# Proposed Parkfairfax FY21 Budget

| Assessment Income | | | | 2020 | 2021 | |
|---|---|---|---|---|---|---|
| | Barkan Codes | | | Current Budget | Draft budget | |
| | | | Percentage Increase | 1.44% | 0.03% | |
| | 5110.001 | 4001 | Residential Assessments | 9053341 | 9055819 | |
| | | | Subtotal | 9053341 | 9055819 | |
| | | | | | | |
| **Unit Rental Income** | | | | | | |
| rental | | 4500 | Rental-223-3278 M Custis Dr | 19200 | 0 | Sell 3278 MC |
| oncall | | 4501 | Rental-309-3544 M Custis Dr | 7800 | 6804 | |
| rental | | 4502 | Rental-309-3546 M Custis Dr | 17580 | 17580 | |
| rental | | 4503 | Rental-309-3552 M Custis Dr | 17580 | 17580 | |
| rental | | 4504 | Rental-401-1401 M Custis Dr | 18720 | 18720 | |
| rental | | 4505 | Rental-401-1403 M Custis Dr | 18960 | 18960 | |
| rental PD | | 4507 | Rental-401-1407 M Custis Dr | 11700 | 12000 | |
| rental | | 4508 | Rental-802-3344 Valley Dr | 24000 | 24000 | |
| oncall | | 4509 | Rental-309-3554 M Custis Dr | 7800 | 6804 | |
| oncall | | 4510 | Rental-802-3354 Valley Dr | 10800 | 8160 | |
| oncall | | 4515 | Rental-401-1405 M Custis Dr | 12600 | 9708 | |
| | | | | | | |
| | 5110.000 | | Subtotal | 166740 | 140316 | |
| | | | | | | |
| **Other Income** | | | | | | |
| | 5990.310 | 4610 | Cable Revenue | 16800 | 16800 | |
| | 5920.000 | 4615 | Late Fees & Interest | 18000 | 20000 | based on 2020 trending |
| | 5990.600 | 4625 | Key Fees | 8000 | 8000 | |
| | 5990.008 | 4630 | In Unit Service Fees/USP Income | 40000 | 40000 | |
| | 5910.000 | 4635 | Laundry Fees | 48000 | 40000 | Based on FY20 trending |
| | 5991.010 | 4645 | Newsletter Advertising | 40000 | 28000 | newsletter smaller less ads |
| | 5110.180 | 4650 | Facilities Rental Income | 5000 | 5000 | |
| | 5990.190 | 4655 | Storage Facility Rental Income | 45000 | 50000 | Based on 10% increase |
| | 5990.220 | 4660 | Resale Processing Fees | 48000 | 48000 | |
| | 5990.000 | 4690 | Other User Income | 8000 | 8000 | |
| | 5410.000 | 4910 | Interest Earned-Reserve Accounts | 70000 | 93000 | based on 2020 trending |
| | | | | | | |
| | | | Subtotal Other Income | 346800 | 356800 | |
| | | | | | | |
| | | | total other income and unit rental income | 513540 | 497116 | |
| | | | | | | |
| | | | Total Income | 9566881 | 9552935 | |
| | | | | | | |
| **Administrative** | | | | | | |
| | 2320.000 | 2185 | AU Mortgage Principal | 4982 | | |
| | 6301.000 | 5010 | Activity Charges/Activities Committees | 10000 | 11700 | 1 movie night & licensing |
| | 6351.020 | 5020 | Computer Repair & Maintenance | 35000 | 38000 | based on 2019 trending |
| | 6311.080 | 5030 | Office Equipment Lease | 7200 | 7200 | |
| | 6311.000 | 5035 | Office Supplies | 15500 | 15500 | |
| | 6311.010 | 5036 | Copying | 6800 | 0 | combined with 5070 |
| | 6311.130 | 5040 | Office Systems Services | 47000 | 40000 | Keytrak Maint & Buildium |
| | 6391.000 | 5045 | Dues & Subscriptions | 300 | 300 | |
| | 6390.900 | 5050 | Newsletter Services | 38500 | 32000 | reduced smaller issues |
| | 6390.180 | 5055 | Unit Assessments/Assn Fees for AO Units | 98127 | 91743 | Remove 3278 MC |
| | 6311.050 | 5060 | Postage | 19000 | 11000 | reduced based on trending |
| | 6311.010 | 5070 | Printing | 4400 | 11200 | added line 5036 coping |
| | 6360.000 | 5080 | Telephone Services | 32500 | 36000 | |
| | | 5090 | Other Administrative Services | 33000 | 32000 | |
| | | 5095 | Website Design & Maintenance | 0 | 0 | |
| | | | | | | |
| | | | Subtotal Administrative | 352309 | 326643 | |
| | | | | | | |
| **Board/Annual Meeting Expenses** | | | | | | |
| | 6390.009 | 5100 | Annual Meeting Expenses | 14000 | 14000 | |
| | | | | | | |
| | | | Subtotal | 14000 | 14000 | |

# Proposed Parkfairfax FY21 Budget

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| **Payroll Salaries** | | | | | | |
| | | 5302 | Administrative Salaries | 299937 | 271369 | 3.00% |
| | | 5304 | Maintenance Salaries | 1077946 | 1125608 | Includes 2 and 3% per CBA |
| | | 5306 | Manager/Assistant Manager Salaries | 338592 | 323131 | 2.00% |
| | | | | | | |
| | | | Subtotal | 1716475 | 1720108 | |
| | | | | | | |
| **Payroll Taxes/Benefits** | | | | | | |
| | | 5325 | Bonuses | 1000 | 1000 | |
| | | 5330 | Health Life  Benefits | 465277 | 459728 | based on Man-U increase |
| | 6392.020 | 5335 | Mileage | 300 | 300 | |
| | | 5340 | Payroll Taxes - Management | 34977 | 33379 | |
| | | 5345 | Payroll Taxes - Administrative | 30981 | 28032 | |
| | | 5350 | Payroll Taxes - Maintenance | 111352 | 116275 | |
| | | 5365 | Retirement - Management | 12491 | 12931 | |
| | | 5370 | Retirement - Administrative | 6813 | 7053 | |
| | 6513.000 | 5375 | Retirement - Maintenance | 29494 | 30533 | |
| | | 5380 | Employee Recruitment | 400 | 400 | |
| | | 5390 | Workers Compensation | 74758 | 82585 | w/ new mod 9.4%% increase |
| | 6513.000 | 5395 | Education/Training Benefit | 8000 | 8000 | |
| | | | | | | |
| | | | Subtotal Payroll Taxes/Benefits | 775843 | 780218 | 2500326 |
| | | | | | | |
| **Utilities** | | | | | | |
| | 6451.000 | 6010 | Water Service & Sewer | 1251995 | 1289555 | 3% increase |
| | 6542.000 | 6020 | Gas Service | 240000 | 225000 | Based on 2019 trending |
| | 6450.000 | 6030 | Electric Service | 100000 | 100000 | |
| | 6525.000 | 6035 | Trash & Recycling Service | 352975 | 352975 | |
| | | | | | | |
| | | | Subtotal Utilities | 1944970 | 1967530 | |
| **Contracted Services and Supplies** | | | | | | |
| | 6537.000 | 6100 | Grounds & Landscaping - Contracts | 277460 | 283009 | 2% per contract |
| | 6550.300 | 6115 | In Unit Supplies/USP Parts & Supplies | 10000 | 10000 | |
| | 6537.010 | 6120 | Tree Maintenance | 180000 | 180000 | |
| | 6537.040 | 6130 | Landscape Other | 120000 | 120000 | |
| | 6519.000 | 6140 | Pest Control | 95000 | 85000 | based on trending |
| | 6518.000 | 6150 | Uniforms | 18000 | 20000 | based on trending |
| | 6548.000 | 6160 | Snow Removal Services | 20000 | 20000 | |
| | 6541.043 | 6170 | Exercise Facility Equipment R&M | 3000 | 3000 | |
| | 6570.000 | 6190 | Vehicles Major Repairs | 17000 | 0 | move to 6195 |
| | 6570.000 | 6195 | Vehicle Gas & Maintenance | 30000 | 47000 | combined with 6190 |
| | | | | | | |
| | | | Subtotal Contracted Services & Supplies | 770460 | 768009 | |
| **Repair & Maintenance** | | | | | | |
| | 6541.000 | 6410 | Building Repair & Maintenance | 100000 | 100000 | |
| | | 6415 | Electrical/Lighting Repair & Maintenance | 0 | 0 | moved to reserves 1.027 |
| | 6541.810 | 6420 | Equipment Rental/Repair & Maintenance | 2500 | 2500 | |
| | | 6430 | General Repair & Maintenance | 0 | 0 | combined to 6410 |
| | 6541.230 | 6440 | General Maintenance Suppies & Equip | 35000 | 35000 | |
| | 6515.000 | 6445 | Janitorial and Cleaning Supplies | 20000 | 20000 | |
| | 6562.000 | 6450 | Painting Services (contracted) | 221000 | 240000 | new contract with doors (not including window credit) |
| | 6562.100 | 6452 | Painting Supplies | 17000 | 19000 | |
| | 6541.280 | 6455 | Plumbing Supplies | 30000 | 30000 | |
| | | 6460 | New Railing Installation | 0 | 0 | moved to reserves 1.012 |
| | 6541.001 | 6470 | Tools | 3000 | 3000 | |
| | | | | | | |
| | | | Subtotal Repair & Maintenance | 428500 | 449500 | |

# Proposed Parkfairfax FY21 Budget

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| **Pool Expenses** | | | | | | |
| | 6547.000 | 6510 | Pool Management | 104200 | 105470 | New lower quote 3 YR American Pool |
| | 6541.810 | 6520 | Pool Supplies | 12000 | 15000 | |
| | | | | | | |
| | | | Subtotal Pool Expenses | 116200 | 120470 | |
| | | | | | | |
| **Professional Services** | | | | | | |
| | 6350.000 | 6610 | Audit/Tax Return Preparation | 15500 | 15500 | |
| | 6393.050 | 6620 | Engineering Services | 15000 | 10000 | Based on 2020 actuals |
| | 6340.100 | 6630 | Legal Fees - Collections | 15000 | 15000 | |
| | 6340.000 | 6640 | Legal Fees - General Counsel | 45000 | 45000 | |
| | 6340.800 | 6645 | Legal Fees - Labor | 35000 | 5000 | CBA/labor counsel |
| | 6320.000 | 6650 | Management Fees | 75833 | 75833 | |
| | | 6660 | Professional Fees | 0 | 0 | |
| | | | | | | |
| | | | Subtotal Professional Services | 201333 | 166333 | |
| | | | | | | |
| **Other Expenses** | | | | | | |
| | | | | | | |
| | 6370.000 | 6710 | Bad Debt | 1500 | 1500 | |
| | 6720.000 | 6720 | General Liability Insurance Premiums/Insurance - Bldg | 345968 | 354784 | Brethren assume 2.4% incr. |
| | 6719.000 | 6430 | Permits & Licenses | 2000 | 3000 | Based on 2020 trending |
| | 6718.010 | 6740 | Income Tax | 15000 | 15000 | |
| | 6710.000 | 6750 | Property/Real Estate Tax | 26000 | 23500 | Remove 3278 MC |
| | 3590.380 | 6765 | Prior Year Owners Equity | 4375 | 0 | |
| | 6820.000 | 6780 | Owned Unit Mortgage Interest | 7692 | 0 | |
| | 6720.030 | 1125 | Insurance Claims/Insurance Losses | 50000 | 50000 | |
| | 6730.000 | 6781 | Capital Expenses | 100000 | 100000 | |
| | | | | | | |
| | | | Subtotal Other Expense | 552535 | 547784 | |
| | | | | | | |
| | 9901.015 | 6900 | Reserves Repair & Replacement | 2701360 | 2692340 | |
| | | | | | | |
| | | | Total Parkfairfax Expense | 9573985 | 9552935 | |