000-00	Allowance For Bad Debt		(164,660.50)
TOTAL CURRENT ASSETS		$	1,754,759.55
RESTRICTED DEPOSITS & FUNDED RESERVES			
13-1320000-02	Replacement Reserve-MM	$	2,339,055.34
13-1320100-02	Replacement Reserve-MM		2,863,794.12
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		8,342.65
TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		$	7,406,192.11
PREPAID EXPENSES			
15-1240000-00	Prepaid Property & Liability Insurance	$	209,967.74
15-1290000-00	Prepaid Expense-Operating		129,120.34
TOTAL PREPAID EXPENSES		$	339,088.08
PROPERTY & EQUIPMENT			
17-1420000-00	Buildings	$	505,000.00
17-1480000-00	Motor Vehicles		534,315.88
TOTAL PROPERTY & EQUIPMENT		$	1,039,315.88
ACCUMULATED DEPRECIATION			
18-1700000-00	Accumulated Depreciation	$	(882,999.01)
TOTAL ACCUMULATED DEPRECIATION		$	(882,999.01)
Total Assets		**$**	**9,656,356.61**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2110000-00	Accounts Payable	$	130,922.52
20-2110020-00	Insurance Claim Payable		662.97
20-2120000-00	Accrued Wages and Payroll Taxes Payable		116,097.42
20-2123000-00	Accrued Expense		291,025.38
20-2123060-00	401K Match Payable		34,877.86
20-2210001-00	Prepaid Assessment		308,925.04
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		157,181.25
TOTAL CURRENT LIABILITIES		$	1,062,522.13
DEPOSITS LIABILITIES			
22-2191000-00	Tenant Security Deposits Held in Trust (Contra)	$	3,230.00
22-2191050-00	Refund Clearing Account		(995.56)
22-2191060-00	Suspense Clearing		39,579.21
TOTAL DEPOSITS LIABILITIES		$	41,813.65
EQUITY			
31-3130030-00	Fund Balance	$	1,833.18
31-3130055-00	Special Project		81,784.20
31-3130060-02	PY-Capital Reserve Fund		6,341,074.69

31-3130850-00	Property Fund		156,316.87
31-3210030-00	Retained Earnings Operating Fnd		1,694,177.04
	Net Income Gain / (Loss)		276,834.85
TOTAL EQUITY		$	8,552,020.83
Total Liabilities & Equity		**$**	**9,656,356.61**

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: July 2026

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
OPERATING INCOME														
INCOME														
4110001-00-00 Condo Asses	671,101.18	671,007.42	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.94	8,052,207.91	$8,052,119.17
Total INCOME	**671,101.18**	**671,007.42**	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.94	**8,052,207.91**	**$8,052,119.17**
OTHER INCOME														
4110000-00-00 Rental Incom	3,340.10	3,306.74	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.54	50,902.06	$53,106.26
4110180-00-00 Clubhouse R	300.00	300.00	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	13,725.00	$15,750.00
4410000-00-00 Interest Reve	6,997.69	14,690.67	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.87	121,896.70	$120,250.00
4910000-00-00 Laundry & V	-	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	10,000.00	$12,000.00
4920000-00-00 NSF and Lat	5,217.55	4,730.76	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	29,948.31	$24,000.00
4990000-00-00 Miscellaneou	2,550.01	4,470.60	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	22,020.61	$18,000.00
4990008-00-00 In Unit Mainte	1,149.90	2,144.63	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	25,544.53	$26,700.00
4990085-00-00 Utility Reimbu	-	664.71	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	1,164.71	$600.00
4990190-00-00 Storage Unit	1,278.40	3,444.00	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	46,389.06	$50,000.00
4990210-00-00 Legal - Colle	-	5,809.08	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	12,124.08	$7,578.00
4990220-00-00 Resale Pack	4,638.36	3,095.94	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.63	39,400.96	$38,000.00
4990310-00-00 Cable Income	1,654.55	1,654.55	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	17,309.10	$16,800.00
4990600-00-00 Key Income	2,689.80	1,684.00	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.63	28,290.46	$28,700.00
4990980-00-00 Sales	441,700.24	-	-	-	-	-	-	-	-	-	-	-	441,700.24	$0.00
4991010-00-00 Newsletter In	176.00	-	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	7,676.00	$9,000.00
Total OTHER INCOME	**471,692.60**	**45,995.68**	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.30	**868,091.82**	**$420,484.26**
Total OPERATING INCOME	**1,142,793.78**	**717,003.10**	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.24	**8,920,299.73**	**$8,472,603.43**
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,764.67	20,985.38	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.37	130,883.39	$122,560.00
5451000-00-00 Water	39,664.24	39,664.24	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.12	532,579.32	$543,901.00
5452000-00-00 Gas	22,158.56	21,797.94	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	266,136.30	$266,615.76
5453000-00-00 Sewer	101,542.23	111,437.61	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.37	1,088,403.18	$1,050,508.00
5459130-00-00 Utility Reimbu	-	-	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	500.00	$600.00
Total UTILITIES	**171,129.70**	**193,885.17**	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.84	**2,018,502.19**	**$1,984,184.76**
CONTRACTS														
5360090-00-00 Web Site	-	-	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	4,166.66	$5,000.00
5519000-00-00 Exterminating	5,265.00	14,159.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	66,394.00	$56,364.00
5525000-00-00 Garbage and	33,993.95	35,272.10	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.96	411,055.47	$410,147.30
5537000-00-00 Grounds Con	24,601.00	24,601.00	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	361,213.70	$374,414.04
5542010-00-00 Door Entry S	-	-	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	2,150.00	$2,580.00

Account	June	July	August	Septembe -	October	November	December	January	February	March	April	May	Projected Total	Budget
5547000-00-00 Swim Pool M	36,475.00	34,900.00	34,680.00	34,680.00	-	-	-	-	-	-	-	34,680.00	175,415.00	$173,400.00
5562060-00-00 Painting Con	2,600.00	77,924.51	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	277,988.71	$236,957.04
Total CONTRACTS	**102,934.95**	**186,856.61**	125,135.20	125,135.20	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	125,135.18	**1,298,383.54**	**$1,258,862.38**
REPAIR & MAINTENANCE														
5515000-00-00 Janitor and C	1,430.24	1,473.69	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	19,153.93	$19,500.00
5537045-00-00 Tree Mainten	-	1,375.00	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.63	30,541.66	$35,000.00
5537096-00-00 Landscape R	5,065.22	-	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.63	109,231.88	$125,000.00
5537101-00-00 Tree Pruning	28,695.00	23,971.00	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.63	219,332.66	$200,000.00
5537990-00-00 Landscaping	93.26	-	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.37	83,426.60	$100,000.00
5541000-00-00 Repairs - Ge	7,124.23	7,695.98	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	91,320.21	$91,800.00
5541001-00-00 Equipment/To	2,851.24	37.08	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	6,218.32	$3,996.00
5541043-00-00 Exercise Equ	-	-	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,250.00	$1,500.00
5541230-00-00 Maintenance	653.95	3,493.44	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.37	37,480.73	$40,000.00
5541400-00-00 Equipment R	-	-	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,500.00	$3,000.00
5547021-00-00 Pool Supplies	890.00	3,232.23	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	20,122.23	$19,200.00
5550100-00-00 Plumbing Sup	-	-	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.63	62,166.66	$74,600.00
5550300-00-00 In-unit Suppl	1,504.55	207.88	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	14,212.43	$15,000.00
5562100-00-00 Paint Supplie	1,834.40	1,428.86	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,263.26	$21,600.00
5570000-00-00 Vehicle/Main	76.49	8,686.68	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	53,763.17	$54,000.00
Total REPAIR & MAINTENA	**50,218.58**	**51,601.84**	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.26	**771,983.74**	**$804,196.00**
PERSONNEL														
5309020-00-00 Management	164,246.03	168,119.18	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.49	2,330,370.47	$2,397,606.32
5313000-00-00 Recruitment,	236.12	5,271.77	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	10,007.89	$5,400.00
5518000-00-00 Uniforms	248.91	9,014.89	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	29,263.80	$24,000.00
5723000-00-00 Payroll Taxes	25,286.28	28,188.30	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.63	444,901.24	$469,712.00
Total PERSONNEL	**190,017.34**	**210,594.14**	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.12	**2,814,543.40**	**$2,896,718.32**
PROFESSIONAL SERVICES														
5320000-00-00 Management	7,522.07	8,153.94	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.06	92,786.97	$92,533.16
5340000-00-00 Legal Expen	17,501.93	5,759.26	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	46,594.53	$28,000.00
5340100-00-00 Legal Fees -	-	-	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	15,750.00	$18,900.00
5350000-00-00 Audit Expens	-	-	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	16,730.00	$20,076.00
Total PROFESSIONAL SERV	**25,024.00**	**13,913.20**	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	**171,861.50**	**$159,509.16**
ADMINISTRATIVE EXPENSES														
5301000-00-00 Recreation/R	248.78	850.00	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.63	12,265.44	$13,400.00
5311000-00-00 Office Suppl	2,071.34	2,444.37	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	18,078.21	$16,275.00
5311010-00-00 Printing	-	-	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	10,800.00	$12,960.00
5311030-00-00 Copier Lease	988.74	1,403.76	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,392.50	$15,600.00

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
5311050-00-00 Postage	971.31	1,029.90	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	15,751.21	$16,500.00
5311130-00-00 IT Support Co	4,167.63	3,225.96	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	46,176.09	$46,539.00
5351020-00-00 Computer Ex	2,102.10	2,102.10	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.37	17,537.54	$16,000.00
5360000-00-00 Telephone an	4,136.79	3,296.91	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	43,433.70	$43,200.00
5370000-00-00 Bad Debts	-	-	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,250.00	$1,500.00
5390000-00-00 Misc Adminis	7,678.46	2,289.55	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	30,801.35	$25,000.00
5390009-00-00 Meeting Expe	465.00	-	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	6,965.00	$7,800.00
5390040-00-00 Credit Card &	74.06	522.01	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	10,896.07	$12,360.00
5390180-00-00 Association	7,802.72	7,052.69	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.60	65,381.05	$60,630.76
5390900-00-00 Misc Exp - N	724.00	1,020.82	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	8,766.02	$8,425.44
5391000-00-00 Dues & Subs	19.99	77.95	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.12	948.78	$1,021.00
5392000-00-00 Travel & Ente	-	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00	$300.00
5393050-00-00 Engineering	-	-	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	20,833.34	$25,000.00
Total ADMINISTRATIVE EXP	**31,450.92**	**25,316.02**	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,876.08	**325,526.30**	**$322,511.20**
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	-	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	180,000.00	$216,000.00
5710000-00-00 Real Estate T	-	(2,065.09)	911.46	911.46	911.46	911.46	911.46	911.46	911.46	911.46	911.46	911.44	7,049.49	$10,937.50
5717000-00-00 State Taxes	-	-	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.63	56,666.66	$68,000.00
5718020-00-00 Personal Pro	-	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	10,000.00	$12,000.00
5719000-00-00 Miscellaneou	-	-	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	3,125.00	$3,750.00
5720000-00-00 Property & L	48,529.91	55,893.91	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	71,341.41	589,726.44	$577,294.00
Total TAXES & INSURANCE	**48,529.91**	**53,828.82**	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	97,231.98	**846,567.59**	**$887,981.50**
FUND TRANSFERS														
9901031-00-00 Transfer Res	6,997.69	14,690.67	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	112,188.36	$108,600.00
9901250-00-00 Transfer to O	-	-	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	41,700.00	$50,040.00
Total FUND TRANSFERS	**6,997.69**	**14,690.67**	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	**153,888.36**	**$158,640.00**
Total OPERATING EXPENSE	**626,303.09**	**750,686.47**	724,168.13	724,168.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	749,513.89	**8,401,256.62**	**$8,472,603.32**
Net Income:	**516,490.69**	**(33,683.37)**	(18,117.84)	(18,117.84)	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	(43,463.65)	**519,043.11**	**$0.11**