



Financial Report Package

September 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	\$671,101.18	\$ 671,009.93	\$ 91.25	\$2,684,289.41	\$2,684,039.72	\$ 249.69	\$8,052,119.17
TOTAL INCOME	\$671,101.18	\$ 671,009.93	\$ 91.25	\$2,684,289.41	\$2,684,039.72	\$ 249.69	\$8,052,119.17
OTHER INCOME							
42-4110000 Rental Income	2,745.38	4,425.52	(1,680.14)	12,137.60	17,702.08	(5,564.48)	53,106.26
42-4110180 Clubhouse Rental	-	1,312.50	(1,312.50)	600.00	5,250.00	(4,650.00)	15,750.00
42-4410000 Interest Revenue - Project Operations	16,341.30	10,020.83	6,320.47	53,614.09	40,083.32	13,530.77	120,250.00
42-4910000 Laundry & Vending Revenue	-	1,000.00	(1,000.00)	-	4,000.00	(4,000.00)	12,000.00
42-4920000 NSF and Late Charges	4,798.79	2,000.00	2,798.79	18,639.42	8,000.00	10,639.42	24,000.00
42-4920030 Other Fine Income	450.00	-	450.00	450.00	-	450.00	-
42-4990000 Miscellaneous Inc	724.80	1,500.00	(775.20)	8,159.01	6,000.00	2,159.01	18,000.00
42-4990008 In Unit Maintenance	4,299.43	2,225.00	2,074.43	11,009.41	8,900.00	2,109.41	26,700.00
42-4990085 Utility Reimbursment Inc	302.39	50.00	252.39	1,420.49	200.00	1,220.49	600.00
42-4990190 Storage Unit Fees	1,046.00	4,166.67	(3,120.67)	5,788.40	16,666.68	(10,878.28)	50,000.00
42-4990210 Legal - Collections	1,700.94	631.50	1,069.44	10,475.09	2,526.00	7,949.09	7,578.00
42-4990220 Resale Package	5,107.01	3,166.67	1,940.34	15,105.65	12,666.68	2,438.97	38,000.00
42-4990310 Cable Income	1,654.55	1,400.00	254.55	6,618.20	5,600.00	1,018.20	16,800.00
42-4990600 Key Income	878.40	2,391.67	(1,513.27)	6,107.20	9,566.68	(3,459.48)	28,700.00
42-4990980 Sales	-	-	-	441,700.24	-	441,700.24	-
42-4991010 Newsletter Income	97.00	750.00	(653.00)	273.00	3,000.00	(2,727.00)	9,000.00
TOTAL OTHER INCOME	\$ 40,145.99	\$ 35,040.36	\$ 5,105.63	\$592,097.80	\$140,161.44	\$451,936.36	\$ 420,484.26
TOTAL INCOME	\$711,247.17	\$ 706,050.29	\$ 5,196.88	\$3,276,387.21	\$2,824,201.16	\$452,186.05	\$8,472,603.43
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	24,905.60	10,213.33	(14,692.27)	62,701.47	40,853.32	(21,848.15)	122,560.00
50-5451000 Water	42,609.31	45,325.08	2,715.77	169,248.48	181,300.32	12,051.84	543,901.00
50-5452000 Gas	13,010.16	22,217.98	9,207.82	75,011.55	88,871.92	13,860.37	266,615.76
50-5453000 Sewer	165,724.22	87,542.33	(78,181.89)	436,190.38	350,169.32	(86,021.06)	1,050,508.00
50-5459130 Utility Reimbursement	-	50.00	50.00	-	200.00	200.00	600.00
TOTAL UTILITIES	\$246,249.29	\$ 165,348.72	(\$ 80,900.57)	\$743,151.88	\$661,394.88	(\$ 81,757.00)	\$1,984,184.76
CONTRACTS							
53-5360090 Web Site	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
53-5519000 Exterminating Contract	9,342.00	4,697.00	(4,645.00)	34,316.00	18,788.00	(15,528.00)	56,364.00
53-5525000 Garbage and Trash Removal	34,126.66	34,178.94	52.28	139,312.58	136,715.76	(2,596.82)	410,147.30
53-5537000 Grounds Contract	24,601.00	31,201.17	6,600.17	98,404.00	124,804.68	26,400.68	374,414.04
53-5542010 Door Entry System	-	215.00	215.00	-	860.00	860.00	2,580.00
53-5547000 Swim Pool Maintenance/Contract	4,800.00	34,680.00	29,880.00	112,943.00	138,720.00	25,777.00	173,400.00
53-5562060 Painting Contract	-	19,746.42	19,746.42	80,524.51	78,985.68	(1,538.83)	236,957.04
TOTAL CONTRACTS	\$ 72,869.66	\$ 125,135.20	\$ 52,265.54	\$465,500.09	\$500,540.80	\$ 35,040.71	\$1,258,862.38
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	2,484.79	1,625.00	(859.79)	8,042.72	6,500.00	(1,542.72)	19,500.00
55-5537045 Tree Maintenance	-	2,916.67	2,916.67	1,375.00	11,666.68	10,291.68	35,000.00
55-5537096 Landscape Repairs	3,851.92	10,416.67	6,564.75	10,387.90	41,666.68	31,278.78	125,000.00
55-5537101 Tree Pruning & Removal	10,880.00	16,666.67	5,786.67	99,528.00	66,666.68	(32,861.32)	200,000.00
55-5537990 Landscaping Repairs	4,575.00	8,333.33	3,758.33	4,668.26	33,333.32	28,665.06	100,000.00
55-5541000 Repairs - General	14,908.73	7,650.00	(7,258.73)	34,036.26	30,600.00	(3,436.26)	91,800.00
55-5541001 Equipment/Tools	3,446.05	333.00	(3,113.05)	7,771.44	1,332.00	(6,439.44)	3,996.00
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	-	500.00	500.00	1,500.00
55-5541230 Maintenance Supplies	2,052.48	3,333.33	1,280.85	7,196.09	13,333.32	6,137.23	40,000.00
55-5541400 Equipment Repairs & Maintenance	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
55-5547021 Pool Supplies & Equipment	-	1,600.00	1,600.00	4,222.23	6,400.00	2,177.77	19,200.00
55-5550100 Plumbing Supplies	12,344.68	6,216.67	(6,128.01)	14,142.26	24,866.68	10,724.42	74,600.00
55-5550300 In-unit Supplies	3,836.80	1,250.00	(2,586.80)	5,549.23	5,000.00	(549.23)	15,000.00
55-5562100 Paint Supplies	2,510.35	1,800.00	(710.35)	8,207.03	7,200.00	(1,007.03)	21,600.00
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	4,052.76	4,500.00	447.24	17,886.48	18,000.00	113.52	54,000.00
TOTAL REPAIR & MAINTENANCE	\$ 64,943.56	\$ 67,016.34	\$ 2,072.78	\$223,012.90	\$268,065.36	\$ 45,052.46	\$ 804,196.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
PERSONNEL							
57-5309020 Management Salaries	\$162,284.75	\$199,800.53	\$37,515.78	\$669,960.50	\$799,202.12	\$129,241.62	\$2,397,606.32
57-5313000 Recruitment, Relocation, Training	5,940.46	450.00	(5,490.46)	12,609.05	1,800.00	(10,809.05)	5,400.00
57-5518000 Uniforms	568.23	2,000.00	1,431.77	11,926.25	8,000.00	(3,926.25)	24,000.00
57-5723000 Payroll Taxes & Benefits	25,941.20	39,142.67	13,201.47	106,351.23	156,570.68	50,219.45	469,712.00
TOTAL PERSONNEL	\$194,734.64	\$241,393.20	\$46,658.56	\$800,847.03	\$965,572.80	\$164,725.77	\$2,896,718.32
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,838.00	7,711.10	(126.90)	31,352.01	30,844.40	(507.61)	92,533.16
59-5340000 Legal Expense	-	2,333.33	2,333.33	28,582.36	9,333.32	(19,249.04)	28,000.00
59-5340100 Legal Fees - Collections	4,640.59	1,575.00	(3,065.59)	4,640.59	6,300.00	1,659.41	18,900.00
59-5350000 Audit Expense	-	1,673.00	1,673.00	-	6,692.00	6,692.00	20,076.00
TOTAL PROFESSIONAL SERVICES	\$12,478.59	\$13,292.43	\$813.84	\$64,574.96	\$53,169.72	(\$11,405.24)	\$159,509.16
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	-	1,116.67	1,116.67	2,903.55	4,466.68	1,563.13	13,400.00
60-5311000 Office Supplies	2,379.83	1,356.25	(1,023.58)	8,981.29	5,425.00	(3,556.29)	16,275.00
60-5311010 Printing	-	1,080.00	1,080.00	442.13	4,320.00	3,877.87	12,960.00
60-5311030 Copier Lease	2,204.80	1,300.00	(904.80)	5,012.75	5,200.00	187.25	15,600.00
60-5311050 Postage	855.59	1,375.00	519.41	4,072.15	5,500.00	1,427.85	16,500.00
60-5311130 IT Support Contract	6,753.08	3,878.25	(2,874.83)	25,670.25	15,513.00	(10,157.25)	46,539.00
60-5351020 Computer Expenses	2,102.10	1,333.33	(768.77)	8,101.90	5,333.32	(2,768.58)	16,000.00
60-5360000 Telephone and Answering Service	3,569.31	3,600.00	30.69	14,892.53	14,400.00	(492.53)	43,200.00
60-5370000 Bad Debts	-	125.00	125.00	-	500.00	500.00	1,500.00
60-5390000 Misc Administrative Expenses	568.54	2,083.33	1,514.79	13,810.81	8,333.32	(5,477.49)	25,000.00
60-5390009 Meeting Expenses	490.00	650.00	160.00	955.00	2,600.00	1,645.00	7,800.00
60-5390040 Credit Card & Bank Fees	390.10	1,030.00	639.90	1,644.15	4,120.00	2,475.85	12,360.00
60-5390180 Association Unit Expense	7,052.69	5,052.56	(2,000.13)	29,409.99	20,210.24	(9,199.75)	60,630.76
60-5390900 Misc Exp - Newsletter	398.38	702.12	303.74	2,988.02	2,808.48	(179.54)	8,425.44
60-5391000 Dues & Subscriptions	611.79	85.08	(526.71)	794.70	340.32	(454.38)	1,021.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	100.00	100.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
TOTAL ADMINISTRATIVE EXPENSES	\$27,376.21	\$26,875.92	(\$500.29)	\$119,679.22	\$107,503.68	(\$12,175.54)	\$322,511.20
TAXES & INSURANCE							
63-5312200 Income Taxes	25,000.00	18,000.00	(7,000.00)	25,000.00	72,000.00	47,000.00	216,000.00
63-5710000 Real Estate Taxes	-	911.46	911.46	(2,065.09)	3,645.84	5,710.93	10,937.50
63-5717000 State Taxes	14,308.16	5,666.67	(8,641.49)	14,308.16	22,666.68	8,358.52	68,000.00
63-5718020 Personal Property Taxes	6,808.16	1,000.00	(5,808.16)	6,808.16	4,000.00	(2,808.16)	12,000.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	312.50	312.50	-	1,250.00	1,250.00	3,750.00
63-5720000 Property & Liability Insurance (Hazard)	50,370.91	45,995.69	(4,375.22)	205,165.64	183,982.76	(21,182.88)	577,294.00
TOTAL TAXES & INSURANCE	\$96,487.23	\$71,886.32	(\$24,600.91)	\$249,216.87	\$287,545.28	\$38,328.41	\$887,981.50
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	7,072.56	9,050.00	1,977.44	34,767.61	36,200.00	1,432.39	108,600.00
69-9901250 Transfer to Operating Reserves	-	4,170.00	4,170.00	-	16,680.00	16,680.00	50,040.00
TOTAL FUND TRANSFERS	\$7,072.56	\$13,220.00	\$6,147.44	\$34,767.61	\$52,880.00	\$18,112.39	\$158,640.00
TOTAL DISBURSEMENTS	\$722,211.74	\$724,168.13	\$1,956.39	\$2,700,750.56	\$2,896,672.52	\$195,921.96	\$8,472,603.32
OPERATING FUND NET INCREASE (DECREASE)	(\$10,964.57)	(\$18,117.84)	\$7,153.27	\$575,636.65	(\$72,471.36)	\$648,108.01	\$0.11

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
INCOME							
40-450000 Reserve Assessments	\$323,651.50	\$323,651.50	\$-	\$1,294,606.00	\$1,294,606.00	\$-	\$3,883,818.00
TOTAL INCOME	\$323,651.50	\$323,651.50	\$-	\$1,294,606.00	\$1,294,606.00	\$-	\$3,883,818.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	9,930.23	-	9,930.23	41,111.76	-	41,111.76	-
TOTAL OTHER INCOME	\$9,930.23	\$-	\$9,930.23	\$41,111.76	\$-	\$41,111.76	\$-
TOTAL INCOME	\$333,581.73	\$323,651.50	\$9,930.23	\$1,335,717.76	\$1,294,606.00	\$41,111.76	\$3,883,818.00
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	-	-	-	33,951.57	-	(33,951.57)	-
95-9900100 Building Exterior	1,000.00	-	(1,000.00)	151,973.20	-	(151,973.20)	-
95-9900200 Building Interior	-	-	-	20,716.74	-	(20,716.74)	-
95-9900303 Gates, Fences and Retaining Walls	10,450.00	-	(10,450.00)	19,900.00	-	(19,900.00)	-
95-9900305 Exterior lighting	-	-	-	2,640.00	-	(2,640.00)	-
95-9900309 Sidewalk Replacement	9,800.00	-	(9,800.00)	18,620.00	-	(18,620.00)	-
95-9900401 Swimming Pool	-	-	-	326.11	-	(326.11)	-
95-9900502 Electrical Switchgear	395.00	-	(395.00)	785.08	-	(785.08)	-
95-9901202 Riser Replacement & Repair	-	-	-	34,577.50	-	(34,577.50)	-
95-9901203 HVAC	20,734.81	-	(20,734.81)	53,499.13	-	(53,499.13)	-
95-9901222 Roof Maintenance	60,236.15	-	(60,236.15)	191,996.90	-	(191,996.90)	-
95-9990101 Special Project 1	8,745.00	-	(8,745.00)	87,258.94	-	(87,258.94)	-
95-9990102 Special Project 2	40,326.79	-	(40,326.79)	62,473.24	-	(62,473.24)	-
95-9990103 Special Project 3	83,778.00	-	(83,778.00)	157,337.00	-	(157,337.00)	-
95-9990104 Special Project 4	11,175.00	-	(11,175.00)	22,725.00	-	(22,725.00)	-
95-9990105 Special Project 5	5,025.00	-	(5,025.00)	400,503.86	-	(400,503.86)	-
TOTAL DISBURSEMENTS	\$251,665.75	\$-	(\$251,665.75)	\$1,259,284.27	\$-	(\$1,259,284.27)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$81,915.98	\$323,651.50	(\$241,735.52)	\$76,433.49	\$1,294,606.00	(\$1,218,172.51)	\$3,883,818.00
NET INCREASE (DECREASE)	\$70,951.41	\$305,533.66	(\$234,582.25)	\$652,070.14	\$1,222,134.64	(\$570,064.50)	\$3,883,818.11

Assets
CURRENT ASSETS

10-1110000-00	Petty Cash	\$	500.00
10-1120001-00	Operating Cash		1,460,689.63
10-1130000-00	Accounts Receivable		430,176.95
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		(208.40)
10-1142300-00	Due to/from Operating		23,216.87
10-1142310-02	Due to/from Reserve		(23,216.87)
10-4200000-00	Allowance For Bad Debt		(164,660.50)

TOTAL CURRENT ASSETS

\$ 1,772,312.50

RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02	Replacement Reserve-MM	\$	4,361,557.83
13-1320100-02	Replacement Reserve-MM		(573,987.18)
13-1320101-02	Bank United - ICS - 5532		1,702,058.16
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		17,765.89

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES

\$ 7,702,394.70

PREPAID EXPENSES

15-1240000-00	Prepaid Property & Liability Insurance	\$	202,007.36
15-1290000-00	Prepaid Expense-Operating		76,647.77

TOTAL PREPAID EXPENSES

\$ 278,655.13

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

\$ 9,909,679.20

Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00	Accounts Payable	\$	42,485.84
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		230,129.89
20-2123060-00	401K Match Payable		34,747.98
20-2210001-00	Prepaid Assessment		296,535.79
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		153,872.15

TOTAL CURRENT LIABILITIES

\$ 897,361.73

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		82,826.91

TOTAL DEPOSITS LIABILITIES

\$ 85,061.35

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)	652,070.14
TOTAL EQUITY		<u>\$ 8,927,256.12</u>
Total Liabilities & Equity		<u>\$ 9,909,679.20</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	671,101.18	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.94	8,052,368.86	\$8,052,119.17
Total INCOME	671,101.18	671,007.42	671,079.63	671,101.18	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.94	8,052,368.86	\$8,052,119.17
OTHER INCOME														
4110000-00-00 Rental Incom	3,340.10	3,306.74	2,745.38	2,745.38	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.54	47,541.78	\$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	11,100.00	\$15,750.00
4410000-00-00 Interest Reve	6,997.69	14,690.67	15,584.43	16,341.30	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.87	133,780.77	\$120,250.00
4910000-00-00 Laundry & Ve	-	-	-	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	8,000.00	\$12,000.00
4920000-00-00 NSF and Late	5,217.55	4,730.76	3,892.32	4,798.79	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	34,639.42	\$24,000.00
4920030-00-00 Other Fine In	-	-	-	450.00	-	-	-	-	-	-	-	-	450.00	\$0.00
4990000-00-00 Miscellaneou	2,550.01	4,470.60	413.60	724.80	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	20,159.01	\$18,000.00
4990008-00-00 In Unit Mainte	1,149.90	2,144.63	3,415.45	4,299.43	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	28,809.41	\$26,700.00
4990085-00-00 Utility Reimb	-	664.71	453.39	302.39	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	1,820.49	\$600.00
4990190-00-00 Storage Unit	1,278.40	3,444.00	20.00	1,046.00	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	39,121.72	\$50,000.00
4990210-00-00 Legal - Collec	-	5,809.08	2,965.07	1,700.94	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	15,527.09	\$7,578.00
4990220-00-00 Resale Pack	4,638.36	3,095.94	2,264.34	5,107.01	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.63	40,438.97	\$38,000.00
4990310-00-00 Cable Incom	1,654.55	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	17,818.20	\$16,800.00
4990600-00-00 Key Income	2,689.80	1,684.00	855.00	878.40	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.63	25,240.52	\$28,700.00
4990980-00-00 Sales	441,700.24	-	-	-	-	-	-	-	-	-	-	-	441,700.24	\$0.00
4991010-00-00 Newsletter In	176.00	-	-	97.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	6,273.00	\$9,000.00
Total OTHER INCOME	471,692.60	45,995.68	34,263.53	40,145.99	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.30	872,420.62	\$420,484.26
Total OPERATING	1,142,793.78	717,003.10	705,343.16	711,247.17	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.24	8,924,789.48	\$8,472,603.43
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,764.67	20,985.38	9,045.82	24,905.60	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.37	144,408.15	\$122,560.00
5451000-00-00 Water	39,664.24	39,664.24	47,310.69	42,609.31	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.12	531,849.16	\$543,901.00
5452000-00-00 Gas	22,158.56	21,797.94	18,044.89	13,010.16	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	252,755.39	\$266,615.76
5453000-00-00 Sewer	101,542.23	111,437.61	57,486.32	165,724.22	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.37	1,136,529.06	\$1,050,508.00
5459130-00-00 Utility Reimb	-	-	-	-	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00	\$600.00
Total UTILITIES	171,129.70	193,885.17	131,887.72	246,249.29	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.84	2,065,941.76	\$1,984,184.76
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	3,333.32	\$5,000.00
5519000-00-00 Exterminating	5,265.00	14,159.00	5,550.00	9,342.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	71,892.00	\$56,364.00
5525000-00-00 Garbage and	33,993.95	35,272.10	35,919.87	34,126.66	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.96	412,744.12	\$410,147.30
5537000-00-00 Grounds Con	24,601.00	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	348,013.36	\$374,414.04

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5542010-00-00 Door Entry S	-	-	-	-	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	1,720.00	\$2,580.00
5547000-00-00 Swim Pool M	36,475.00	34,900.00	36,768.00	4,800.00	-	-	-	-	-	-	-	34,680.00	147,623.00	\$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	238,495.87	\$236,957.04
Total CONTRACTS	102,934.95	186,856.61	102,838.87	72,869.66	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	125,135.18	1,223,821.67	\$1,258,862.38
REPAIR & MAINTENANCE														
5515000-00-00 Janitor and C	1,430.24	1,473.69	2,654.00	2,484.79	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	21,042.72	\$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	2,916.63	24,708.32	\$35,000.00
5537096-00-00 Landscape R	5,065.22	-	1,470.76	3,851.92	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.63	93,721.22	\$125,000.00
5537101-00-00 Tree Pruning	28,695.00	23,971.00	35,982.00	10,880.00	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.63	232,861.32	\$200,000.00
5537990-00-00 Landscaping	93.26	-	-	4,575.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.37	71,334.94	\$100,000.00
5541000-00-00 Repairs - Ge	7,124.23	7,695.98	4,307.32	14,908.73	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	95,236.26	\$91,800.00
5541001-00-00 Equipment/To	2,851.24	37.08	1,437.07	3,446.05	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	10,435.44	\$3,996.00
5541043-00-00 Exercise Equ	-	-	-	-	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,000.00	\$1,500.00
5541230-00-00 Maintenance	653.95	3,493.44	996.22	2,052.48	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.37	33,862.77	\$40,000.00
5541400-00-00 Equipment R	-	-	-	-	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,000.00	\$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	17,022.23	\$19,200.00
5550100-00-00 Plumbing Su	-	-	1,797.58	12,344.68	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.63	63,875.58	\$74,600.00
5550300-00-00 In-unit Suppli	1,504.55	207.88	-	3,836.80	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,549.23	\$15,000.00
5562100-00-00 Paint Supplie	1,834.40	1,428.86	2,433.42	2,510.35	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	22,607.03	\$21,600.00
5570000-00-00 Vehicle/Main	76.49	8,686.68	5,070.55	4,052.76	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	53,886.48	\$54,000.00
Total REPAIR & MAINTENANCE	50,218.58	51,601.84	56,248.92	64,943.56	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.26	759,143.54	\$804,196.00
PERSONNEL														
5309020-00-00 Management	164,246.03	168,119.18	175,310.54	162,284.75	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.49	2,268,364.70	\$2,397,606.32
5313000-00-00 Recruitment,	236.12	5,271.77	1,160.70	5,940.46	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	16,209.05	\$5,400.00
5518000-00-00 Uniforms	248.91	9,014.89	2,094.22	568.23	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	27,926.25	\$24,000.00
5723000-00-00 Payroll Taxes	25,286.28	28,188.30	26,935.45	25,941.20	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.63	419,492.55	\$469,712.00
Total PERSONNEL	190,017.34	210,594.14	205,500.91	194,734.64	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.12	2,731,992.55	\$2,896,718.32
PROFESSIONAL SERVICES														
5320000-00-00 Management	7,522.07	8,153.94	7,838.00	7,838.00	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.06	93,040.77	\$92,533.16
5340000-00-00 Legal Expens	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	2,333.37	47,249.04	\$28,000.00
5340100-00-00 Legal Fees -	-	-	-	4,640.59	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	17,240.59	\$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	13,384.00	\$20,076.00
Total PROFESSIONAL SERVICES	25,024.00	13,913.20	13,159.17	12,478.59	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	170,914.40	\$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	1,116.63	11,836.87	\$13,400.00
5311000-00-00 Office Supplie	2,071.34	2,444.37	2,085.75	2,379.83	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	19,831.29	\$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	9,082.13	\$12,960.00

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5311030-00-00 Copier Lease	988.74	1,403.76	415.45	2,204.80	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,412.75	\$15,600.00
5311050-00-00 Postage	971.31	1,029.90	1,215.35	855.59	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	15,072.15	\$16,500.00
5311130-00-00 IT Support Co	4,167.63	3,225.96	11,523.58	6,753.08	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	56,696.25	\$46,539.00
5351020-00-00 Computer Ex	2,102.10	2,102.10	1,795.60	2,102.10	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.37	18,768.58	\$16,000.00
5360000-00-00 Telephone an	4,136.79	3,296.91	3,889.52	3,569.31	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	43,692.53	\$43,200.00
5370000-00-00 Bad Debts	-	-	-	-	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,000.00	\$1,500.00
5390000-00-00 Misc Adminis	7,678.46	2,289.55	3,274.26	568.54	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	30,477.49	\$25,000.00
5390009-00-00 Meeting Expe	465.00	-	-	490.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	6,155.00	\$7,800.00
5390040-00-00 Credit Card &	74.06	522.01	657.98	390.10	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	9,884.15	\$12,360.00
5390180-00-00 Association U	7,802.72	7,052.69	7,501.89	7,052.69	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.60	69,830.51	\$60,630.76
5390900-00-00 Misc Exp - N	724.00	1,020.82	844.82	398.38	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	8,604.98	\$8,425.44
5391000-00-00 Dues & Subs	19.99	77.95	84.97	611.79	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.12	1,475.38	\$1,021.00
5392000-00-00 Travel & Ente	-	-	-	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	200.00	\$300.00
5393050-00-00 Engineering F	-	-	-	-	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	16,666.68	\$25,000.00
Total ADMINISTRATIVE	31,450.92	25,316.02	35,536.07	27,376.21	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,876.08	334,686.74	\$322,511.20
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	-	-	25,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	169,000.00	\$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	911.44	5,226.57	\$10,937.50
5717000-00-00 State Taxes	-	-	-	14,308.16	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.63	59,641.48	\$68,000.00
5718020-00-00 Personal Pro	-	-	-	6,808.16	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	14,808.16	\$12,000.00
5719000-00-00 Miscellaneou	-	-	-	-	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00	\$3,750.00
5720000-00-00 Property & Li	48,529.91	55,893.91	50,370.91	50,370.91	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	71,341.41	598,476.88	\$577,294.00
Total TAXES &	48,529.91	53,828.82	50,370.91	96,487.23	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	97,231.98	849,653.09	\$887,981.50
FUND TRANSFERS														
9901031-00-00 Transfer Res	6,997.69	14,690.67	6,006.69	7,072.56	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	107,167.61	\$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	33,360.00	\$50,040.00
Total FUND TRANSFERS	6,997.69	14,690.67	6,006.69	7,072.56	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	140,527.61	\$158,640.00
Total OPERATING	626,303.09	750,686.47	601,549.26	722,211.74	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	749,513.89	8,276,681.36	\$8,472,603.32
Net Income:	516,490.69	(33,683.37)	103,793.90	(10,964.57)	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	(43,463.65)	648,108.12	\$0.11