



Financial Report Package

August 2025

Fiscal Year: 2026

Prepared for

Parkfairfax Condominium UOA

By

Barkan Management Company, Inc.

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING FUND							
INCOME							
INCOME							
40-4110001 Condo Assessments	\$671,079.63	\$671,009.93	\$69.70	\$2,013,188.23	\$2,013,029.79	\$158.44	\$8,052,119.17
TOTAL INCOME	\$671,079.63	\$671,009.93	\$69.70	\$2,013,188.23	\$2,013,029.79	\$158.44	\$8,052,119.17
OTHER INCOME							
42-4110000 Rental Income	2,745.38	4,425.52	(1,680.14)	9,392.22	13,276.56	(3,884.34)	53,106.26
42-4110180 Clubhouse Rental	-	1,312.50	(1,312.50)	600.00	3,937.50	(3,337.50)	15,750.00
42-4410000 Interest Revenue - Project Operations	15,584.43	10,020.83	5,563.60	37,272.79	30,062.49	7,210.30	120,250.00
42-4910000 Laundry & Vending Revenue	-	1,000.00	(1,000.00)	-	3,000.00	(3,000.00)	12,000.00
42-4920000 NSF and Late Charges	3,892.32	2,000.00	1,892.32	13,840.63	6,000.00	7,840.63	24,000.00
42-4990000 Miscellaneous Inc	413.60	1,500.00	(1,086.40)	7,434.21	4,500.00	2,934.21	18,000.00
42-4990008 In Unit Maintenance	3,415.45	2,225.00	1,190.45	6,709.98	6,675.00	34.98	26,700.00
42-4990085 Utility Reimbursement Inc	453.39	50.00	403.39	1,118.10	150.00	968.10	600.00
42-4990190 Storage Unit Fees	20.00	4,166.67	(4,146.67)	4,742.40	12,500.01	(7,757.61)	50,000.00
42-4990210 Legal - Collections	2,965.07	631.50	2,333.57	8,774.15	1,894.50	6,879.65	7,578.00
42-4990220 Resale Package	2,264.34	3,166.67	(902.33)	9,998.64	9,500.01	498.63	38,000.00
42-4990310 Cable Income	1,654.55	1,400.00	254.55	4,963.65	4,200.00	763.65	16,800.00
42-4990600 Key Income	855.00	2,391.67	(1,536.67)	5,228.80	7,175.01	(1,946.21)	28,700.00
42-4990980 Sales	-	-	-	441,700.24	-	441,700.24	-
42-4991010 Newsletter Income	-	750.00	(750.00)	176.00	2,250.00	(2,074.00)	9,000.00
TOTAL OTHER INCOME	\$34,263.53	\$35,040.36	(\$776.83)	\$551,951.81	\$105,121.08	\$446,830.73	\$420,484.26
TOTAL INCOME	\$705,343.16	\$706,050.29	(\$707.13)	\$2,565,140.04	\$2,118,150.87	\$446,989.17	\$8,472,603.43
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	9,045.82	10,213.33	1,167.51	37,795.87	30,639.99	(7,155.88)	122,560.00
50-5451000 Water	47,310.69	45,325.08	(1,985.61)	126,639.17	135,975.24	9,336.07	543,901.00
50-5452000 Gas	18,044.89	22,217.98	4,173.09	62,001.39	66,653.94	4,652.55	266,615.76
50-5453000 Sewer	57,486.32	87,542.33	30,056.01	270,466.16	262,626.99	(7,839.17)	1,050,508.00
50-5459130 Utility Reimbursement	-	50.00	50.00	-	150.00	150.00	600.00
TOTAL UTILITIES	\$131,887.72	\$165,348.72	\$33,461.00	\$496,902.59	\$496,046.16	(\$856.43)	\$1,984,184.76
CONTRACTS							
53-5360090 Web Site	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
53-5519000 Exterminating Contract	5,550.00	4,697.00	(853.00)	24,974.00	14,091.00	(10,883.00)	56,364.00
53-5525000 Garbage and Trash Removal	35,919.87	34,178.94	(1,740.93)	105,185.92	102,536.82	(2,649.10)	410,147.30
53-5537000 Grounds Contract	24,601.00	31,201.17	6,600.17	73,803.00	93,603.51	19,800.51	374,414.04
53-5542010 Door Entry System	-	215.00	215.00	-	645.00	645.00	2,580.00
53-5547000 Swim Pool	36,768.00	34,680.00	(2,088.00)	108,143.00	104,040.00	(4,103.00)	173,400.00
Maintenance/Contract							
53-5562060 Painting Contract	-	19,746.42	19,746.42	80,524.51	59,239.26	(21,285.25)	236,957.04
TOTAL CONTRACTS	\$102,838.87	\$125,135.20	\$22,296.33	\$392,630.43	\$375,405.60	(\$17,224.83)	\$1,258,862.38

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	\$2,654.00	\$1,625.00	(\$1,029.00)	\$5,557.93	\$4,875.00	(\$682.93)	\$19,500.00
55-5537045 Tree Maintenance	-	2,916.67	2,916.67	1,375.00	8,750.01	7,375.01	35,000.00
55-5537096 Landscape Repairs	1,470.76	10,416.67	8,945.91	6,535.98	31,250.01	24,714.03	125,000.00
55-5537101 Tree Pruning & Removal	35,982.00	16,666.67	(19,315.33)	88,648.00	50,000.01	(38,647.99)	200,000.00
55-5537990 Landscaping Repairs	-	8,333.33	8,333.33	93.26	24,999.99	24,906.73	100,000.00
55-5541000 Repairs - General	4,307.32	7,650.00	3,342.68	19,127.53	22,950.00	3,822.47	91,800.00
55-5541001 Equipment/Tools	1,437.07	333.00	(1,104.07)	4,325.39	999.00	(3,326.39)	3,996.00
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	-	375.00	375.00	1,500.00
55-5541230 Maintenance Supplies	996.22	3,333.33	2,337.11	5,143.61	9,999.99	4,856.38	40,000.00
55-5541400 Equipment Repairs & Maintenance	-	250.00	250.00	-	750.00	750.00	3,000.00
55-5547021 Pool Supplies & Equipment	100.00	1,600.00	1,500.00	4,222.23	4,800.00	577.77	19,200.00
55-5550100 Plumbing Supplies	1,797.58	6,216.67	4,419.09	1,797.58	18,650.01	16,852.43	74,600.00
55-5550300 In-unit Supplies	-	1,250.00	1,250.00	1,712.43	3,750.00	2,037.57	15,000.00
55-5562100 Paint Supplies	2,433.42	1,800.00	(633.42)	5,696.68	5,400.00	(296.68)	21,600.00
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	5,070.55	4,500.00	(570.55)	13,833.72	13,500.00	(333.72)	54,000.00
TOTAL REPAIR & MAINTENANCE	\$56,248.92	\$67,016.34	\$10,767.42	\$158,069.34	\$201,049.02	\$42,979.68	\$804,196.00
PERSONNEL							
57-5309020 Management Salaries	175,310.54	199,800.53	24,489.99	507,675.75	599,401.59	91,725.84	2,397,606.32
57-5313000 Recruitment, Relocation, Training	1,160.70	450.00	(710.70)	6,668.59	1,350.00	(5,318.59)	5,400.00
57-5518000 Uniforms	2,094.22	2,000.00	(94.22)	11,358.02	6,000.00	(5,358.02)	24,000.00
57-5723000 Payroll Taxes & Benefits	26,935.45	39,142.67	12,207.22	80,410.03	117,428.01	37,017.98	469,712.00
TOTAL PERSONNEL	\$205,500.91	\$241,393.20	\$35,892.29	\$606,112.39	\$724,179.60	\$118,067.21	\$2,896,718.32
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,838.00	7,711.10	(126.90)	23,514.01	23,133.30	(380.71)	92,533.16
59-5340000 Legal Expense	5,321.17	2,333.33	(2,987.84)	28,582.36	6,999.99	(21,582.37)	28,000.00
59-5340100 Legal Fees - Collections	-	1,575.00	1,575.00	-	4,725.00	4,725.00	18,900.00
59-5350000 Audit Expense	-	1,673.00	1,673.00	-	5,019.00	5,019.00	20,076.00
TOTAL PROFESSIONAL SERVICES	\$13,159.17	\$13,292.43	\$133.26	\$52,096.37	\$39,877.29	(\$12,219.08)	\$159,509.16
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	1,804.77	1,116.67	(688.10)	2,903.55	3,350.01	446.46	13,400.00
60-5311000 Office Supplies	2,085.75	1,356.25	(729.50)	6,601.46	4,068.75	(2,532.71)	16,275.00
60-5311010 Printing	442.13	1,080.00	637.87	442.13	3,240.00	2,797.87	12,960.00
60-5311030 Copier Lease	415.45	1,300.00	884.55	2,807.95	3,900.00	1,092.05	15,600.00
60-5311050 Postage	1,215.35	1,375.00	159.65	3,216.56	4,125.00	908.44	16,500.00
60-5311130 IT Support Contract	11,523.58	3,878.25	(7,645.33)	18,917.17	11,634.75	(7,282.42)	46,539.00
60-5351020 Computer Expenses	1,795.60	1,333.33	(462.27)	5,999.80	3,999.99	(1,999.81)	16,000.00
60-5360000 Telephone and Answering Service	3,889.52	3,600.00	(289.52)	11,323.22	10,800.00	(523.22)	43,200.00
60-5370000 Bad Debts	-	125.00	125.00	-	375.00	375.00	1,500.00
60-5390000 Misc Administrative Expenses	3,274.26	2,083.33	(1,190.93)	13,242.27	6,249.99	(6,992.28)	25,000.00
60-5390009 Meeting Expenses	-	650.00	650.00	465.00	1,950.00	1,485.00	7,800.00
60-5390040 Credit Card & Bank Fees	657.98	1,030.00	372.02	1,254.05	3,090.00	1,835.95	12,360.00
60-5390180 Association Unit Expense	7,501.89	5,052.56	(2,449.33)	22,357.30	15,157.68	(7,199.62)	60,630.76
60-5390900 Misc Exp - Newsletter	844.82	702.12	(142.70)	2,589.64	2,106.36	(483.28)	8,425.44
60-5391000 Dues & Subscriptions	84.97	85.08	0.11	182.91	255.24	72.33	1,021.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	75.00	75.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	6,249.99	6,249.99	25,000.00
TOTAL ADMINISTRATIVE EXPENSES	\$35,536.07	\$26,875.92	(\$8,660.15)	\$92,303.01	\$80,627.76	(\$11,675.25)	\$322,511.20

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TAXES & INSURANCE							
63-5312200 Income Taxes	\$-	\$18,000.00	\$18,000.00	\$-	\$54,000.00	\$54,000.00	\$216,000.00
63-5710000 Real Estate Taxes	-	911.46	911.46	(2,065.09)	2,734.38	4,799.47	10,937.50
63-5717000 State Taxes	-	5,666.67	5,666.67	-	17,000.01	17,000.01	68,000.00
63-5718020 Personal Property Taxes	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	312.50	312.50	-	937.50	937.50	3,750.00
63-5720000 Property & Liability Insurance (Hazard)	50,370.91	45,995.69	(4,375.22)	154,794.73	137,987.07	(16,807.66)	577,294.00
TOTAL TAXES & INSURANCE	\$50,370.91	\$71,886.32	\$21,515.41	\$152,729.64	\$215,658.96	\$62,929.32	\$887,981.50
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	6,006.69	9,050.00	3,043.31	27,695.05	27,150.00	(545.05)	108,600.00
69-9901250 Transfer to Operating Reserves	-	4,170.00	4,170.00	-	12,510.00	12,510.00	50,040.00
TOTAL FUND TRANSFERS	\$6,006.69	\$13,220.00	\$7,213.31	\$27,695.05	\$39,660.00	\$11,964.95	\$158,640.00
TOTAL DISBURSEMENTS	\$601,549.26	\$724,168.13	\$122,618.87	\$1,978,538.82	\$2,172,504.39	\$193,965.57	\$8,472,603.32
OPERATING FUND NET INCREASE (DECREASE)	\$103,793.90	(\$18,117.84)	\$121,911.74	\$586,601.22	(\$54,353.52)	\$640,954.74	\$0.11

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
INCOME							
40-4500000 Reserve Assessments	\$323,651.50	\$323,651.50	\$-	\$970,954.50	\$970,954.50	\$-	\$3,883,818.00
TOTAL INCOME	\$323,651.50	\$323,651.50	\$-	\$970,954.50	\$970,954.50	\$-	\$3,883,818.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	9,493.17	-	9,493.17	31,181.53	-	31,181.53	-
TOTAL OTHER INCOME	\$9,493.17	\$-	\$9,493.17	\$31,181.53	\$-	\$31,181.53	\$-
TOTAL INCOME	\$333,144.67	\$323,651.50	\$9,493.17	\$1,002,136.03	\$970,954.50	\$31,181.53	\$3,883,818.00
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	-	-	-	33,951.57	-	(33,951.57)	-
95-9900100 Building Exterior	21,761.22	-	(21,761.22)	150,973.20	-	(150,973.20)	-
95-9900200 Building Interior	5,720.44	-	(5,720.44)	20,716.74	-	(20,716.74)	-
95-9900303 Gates, Fences and Retaining Walls	9,450.00	-	(9,450.00)	9,450.00	-	(9,450.00)	-
95-9900305 Exterior lighting	-	-	-	2,640.00	-	(2,640.00)	-
95-9900309 Sidewalk Replacement	-	-	-	8,820.00	-	(8,820.00)	-
95-9900401 Swimming Pool	-	-	-	326.11	-	(326.11)	-
95-9900502 Electrical Switchgear	-	-	-	390.08	-	(390.08)	-
95-9901202 Riser Replacement & Repair	-	-	-	34,577.50	-	(34,577.50)	-
95-9901203 HVAC	8,480.01	-	(8,480.01)	32,764.32	-	(32,764.32)	-
95-9901222 Roof Maintenance	44,619.00	-	(44,619.00)	131,760.75	-	(131,760.75)	-
95-9990101 Special Project 1	10,101.00	-	(10,101.00)	78,513.94	-	(78,513.94)	-
95-9990102 Special Project 2	7,643.02	-	(7,643.02)	22,146.45	-	(22,146.45)	-
95-9990103 Special Project 3	15,780.00	-	(15,780.00)	73,559.00	-	(73,559.00)	-
95-9990104 Special Project 4	3,930.00	-	(3,930.00)	11,550.00	-	(11,550.00)	-
95-9990105 Special Project 5	5,170.00	-	(5,170.00)	395,478.86	-	(395,478.86)	-
TOTAL DISBURSEMENTS	\$132,654.69	\$-	(\$132,654.69)	\$1,007,618.52	\$-	(\$1,007,618.52)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$200,489.98	\$323,651.50	(\$123,161.52)	(\$5,482.49)	\$970,954.50	(\$976,436.99)	\$3,883,818.00
NET INCREASE (DECREASE)	\$304,283.88	\$305,533.66	(\$1,249.78)	\$581,118.73	\$916,600.98	(\$335,482.25)	\$3,883,818.11

Assets
CURRENT ASSETS

10-1110000-00	Petty Cash	\$	500.00
10-1120001-00	Operating Cash		1,485,096.83
10-1130000-00	Accounts Receivable		418,517.80
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		93.20
10-1142300-00	Due to/from Operating		26,806.72
10-1142310-02	Due to/from Reserve		(26,806.72)
10-4200000-00	Allowance For Bad Debt		(164,660.50)

TOTAL CURRENT ASSETS

\$ 1,785,362.15

RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02	Replacement Reserve-MM	\$	2,349,850.90
13-1320100-02	Replacement Reserve-MM		(443,469.39)
13-1320101-02	Bank United - ICS - 5532		3,497,897.24
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		13,131.52

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES

\$ 7,612,410.27

PREPAID EXPENSES

15-1240000-00	Prepaid Property & Liability Insurance	\$	205,987.55
15-1290000-00	Prepaid Expense-Operating		77,114.29

TOTAL PREPAID EXPENSES

\$ 283,101.84

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)
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TOTAL ACCUMULATED DEPRECIATION

\$ (882,999.01)

Total Assets

\$ 9,837,191.13

Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00	Accounts Payable	\$	32,810.42
20-2110020-00	Insurance Claim Payable		662.97
20-2120000-00	Accrued Wages and Payroll Taxes Payable		116,649.42
20-2123000-00	Accrued Expense		236,297.90
20-2123060-00	401K Match Payable		25,750.10
20-2210001-00	Prepaid Assessment		293,024.97
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		155,526.70

TOTAL CURRENT LIABILITIES

\$ 883,552.17

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		95,099.81

TOTAL DEPOSITS LIABILITIES

\$ 97,334.25

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)	581,118.73
TOTAL EQUITY		<u>\$ 8,856,304.71</u>
Total Liabilities & Equity		<u>\$ 9,837,191.13</u>

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	671,079.63	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	8,052,277.61	\$8,052,119.17
Total INCOME	671,101.18	671,007.42	671,079.63	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	8,052,277.61	\$8,052,119.17
OTHER INCOME														
4110000-00-00 Rental Incom	3,340.10	3,306.74	2,745.38	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	49,221.92	\$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	12,412.50	\$15,750.00
4410000-00-00 Interest Reve	6,997.69	14,690.67	15,584.43	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	127,460.30	\$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	9,000.00	\$12,000.00
4920000-00-00 NSF and Lat	5,217.55	4,730.76	3,892.32	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	31,840.63	\$24,000.00
4990000-00-00 Miscellaneous	2,550.01	4,470.60	413.60	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	20,934.21	\$18,000.00
4990008-00-00 In Unit Mainte	1,149.90	2,144.63	3,415.45	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	26,734.98	\$26,700.00
4990085-00-00 Utility Reimbu	-	664.71	453.39	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	1,568.10	\$600.00
4990190-00-00 Storage Unit	1,278.40	3,444.00	20.00	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	42,242.39	\$50,000.00
4990210-00-00 Legal - Colle	-	5,809.08	2,965.07	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	14,457.65	\$7,578.00
4990220-00-00 Resale Pack	4,638.36	3,095.94	2,264.34	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	38,498.63	\$38,000.00
4990310-00-00 Cable Income	1,654.55	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	17,563.65	\$16,800.00
4990600-00-00 Key Income	2,689.80	1,684.00	855.00	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.63	26,753.79	\$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	6,926.00	\$9,000.00
Total OTHER INCOME	471,692.60	45,995.68	34,263.53	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	867,314.99	\$420,484.26
Total OPERATING INCOME	1,142,793.78	717,003.10	705,343.16	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	8,919,592.60	\$8,472,603.43
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,764.67	20,985.38	9,045.82	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	129,715.88	\$122,560.00
5451000-00-00 Water	39,664.24	39,664.24	47,310.69	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	534,564.93	\$543,901.00
5452000-00-00 Gas	22,158.56	21,797.94	18,044.89	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	261,963.21	\$266,615.76
5453000-00-00 Sewer	101,542.23	111,437.61	57,486.32	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	1,058,347.17	\$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	450.00	\$600.00
Total UTILITIES	171,129.70	193,885.17	131,887.72	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	1,985,041.19	\$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	416.63	3,749.99	\$5,000.00
5519000-00-00 Exterminating	5,265.00	14,159.00	5,550.00	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	67,247.00	\$56,364.00
5525000-00-00 Garbage and	33,993.95	35,272.10	35,919.87	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	412,796.40	\$410,147.30
5537000-00-00 Grounds Con	24,601.00	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	354,613.53	\$374,414.00
5542010-00-00 Door Entry S	-	-	-	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	1,935.00	\$2,580.00

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5547000-00-00 Swim Pool M	36,475.00	34,900.00	36,768.00	34,680.00	-	-	-	-	-	-	-	34,680.00	177,503.00	\$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	258,242.29	\$236,957.04
Total CONTRACTS	102,934.95	186,856.61	102,838.87	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	1,276,087.21	\$1,258,862.38
REPAIR & MAINTENANCE														
5515000-00-00 Janitor and C	1,430.24	1,473.69	2,654.00	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	20,182.93	\$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	2,916.63	27,624.99	\$35,000.00
5537096-00-00 Landscape R	5,065.22	-	1,470.76	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	100,285.97	\$125,000.00
5537101-00-00 Tree Pruning	28,695.00	23,971.00	35,982.00	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.63	238,647.99	\$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	8,333.37	75,093.27	\$100,000.00
5541000-00-00 Repairs - Ge	7,124.23	7,695.98	4,307.32	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	87,977.53	\$91,800.00
5541001-00-00 Equipment/To	2,851.24	37.08	1,437.07	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	7,322.39	\$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	1,125.00	\$1,500.00
5541230-00-00 Maintenance	653.95	3,493.44	996.22	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	35,143.62	\$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	2,250.00	\$3,000.00
5547021-00-00 Pool Supplies	890.00	3,232.23	100.00	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	18,622.23	\$19,200.00
5550100-00-00 Plumbing Sup	-	-	1,797.58	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	57,747.57	\$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	12,962.43	\$15,000.00
5562100-00-00 Paint Supplie	1,834.40	1,428.86	2,433.42	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	21,896.68	\$21,600.00
5570000-00-00 Vehicle/Main	76.49	8,686.68	5,070.55	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	54,333.72	\$54,000.00
Total REPAIR & MAINTENA	50,218.58	51,601.84	56,248.92	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	761,216.32	\$804,196.00
PERSONNEL														
5309020-00-00 Management	164,246.03	168,119.18	175,310.54	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	2,305,880.48	\$2,397,606.32
5313000-00-00 Recruitment,	236.12	5,271.77	1,160.70	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	10,718.59	\$5,400.00
5518000-00-00 Uniforms	248.91	9,014.89	2,094.22	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	29,358.02	\$24,000.00
5723000-00-00 Payroll Taxes	25,286.28	28,188.30	26,935.45	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	432,694.02	\$469,712.00
Total PERSONNEL	190,017.34	210,594.14	205,500.91	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	2,778,651.11	\$2,896,718.32
PROFESSIONAL SERVICES														
5320000-00-00 Management	7,522.07	8,153.94	7,838.00	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	92,913.87	\$92,533.16
5340000-00-00 Legal Expen	17,501.93	5,759.26	5,321.17	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	49,582.37	\$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	14,175.00	\$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	15,057.00	\$20,076.00
Total PROFESSIONAL SERV	25,024.00	13,913.20	13,159.17	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	171,728.24	\$159,509.16
ADMINISTRATIVE EXPENSES														
5301000-00-00 Recreation/R	248.78	850.00	1,804.77	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	12,953.54	\$13,400.00
5311000-00-00 Office Suppl	2,071.34	2,444.37	2,085.75	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	18,807.71	\$16,275.00
5311010-00-00 Printing	-	-	442.13	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	10,162.13	\$12,960.00
5311030-00-00 Copier Lease	988.74	1,403.76	415.45	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	14,507.95	\$15,600.00

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5311050-00-00 Postage	971.31	1,029.90	1,215.35	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	15,591.56	\$16,500.00
5311130-00-00 IT Support Co	4,167.63	3,225.96	11,523.58	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	53,821.42	\$46,539.00
5351020-00-00 Computer Ex	2,102.10	2,102.10	1,795.60	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	17,999.81	\$16,000.00
5360000-00-00 Telephone an	4,136.79	3,296.91	3,889.52	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	43,723.22	\$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	1,125.00	\$1,500.00
5390000-00-00 Misc Adminis	7,678.46	2,289.55	3,274.26	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	31,992.28	\$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	6,315.00	\$7,800.00
5390040-00-00 Credit Card &	74.06	522.01	657.98	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	10,524.05	\$12,360.00
5390180-00-00 Association	7,802.72	7,052.69	7,501.89	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	67,830.38	\$60,630.76
5390900-00-00 Misc Exp - N	724.00	1,020.82	844.82	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	8,908.72	\$8,425.44
5391000-00-00 Dues & Subs	19.99	77.95	84.97	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.12	948.67	\$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	225.00	\$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	2,083.37	18,750.01	\$25,000.00
Total ADMINISTRATIVE EXP	31,450.92	25,316.02	35,536.07	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	334,186.45	\$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	162,000.00	\$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	911.44	6,138.03	\$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	5,666.63	50,999.99	\$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	9,000.00	\$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	2,812.50	\$3,750.00
5720000-00-00 Property & L	48,529.91	55,893.91	50,370.91	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	71,341.41	594,101.66	\$577,294.00
Total TAXES & INSURANCE	48,529.91	53,828.82	50,370.91	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	825,052.18	\$887,981.50
FUND TRANSFERS														
9901031-00-00 Transfer Res	6,997.69	14,690.67	6,006.69	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	109,145.05	\$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	37,530.00	\$50,040.00
Total FUND TRANSFERS	6,997.69	14,690.67	6,006.69	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	146,675.05	\$158,640.00
Total OPERATING EXPENSE	626,303.09	750,686.47	601,549.26	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	8,278,637.75	\$8,472,603.32
Net Income:	516,490.69	(33,683.37)	103,793.90	(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)	640,954.85	\$0.11