



Financial Report Package

April 2024

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	\$552,887.14	\$550,727.50	\$2,159.64	\$6,060,957.71	\$6,058,002.50	\$2,955.21	\$6,608,730.00
TOTAL INCOME	\$552,887.14	\$550,727.50	\$2,159.64	\$6,060,957.71	\$6,058,002.50	\$2,955.21	\$6,608,730.00
OTHER INCOME							
42-4110000 Rental Income	7,669.47	9,112.08	(1,442.61)	103,552.65	100,232.88	3,319.77	109,344.96
42-4110180 Clubhouse Rental	1,134.37	625.00	509.37	9,518.37	6,875.00	2,643.37	7,500.00
42-4410000 Interest Revenue - Project Operations	9,956.11	9,666.67	289.44	106,827.40	106,333.37	494.03	116,000.04
42-4910000 Laundry & Vending Revenue	-	1,833.33	(1,833.33)	11,018.39	20,166.63	(9,148.24)	21,999.96
42-4920000 NSF and Late Charges	(28.06)	1,708.33	(1,736.39)	18,014.02	18,791.63	(777.61)	20,499.96
42-4920030 Other Fine Income	(300.00)	-	(300.00)	-	-	-	-
42-4990000 Miscellaneous Inc	1,632.75	1,340.00	292.75	13,408.47	14,740.00	(1,331.53)	16,080.00
42-4990008 In Unit Maintenance	1,644.24	2,500.00	(855.76)	17,755.83	27,500.00	(9,744.17)	30,000.00
42-4990190 Storage Unit Fees	1,751.00	4,783.58	(3,032.58)	37,799.24	52,619.38	(14,820.14)	57,402.96
42-4990210 Legal - Collections	-	208.33	(208.33)	7,164.18	2,291.63	4,872.55	2,499.96
42-4990220 Resale Package	4,157.80	4,083.33	74.47	28,633.83	44,916.63	(16,282.80)	48,999.96
42-4990310 Cable Income	1,654.55	1,400.00	254.55	16,927.30	15,400.00	1,527.30	16,800.00
42-4990600 Key Income	623.67	1,833.33	(1,209.66)	18,786.29	20,166.63	(1,380.34)	21,999.96
42-4990960 Prior Year Surplus	-	5,671.83	(5,671.83)	56,718.81	62,390.13	(5,671.32)	68,062.00
42-4990980 Sales	-	59,166.67	(59,166.67)	275,344.64	650,833.37	(375,488.73)	710,000.04
42-4991010 Newsletter Income	1,000.00	1,000.00	-	9,282.81	11,000.00	(1,717.19)	12,000.00
TOTAL OTHER INCOME	\$30,895.90	\$104,932.48	(\$74,036.58)	\$730,752.23	\$1,154,257.28	(\$423,505.05)	\$1,259,189.80
TOTAL INCOME	\$583,783.04	\$655,659.98	(\$71,876.94)	\$6,791,709.94	\$7,212,259.78	(\$420,549.84)	\$7,867,919.80
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	727.93	6,290.00	5,562.07	104,535.72	108,955.00	4,419.28	115,509.00
50-5451000 Water	39,043.41	34,387.00	(4,656.41)	490,781.51	454,834.00	(35,947.51)	493,092.00
50-5452000 Gas	44,353.86	21,337.00	(23,016.86)	225,324.30	219,968.00	(5,356.30)	238,622.00
50-5453000 Sewer	194,132.00	117,568.00	(76,564.00)	1,079,653.50	950,085.00	(129,568.50)	1,025,719.00
TOTAL UTILITIES	\$278,257.20	\$179,582.00	(\$98,675.20)	\$1,900,295.03	\$1,733,842.00	(\$166,453.03)	\$1,872,942.00
CONTRACTS							
53-5360090 Web Site	-	99.00	99.00	704.51	1,089.00	384.49	1,188.00
53-5519000 Exterminating Contract	10,094.97	4,583.33	(5,511.64)	34,044.83	50,416.63	16,371.80	54,999.96
53-5525000 Garbage and Trash Removal	70,269.16	32,616.67	(37,652.49)	408,314.48	358,783.37	(49,531.11)	391,400.04
53-5537000 Grounds Contract	190.27	24,841.00	24,650.73	217,689.27	264,647.00	46,957.73	289,487.00
53-5537045 Tree Pruning & Removal	3,780.00	14,166.67	10,386.67	83,675.00	155,833.37	72,158.37	170,000.04
53-5542010 Door Entry System	-	342.00	342.00	-	3,762.00	3,762.00	4,104.00
53-5547000 Swim Pool Maintenance/Contract	11,750.00	28,699.99	16,949.99	82,380.00	114,799.97	32,419.97	143,499.96
53-5548000 Snow Removal	-	-	-	813.00	-	(813.00)	-
53-5562000 Decorating Contract	-	-	-	242,748.57	236,390.04	(6,358.53)	236,390.04
TOTAL CONTRACTS	\$96,084.40	\$105,348.66	\$9,264.26	\$1,070,369.66	\$1,185,721.38	\$115,351.72	\$1,291,069.04

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REPAIR & MAINTENANCE							
55-5509000 Common Area Maintenance	\$2,626.21	\$-	(\$2,626.21)	\$2,626.21	\$-	(\$2,626.21)	\$-
55-5515000 Janitor and Cleaning Supplies	2,269.27	1,875.00	(394.27)	17,167.00	20,625.00	3,458.00	22,500.00
55-5537096 Grounds Non Contract	-	12,500.00	12,500.00	41,052.75	137,500.00	96,447.25	150,000.00
55-5537101 Tree Maintenance & Removal	4,050.00	2,500.00	(1,550.00)	13,900.00	27,500.00	13,600.00	30,000.00
55-5537990 Landscaping-Other	6,512.21	8,333.33	1,821.12	9,652.89	91,666.63	82,013.74	99,999.96
55-5541000 Repairs - General	674.41	7,850.92	7,176.51	44,800.20	86,360.12	41,559.92	94,211.04
55-5541001 Equipment/Tools	33.36	435.92	402.56	4,666.05	4,795.12	129.07	5,231.04
55-5541043 Exercise Equipment - Repairs	1,610.23	250.00	(1,360.23)	1,610.23	2,750.00	1,139.77	3,000.00
55-5541050 Repairs-Plumbing	-	583.33	583.33	-	6,416.63	6,416.63	6,999.96
55-5541230 Maintenance Supplies	12,946.61	3,583.33	(9,363.28)	46,978.02	39,416.63	(7,561.39)	42,999.96
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	2,512.29	2,291.63	(220.66)	2,499.96
55-5542210 Repairs Contract In-Unit	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
55-5547021 Pool Supplies & Equipment	13,910.00	3,700.00	(10,210.00)	15,568.64	14,800.00	(768.64)	18,500.00
55-5550100 Plumbing Supplies	9,740.00	4,470.00	(5,270.00)	50,247.21	49,170.00	(1,077.21)	53,640.00
55-5550300 In-unit Supplies	217.83	1,375.00	1,157.17	11,275.23	15,125.00	3,849.77	16,500.00
55-5562100 Paint Supplies	2,907.03	1,666.67	(1,240.36)	19,118.89	18,333.37	(785.52)	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	4,107.66	4,000.00	(107.66)	60,131.10	44,000.00	(16,131.10)	48,000.00
TOTAL REPAIR & MAINTENANCE	\$61,604.82	\$53,581.83	(\$8,022.99)	\$341,306.71	\$563,500.13	\$222,193.42	\$617,081.96
PERSONNEL							
57-5309020 Management Salaries	160,555.54	174,489.45	13,933.91	1,846,392.86	1,993,264.65	146,871.79	2,192,381.00
57-5313000 Recruitment, Relocation, Training	485.08	625.00	139.92	5,928.47	6,875.00	946.53	7,500.00
57-5518000 Uniforms	226.36	2,000.00	1,773.64	31,964.95	22,000.00	(9,964.95)	24,000.00
57-5723000 Payroll Taxes & Benefits	32,784.69	37,974.50	5,189.81	344,648.76	417,394.50	72,745.74	455,367.00
TOTAL PERSONNEL	\$194,051.67	\$215,088.95	\$21,037.28	\$2,228,935.04	\$2,439,534.15	\$210,599.11	\$2,679,248.00
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,198.16	7,095.00	(103.16)	79,179.76	82,043.00	2,863.24	89,138.00
59-5340000 Legal Expense	2,952.49	2,916.67	(35.82)	32,206.53	32,083.37	(123.16)	35,000.04
59-5340100 Legal Fees - Collections	-	1,333.33	1,333.33	9,340.38	14,666.63	5,326.25	15,999.96
59-5350000 Audit Expense	-	-	-	18,220.00	17,200.00	(1,020.00)	17,200.00
TOTAL PROFESSIONAL SERVICES	\$10,150.65	\$11,345.00	\$1,194.35	\$138,946.67	\$145,993.00	\$7,046.33	\$157,338.00
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	1,138.32	1,054.17	(84.15)	13,493.61	11,595.87	(1,897.74)	12,650.04
60-5311000 Office Supplies	3,134.38	1,333.33	(1,801.05)	14,451.31	14,666.63	215.32	15,999.96
60-5311010 Printing	896.32	750.00	(146.32)	15,816.08	8,250.00	(7,566.08)	9,000.00
60-5311030 Copier Lease	602.33	1,636.67	1,034.34	11,410.30	18,003.37	6,593.07	19,640.04
60-5311050 Postage	317.74	1,541.67	1,223.93	23,273.35	16,958.37	(6,314.98)	18,500.04
60-5311130 IT Support Contract	1,661.53	3,693.58	2,032.05	40,088.02	40,629.38	541.36	44,322.96
60-5351020 Computer Expenses	368.99	2,768.83	2,399.84	1,966.36	30,457.13	28,490.77	33,225.96
60-5351040 Software	(19.99)	-	19.99	-	-	-	-
60-5360000 Telephone and Answering Service	8,614.46	3,791.67	(4,822.79)	41,045.44	41,708.37	662.93	45,500.04
60-5370000 Bad Debts	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
60-5390000 Misc Administrative Expenses	2,548.41	2,083.33	(465.08)	25,169.30	22,916.63	(2,252.67)	24,999.96
60-5390009 Meeting Expenses	465.00	666.67	201.67	5,449.24	7,333.37	1,884.13	8,000.04
60-5390040 Credit Card & Bank Fees	837.70	1,000.00	162.30	12,192.24	11,000.00	(1,192.24)	12,000.00
60-5390180 Association Unit Expense	-	8,566.42	8,566.42	84,918.70	94,230.62	9,311.92	102,797.04
60-5390900 Misc Exp - Newsletter	1,047.19	708.33	(338.86)	7,477.41	7,791.63	314.22	8,499.96
60-5391000 Dues & Subscriptions	910.02	50.00	(860.02)	4,231.32	550.00	(3,681.32)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	275.00	275.00	300.00
60-5393050 Engineering Fees	-	416.67	416.67	-	4,583.37	4,583.37	5,000.04
TOTAL ADMINISTRATIVE EXPENSES	\$22,522.40	\$30,211.34	\$7,688.94	\$300,982.68	\$332,324.74	\$31,342.06	\$362,536.08

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TAXES & INSURANCE							
63-5312200 Income Taxes	\$12,326.00	\$12,326.33	\$0.33	\$126,640.06	\$135,589.63	\$8,949.57	\$147,915.96
63-5710000 Real Estate Taxes	(1,600.22)	1,345.83	2,946.05	5,756.29	14,804.13	9,047.84	16,149.96
63-5717000 State Taxes	3,906.00	3,906.67	0.67	42,941.49	42,973.37	31.88	46,880.04
63-5718020 Personal Property Taxes	-	-	-	21,660.82	20,553.00	(1,107.82)	20,553.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	(195.30)	358.33	553.63	2,252.21	3,941.63	1,689.42	4,299.96
63-5720000 Property & Liability Insurance (Hazard)	44,835.32	38,658.83	(6,176.49)	433,363.70	425,247.17	(8,116.53)	463,906.00
63-5730000 Capital Expenses	2,150.00	166.67	(1,983.33)	24,502.79	1,833.37	(22,669.42)	2,000.04
TOTAL TAXES & INSURANCE	\$61,421.80	\$56,762.66	(\$4,659.14)	\$657,117.36	\$644,942.30	(\$12,175.06)	\$701,704.96
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	9,956.11	9,666.67	(289.44)	106,827.40	106,333.37	(494.03)	116,000.04
69-9901250 Transfer to Operating Reserves	-	5,833.33	5,833.33	-	64,166.63	64,166.63	69,999.96
TOTAL FUND TRANSFERS	\$9,956.11	\$15,500.00	\$5,543.89	\$106,827.40	\$170,500.00	\$63,672.60	\$186,000.00
TOTAL DISBURSEMENTS	\$734,049.05	\$667,420.44	(\$66,628.61)	\$6,744,780.55	\$7,216,357.70	\$471,577.15	\$7,867,920.04
OPERATING FUND NET INCREASE (DECREASE)	(\$150,266.01)	(\$11,760.46)	(\$138,505.55)	\$46,929.39	(\$4,097.92)	\$51,027.31	(\$0.24)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
INCOME							
40-450000 Reserve Assessments	\$339,912.00	\$339,911.75	\$0.25	\$3,739,032.00	\$3,739,029.25	\$2.75	\$4,078,941.00
TOTAL INCOME	\$339,912.00	\$339,911.75	\$0.25	\$3,739,032.00	\$3,739,029.25	\$2.75	\$4,078,941.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	9,956.11	-	9,956.11	106,827.40	-	106,827.40	-
TOTAL OTHER INCOME	\$9,956.11	\$-	\$9,956.11	\$106,827.40	\$-	\$106,827.40	\$-
TOTAL INCOME	\$349,868.11	\$339,911.75	\$9,956.36	\$3,845,859.40	\$3,739,029.25	\$106,830.15	\$4,078,941.00
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	20,385.00	-	(20,385.00)	20,385.00	-	(20,385.00)	-
95-9900100 Building Exterior	69,097.40	-	(69,097.40)	69,097.40	-	(69,097.40)	-
95-9900108 Façade	650.00	-	(650.00)	650.00	-	(650.00)	-
95-9900305 Exterior lighting	688.68	-	(688.68)	688.68	-	(688.68)	-
95-9900901 Consulting/Engineering	27,196.74	-	(27,196.74)	27,196.74	-	(27,196.74)	-
95-9901000 Reserve Expens	(92,385.95)	-	92,385.95	3,084,117.50	-	(3,084,117.50)	-
95-9901216 Tools & Equipment	377.60	-	(377.60)	377.60	-	(377.60)	-
95-9901222 Roof Maintenance	25,056.11	-	(25,056.11)	25,056.11	-	(25,056.11)	-
TOTAL DISBURSEMENTS	\$51,065.58	\$-	(\$51,065.58)	\$3,227,569.03	\$-	(\$3,227,569.03)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$298,802.53	\$339,911.75	(\$41,109.22)	\$618,290.37	\$3,739,029.25	(\$3,120,738.88)	\$4,078,941.00
NET INCREASE (DECREASE)	\$148,536.52	\$328,151.29	(\$179,614.77)	\$665,219.76	\$3,734,931.33	(\$3,069,711.57)	\$4,078,940.76

Assets		
CURRENT ASSETS		
10-1110000-00-00	Petty Cash	\$ 500.00
10-1120001-00-00	Operating Cash	856,503.89
10-1130000-00-00	Accounts Receivable	399,041.73
10-1132000-00-00	Accounts Receivable	45,814.82
10-1132005-00-00	AR In Unit Service	603.25
10-1140000-00-00	AR-other	6,709.00
10-1140020-00-00	Insurance Receivable	39,138.38
10-1142300-00-00	Due to/from Operating	840.87
10-1142310-02-02	Due to/from Reserve	(840.87)
10-4200000-00-00	Allowance For Bad Debt	<u>(147,268.70)</u>
TOTAL CURRENT ASSETS		\$ 1,201,042.37
DEPOSITS HELD IN TRUST		
12-1190000-00-00	Miscellaneous Current Assets	<u>\$ 2,759.00</u>
TOTAL DEPOSITS HELD IN TRUST		\$ 2,759.00
RESTRICTED DEPOSITS & FUNDED RESERVES		
13-1320000-02-02	Replacement Reserve-MM	\$ 1,492,279.53
13-1320100-02-02	Replacement Reserve-MM	2,407,214.01
13-1320200-02-02	Replacement Reserve-CD	2,885,000.00
13-1320600-00-00	Accrued Interest Receivable	\$ (4,379.71)
13-1320600-00-02	Accrued Interest Receivable	<u>39,085.35</u>
TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		\$ 6,819,199.18
PREPAID EXPENSES		
15-1240000-00-00	Prepaid Property & Liability Insurance	\$ 152,397.60
15-1271000-00-00	Prepaid Income Taxes	1,909.00
15-1290000-00-00	Prepaid Expense-Operating	<u>39,973.71</u>
TOTAL PREPAID EXPENSES		\$ 194,280.31
PROPERTY & EQUIPMENT		
17-1420000-00-00	Buildings	\$ 602,000.00
17-1440010-00-00	Office Equipment	249.07
17-1470000-00-00	Maintenance Equipment	2,492.79
17-1480000-00-00	Motor Vehicles	<u>553,094.95</u>
TOTAL PROPERTY & EQUIPMENT		\$ 1,157,836.81
ACCUMULATED DEPRECIATION		
18-1700000-00-00	Accumulated Depreciation	<u>\$ (966,543.81)</u>
TOTAL ACCUMULATED DEPRECIATION		\$ (966,543.81)
OTHER ASSETS		
19-1904010-00-00	Deferred Tax Asset	<u>\$ 9,450.00</u>
TOTAL OTHER ASSETS		\$ 9,450.00
Total Assets		\$ 8,418,023.86

Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00-00	Accounts Payable	\$ 361,633.20
20-2110020-00-00	Insurance Claim Payable	44,367.65
20-2113000-00-00	Accounts Payable Legacy	(1,004.83)
20-2120000-00-00	Accrued Wages and Payroll Taxes Payable	124,559.71
20-2123000-00-00	Accrued Expense	237,428.04
20-2123060-00-00	401K Match Payable	21,158.69

20-2199000-00-00	Other Current Liabilities		1,419.72
20-2210001-00-00	Prepaid Assessment		177,062.00
20-2210100-00-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00-00	Deferred Income		225,404.70
TOTAL CURRENT LIABILITIES		\$	\$ 1,214,858.57
DEPOSITS LIABILITIES			
22-2191000-00-00	Tenant Security Deposits Held in Trust (Contra)	\$	4,489.00
22-2191050-00-00	Refund Clearing Account		(995.56)
TOTAL DEPOSITS LIABILITIES		\$	\$ 3,493.44
EQUITY			
31-3130000-00-00	Owner Equity/Certificates Held in Treasury (Coops)	\$	(176.81)
31-3130030-00-00	Fund Balance		1,833.18
31-3130055-00-00	Special Project		81,961.01
31-3130060-02-02	PY-Capital Reserve Fund		5,129,712.07
31-3130065-00-00	Pool/Maint Bldg Capital Proi		(31,640.00)
31-3130850-00-00	Property Fund		167,217.07
31-3210030-00-00	Retained Earnings Operating Fnd		1,185,545.57
	Net Income Gain / (Loss)		665,219.76
TOTAL EQUITY		\$	\$ 7,199,671.85
Total Liabilities & Equity		\$	\$ 8,418,023.86



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: April 2024

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
OPERATING INCOME														
INCOME														
4110001-00-00 Condo Asse	550,750.94	550,750.94	550,750.94	550,750.94	550,750.94	550,750.94	550,750.94	551,312.11	550,750.94	550,750.94	552,887.14	550,727.50	6,611,685.21	\$6,608,730.00
4500000-02-02 Reserve Ass	339,912.00	339,912.00	339,912.00	339,912.00	339,912.00	339,912.00	339,912.00	339,912.00	339,912.00	339,912.00	339,912.00	339,911.75	4,078,943.75	\$4,078,941.00
Total INCOME	890,662.94	890,662.94	890,662.94	890,662.94	890,662.94	890,662.94	890,662.94	891,224.11	890,662.94	890,662.94	892,799.14	890,639.25	10,690,628.96	\$10,687,671.00
OTHER INCOME														
4110000-00-00 Rental Incom	8,737.57	9,805.67	8,203.99	9,805.67	9,805.67	10,873.77	8,737.57	10,301.93	9,805.67	9,805.67	7,669.47	9,112.08	112,664.73	\$109,344.96
4110180-00-00 Clubhouse	-	-	-	1,800.00	1,200.00	612.00	(300.00)	1,200.00	2,672.00	1,200.00	1,134.37	625.00	10,143.37	\$7,500.00
4410000-00-00 Interest Rev	11,193.05	10,245.60	8,347.98	8,080.24	8,351.09	8,144.59	(16,003.44)	38,479.80	9,744.93	10,287.45	9,956.11	9,666.67	116,494.07	\$116,000.04
4413000-02-02 Interest Inco	11,193.05	10,245.60	8,347.98	8,080.24	8,351.09	8,541.75	10,841.36	11,237.84	9,744.93	10,287.45	9,956.11	-	106,827.40	\$0.00
4910000-00-00 Laundry & V	904.11	2,392.23	818.23	674.57	3,706.91	-	841.38	-	-	1,680.96	-	1,833.33	12,851.72	\$21,999.96
4920000-00-00 NSF and Lat	1,965.53	376.61	2,306.08	2,090.02	1,721.83	2,274.42	1,862.68	1,896.68	1,508.51	2,039.72	(28.06)	1,708.33	19,722.35	\$20,499.96
4920030-00-00 Other Fine I	-	-	-	-	-	300.00	50.00	(50.00)	-	-	(300.00)	-	-	\$0.00
4990000-00-00 Miscellaneo	1,268.26	22.35	852.47	1,199.36	745.28	1,084.85	3,360.18	732.03	2,001.04	509.90	1,632.75	1,340.00	14,748.47	\$16,080.00
4990008-00-00 In Unit Main	571.17	-	751.87	2,403.07	698.04	1,917.00	2,521.79	1,275.97	4,349.21	1,623.47	1,644.24	2,500.00	20,255.83	\$30,000.00
4990190-00-00 Storage Uni	12,132.14	3,150.00	3,223.04	1,399.03	935.54	2,345.92	3,972.28	7,228.54	1,353.00	308.75	1,751.00	4,783.58	42,582.82	\$57,402.96
4990210-00-00 Legal - Colle	(83.50)	2,847.90	804.06	1,859.50	93.50	-	367.00	692.53	569.69	13.50	-	208.33	7,372.51	\$2,499.96
4990220-00-00 Resale Pack	4,769.38	2,194.58	3,209.14	1,755.73	2,157.97	1,834.78	2,405.00	910.22	2,764.26	2,474.97	4,157.80	4,083.33	32,717.16	\$48,999.96
4990310-00-00 Cable Incom	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,654.55	1,654.55	1,654.55	1,654.55	1,654.55	1,654.55	1,400.00	18,327.30	\$16,800.00
4990600-00-00 Key Income	6,811.53	3,492.22	3,216.16	1,671.47	1,135.40	587.60	76.47	413.40	471.51	286.86	623.67	1,833.33	20,619.62	\$21,999.96
4990960-00-00 Prior Year S	-	-	-	-	28,359.15	5,672.00	5,672.00	5,672.00	5,671.83	5,671.83	-	5,671.87	62,390.68	\$68,062.00
4990980-00-00 Sales	-	-	-	-	275,344.64	-	-	-	-	-	-	59,166.67	334,511.31	\$710,000.04
4991010-00-00 Newsletter I	240.14	-	62.40	380.89	2,418.47	1,884.23	201.73	67.13	748.82	2,279.00	1,000.00	1,000.00	10,282.81	\$12,000.00
Total OTHER INCOME	61,102.43	46,172.76	41,543.40	42,599.79	346,424.58	47,727.46	26,260.55	81,712.62	53,059.95	50,124.08	40,852.01	104,932.52	942,512.15	\$1,259,189.80
Total OPERATING INCOM	951,765.37	936,835.70	932,206.34	933,262.73	1,237,087.52	938,390.40	916,923.49	972,936.73	943,722.89	940,787.02	933,651.15	995,571.77	11,633,141.11	\$11,946,860.80
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,134.25	7,674.80	6,973.82	8,274.63	4,483.60	6,091.23	9,709.27	24,459.73	11,242.99	17,763.47	727.93	6,554.00	111,089.72	\$115,509.00
5451000-00-00 Water	42,414.13	37,054.18	67,161.42	44,690.00	44,690.04	44,690.00	44,690.00	44,106.45	41,120.94	41,120.94	39,043.41	38,258.00	529,039.51	\$493,092.00
5452000-00-00 Gas	20,040.54	19,758.80	17,075.34	17,423.78	16,488.07	17,190.98	20,105.16	16,175.65	21,024.65	15,687.47	44,353.86	18,654.00	243,978.30	\$238,622.00
5453000-00-00 Sewer	79,462.82	85,523.85	89,771.07	85,585.77	90,813.07	88,301.95	94,170.62	90,631.79	98,966.53	82,294.03	194,132.00	75,634.00	1,155,287.50	\$1,025,719.00
Total UTILITIES	149,051.74	150,011.63	180,981.65	155,974.18	156,474.78	156,274.16	168,675.05	175,373.62	172,355.11	156,865.91	278,257.20	139,100.00	2,039,395.03	\$1,872,942.00
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	403.50	101.00	-	101.01	99.00	-	99.00	803.51	\$1,188.00
5519000-00-00 Exterminati	728.67	2,208.76	1,985.12	4,067.17	2,885.00	2,851.14	2,139.37	1,636.21	1,900.00	3,548.42	10,094.97	4,583.33	38,628.16	\$54,999.96
5525000-00-00 Garbage an	31,714.00	37,214.22	34,234.05	33,819.80	35,890.13	31,099.58	36,853.56	33,779.43	34,862.34	28,578.21	70,269.16	32,616.67	440,931.15	\$391,400.04



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: April 2024

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5537000-00-00 Grounds Co	23,885.00	-	-	-	71,655.00	47,770.00	23,885.00	2,534.00	-	47,770.00	190.27	24,840.00	242,529.27	\$289,487.00
5537045-00-00 Tree Prunin	-	11,705.00	30,905.00	10,830.00	2,680.00	-	-	17,375.00	-	6,400.00	3,780.00	14,166.67	97,841.67	\$170,000.04
5542010-00-00 Door Entry	-	-	-	-	-	-	-	-	-	-	-	342.00	342.00	\$4,104.00
5547000-00-00 Swim Pool M	-	29,155.00	29,570.00	29,560.00	-	375.00	(29,000.00)	-	-	10,970.00	11,750.00	28,699.99	111,079.99	\$143,499.96
5548000-00-00 Snow Remo	-	-	-	-	-	-	-	813.00	-	-	-	-	813.00	\$0.00
5562000-00-00 Decorating	-	1,380.00	720.00	168,339.69	74,614.94	(2,306.06)	-	-	-	-	-	-	242,748.57	\$236,390.04
Total CONTRACTS	56,327.67	81,662.98	97,414.17	246,616.66	187,725.07	80,193.16	33,978.93	56,137.64	36,863.35	97,365.63	96,084.40	105,347.66	1,175,717.32	\$1,291,069.04
REPAIR & MAINTENANCE														
5509000-00-00 Common Ar	-	-	-	-	-	-	-	-	-	-	2,626.21	-	2,626.21	\$0.00
5515000-00-00 Janitor and	859.66	2,890.84	-	2,677.56	881.39	277.19	3,084.06	1,923.55	-	2,303.48	2,269.27	1,875.00	19,042.00	\$22,500.00
5537096-00-00 Grounds No	42.35	2,577.73	3,922.87	15,143.84	10,577.42	2,612.49	497.14	182.11	2,398.57	3,098.23	-	12,500.00	53,552.75	\$150,000.00
5537101-00-00 Tree Mainte	-	-	-	-	5,270.00	(3,600.00)	7,330.00	-	850.00	-	4,050.00	2,500.00	16,400.00	\$30,000.00
5537990-00-00 Landscapin	-	-	-	-	-	-	-	-	2,075.38	1,065.30	6,512.21	8,333.33	17,986.22	\$99,999.96
5541000-00-00 Repairs - Ge	3,312.59	4,994.49	7,926.15	4,967.56	6,186.70	5,560.17	1,859.01	1,015.33	1,516.79	6,787.00	674.41	7,850.92	52,651.12	\$94,211.04
5541001-00-00 Equipment/	(998.10)	998.10	138.07	649.64	41.55	-	1,012.12	239.50	1,721.06	830.75	33.36	435.92	5,101.97	\$5,231.04
5541043-00-00 Exercise Equ	-	-	-	-	-	-	-	-	-	-	1,610.23	250.00	1,860.23	\$3,000.00
5541050-00-00 Repairs-Plu	-	-	-	-	-	-	-	-	-	-	-	583.33	583.33	\$6,999.96
5541230-00-00 Maintenanc	711.54	5,472.57	5,552.12	1,637.18	5,806.14	8,506.19	(2,118.02)	2,708.63	2,274.80	3,480.26	12,946.61	3,583.33	50,561.35	\$42,999.96
5541400-00-00 Equipment	-	-	-	-	-	1,075.32	888.62	294.66	253.69	-	-	208.33	2,720.62	\$2,499.96
5542210-00-00 Repairs Con	-	-	-	-	-	-	-	-	-	-	-	250.00	250.00	\$3,000.00
5547020-00-00 Pool Expen	150.00	240.00	-	-	-	598.00	(988.00)	-	-	-	-	-	-	\$0.00
5547021-00-00 Pool Suppli	-	-	-	-	-	-	1,658.64	-	-	-	13,910.00	3,700.00	19,268.64	\$18,500.00
5550100-00-00 Plumbing S	3,804.79	4,324.90	494.12	4,392.06	1,693.79	1,853.03	6,153.53	105.99	8,071.64	9,613.36	9,740.00	4,470.00	54,717.21	\$53,640.00
5550300-00-00 In-unit Supp	98.42	1,312.62	600.89	1,521.70	-	627.50	2,312.91	869.12	1,182.31	2,531.93	217.83	1,375.00	12,650.23	\$16,500.00
5562100-00-00 Paint Suppl	1,043.70	815.42	2,315.03	2,446.88	1,305.49	481.91	2,432.56	201.32	1,879.26	3,290.29	2,907.03	1,666.67	20,785.56	\$20,000.04
5570000-00-00 Vehicle/Mai	522.36	7,977.44	2,576.21	7,127.17	9,669.95	14,122.03	13,867.76	(7,638.52)	3,322.11	4,476.93	4,107.66	4,000.00	64,131.10	\$48,000.00
Total REPAIR & MAINTEN	9,547.31	31,604.11	23,525.46	40,563.59	41,432.43	32,113.83	37,990.33	(98.31)	25,545.61	37,477.53	61,604.82	53,581.83	394,888.54	\$617,081.96
PERSONNEL														
5309020-00-00 Managemen	166,290.88	166,341.02	164,045.05	165,832.90	161,681.09	242,011.03	156,903.85	155,834.94	153,393.99	153,502.57	160,555.54	199,116.35	2,045,509.21	\$2,192,381.00
5313000-00-00 Recruitmen	-	-	-	-	-	90.00	205.84	-	1,315.88	3,831.67	485.08	625.00	6,553.47	\$7,500.00
5518000-00-00 Uniforms	989.41	4,009.78	1,849.77	4,089.23	4,921.88	7,967.61	3,613.68	1,222.56	1,316.17	1,758.50	226.36	2,000.00	33,964.95	\$24,000.00
5723000-00-00 Payroll Taxe	32,836.21	29,976.14	32,177.87	27,094.36	32,023.97	55,374.79	8,797.86	30,845.60	31,197.90	31,539.37	32,784.69	37,972.50	382,621.26	\$455,367.00
Total PERSONNEL	200,116.50	200,326.94	198,072.69	197,016.49	198,626.94	305,443.43	169,521.23	187,903.10	187,223.94	190,632.11	194,051.67	239,713.85	2,468,648.89	\$2,679,248.00
PROFESSIONAL SERVICES														
5320000-00-00 Managemen	6,888.19	6,888.19	7,818.10	7,198.16	7,198.16	7,198.16	7,198.16	7,198.16	7,198.16	7,198.16	7,198.16	7,095.00	86,274.76	\$89,138.00
5340000-00-00 Legal Expen	7,082.86	1,953.50	1,359.00	582.00	1,176.00	3,356.82	2,128.44	3,555.65	5,508.52	2,551.25	2,952.49	2,916.67	35,123.20	\$35,000.04
5340100-00-00 Legal Fees -	-	1,825.33	2,085.27	3,621.25	1,808.53	-	-	-	-	-	-	1,333.33	10,673.71	\$15,999.96



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: April 2024

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5340800-00-00 Legal - Litig	-	-	-	336.00	(336.00)	-	-	-	-	-	-	-	-	\$0.00
5350000-00-00 Audit Expen	-	-	-	-	-	18,220.00	-	-	-	-	-	-	18,220.00	\$17,200.00
Total PROFESSIONAL SER	13,971.05	10,667.02	11,262.37	11,737.41	9,846.69	28,774.98	9,326.60	10,753.81	12,706.68	9,749.41	10,150.65	<i>11,345.00</i>	150,291.67	\$157,338.00
ADMINISTRATIVE EXPENSES														
5301000-00-00 Recreation/	681.18	1,881.50	1,850.00	49.11	693.09	4,095.45	1,090.31	58.26	998.03	958.36	1,138.32	<i>1,054.17</i>	14,547.78	\$12,650.04
5311000-00-00 Office Supp	644.27	1,497.92	1,258.64	1,373.00	2,231.70	738.55	644.12	723.46	1,749.75	455.52	3,134.38	<i>1,333.33</i>	15,784.64	\$15,999.96
5311010-00-00 Printing	1,247.42	2,239.79	1,247.42	1,247.42	1,830.07	1,689.25	1,247.42	1,247.42	1,308.09	1,615.46	896.32	<i>750.00</i>	16,566.08	\$9,000.00
5311030-00-00 Copier Leas	235.00	1,181.09	1,520.60	707.20	851.07	680.59	1,068.89	1,362.59	1,615.97	1,584.97	602.33	<i>1,636.67</i>	13,046.97	\$19,640.04
5311050-00-00 Postage	1,531.48	3,631.24	2,489.92	2,704.63	3,702.16	2,410.79	635.52	2,108.36	1,908.62	1,832.89	317.74	<i>1,541.67</i>	24,815.02	\$18,500.04
5311130-00-00 IT Support C	(13,549.15)	-	13,183.29	20,692.59	(4,873.27)	5,833.29	4,923.66	4,061.61	4,092.86	4,061.61	1,661.53	<i>3,693.58</i>	43,781.60	\$44,322.96
5351020-00-00 Computer E	-	-	-	-	1,597.37	-	-	-	-	-	368.99	<i>2,768.83</i>	4,735.19	\$33,225.96
5351040-00-00 Software	-	-	-	-	-	-	19.99	-	-	-	(19.99)	-	-	\$0.00
5360000-00-00 Telephone a	1,949.47	2,611.16	2,150.92	3,055.97	5,801.46	3,323.62	4,579.61	2,241.47	3,350.52	3,366.78	8,614.46	<i>3,791.67</i>	44,837.11	\$45,500.04
5370000-00-00 Bad Debts	-	-	-	-	-	-	-	-	-	-	-	<i>125.00</i>	125.00	\$1,500.00
5390000-00-00 Misc Admin	(3,602.93)	3,932.09	4,833.42	1,456.95	3,076.41	1,238.97	1,348.74	2,792.26	567.40	6,977.58	2,548.41	<i>2,083.33</i>	27,252.63	\$24,999.96
5390009-00-00 Meeting Exp	-	495.99	905.00	1,452.25	-	-	1,931.00	50.00	-	150.00	465.00	<i>666.67</i>	6,115.91	\$8,000.04
5390040-00-00 Credit Card	1,116.03	1,445.73	1,445.25	1,294.67	1,038.88	1,215.60	1,019.58	1,195.40	788.40	795.00	837.70	<i>1,000.00</i>	13,192.24	\$12,000.00
5390180-00-00 Association	8,603.68	8,603.68	8,603.68	8,603.68	8,151.18	8,603.68	8,151.18	8,151.18	8,729.33	8,717.43	-	<i>8,566.42</i>	93,485.12	\$102,797.04
5390900-00-00 Misc Exp - N	-	-	393.76	1,039.89	1,786.51	365.70	600.00	996.68	600.00	647.68	1,047.19	<i>708.33</i>	8,185.74	\$8,499.96
5391000-00-00 Dues & Sub	2,258.83	84.85	-	-	-	-	-	-	508.85	468.77	910.02	<i>50.00</i>	4,281.32	\$600.00
5392000-00-00 Travel & Ent	-	-	-	-	-	-	-	-	-	-	-	<i>25.00</i>	25.00	\$300.00
5393050-00-00 Engineering	-	-	-	-	-	-	-	-	-	-	-	<i>416.67</i>	416.67	\$5,000.04
Total ADMINISTRATIVE EX	1,115.28	27,605.04	39,881.90	43,677.36	25,886.63	30,195.49	27,260.02	24,988.69	26,217.82	31,632.05	22,522.40	<i>30,211.34</i>	331,194.02	\$362,536.08
TAXES & INSURANCE														
5312200-00-00 Income Tax	12,326.33	12,326.33	-	20,166.33	17,151.01	13,326.33	12,326.00	12,326.00	4,826.30	9,539.43	12,326.00	<i>12,326.33</i>	138,966.39	\$147,915.96
5710000-00-00 Real Estate	-	-	7,340.88	(7,340.88)	7,356.51	-	-	-	-	-	(1,600.22)	<i>1,345.83</i>	7,102.12	\$16,149.96
5717000-00-00 State Taxes	3,906.67	3,906.67	3,906.67	(3,720.01)	11,535.00	3,906.67	3,906.67	3,873.81	3,906.67	3,906.67	3,906.00	<i>3,906.67</i>	46,848.16	\$46,880.04
5718000-00-00 Federal Tax	-	340.00	12,326.33	(12,666.33)	-	-	-	-	-	-	-	-	-	\$0.00
5718020-00-00 Personal Pr	-	-	-	21,660.82	-	-	-	-	-	-	-	-	21,660.82	\$20,553.00
5719000-00-00 Miscellaneo	-	-	-	-	-	-	-	-	1,310.01	1,137.50	(195.30)	<i>358.33</i>	2,610.54	\$4,299.96
5720000-00-00 Property &	39,627.07	38,464.43	38,464.43	38,464.41	38,464.43	38,464.42	38,464.42	38,464.44	38,464.41	41,185.92	44,835.32	<i>38,658.83</i>	472,022.53	\$463,906.00
5730000-00-00 Capital Expe	-	-	-	-	-	7,384.64	-	14,968.15	-	-	2,150.00	<i>166.67</i>	24,669.46	\$2,000.04
Total TAXES & INSURANC	55,860.07	55,037.43	62,038.31	56,564.34	74,506.95	63,082.06	54,697.09	69,632.40	48,507.39	55,769.52	61,421.80	<i>56,762.66</i>	713,880.02	\$701,704.96
FUND TRANSFERS														
9901031-00-00 Transfer Res	11,193.05	10,245.60	8,347.98	8,080.24	8,351.09	8,541.75	10,841.36	11,237.84	9,744.93	10,287.45	9,956.11	<i>9,666.67</i>	116,494.07	\$116,000.04
9901250-00-00 Transfer to	-	-	-	-	-	-	-	-	-	-	-	<i>5,833.33</i>	5,833.33	\$69,999.96
Total FUND TRANSFERS	11,193.05	10,245.60	8,347.98	8,080.24	8,351.09	8,541.75	10,841.36	11,237.84	9,744.93	10,287.45	9,956.11	<i>15,500.00</i>	122,327.40	\$186,000.00



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: April 2024

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
95-9900100-02-02 Building	-	-	-	-	-	-	-	-	-	-	69,097.40	-	69,097.40	\$0.00
95-9900108-02-02 Façade	-	-	-	-	-	-	-	-	-	-	650.00	-	650.00	\$0.00
95-9900305-02-02 Exterior	-	-	-	-	-	-	-	-	-	-	688.68	-	688.68	\$0.00
95-9900901-02-02 Consulti	-	-	-	-	-	-	-	-	-	-	27,196.74	-	27,196.74	\$0.00
95-9901000-02-02 Reserve	180,125.62	262,830.08	345,903.01	387,199.87	444,749.38	402,112.29	328,661.83	158,028.35	168,590.48	498,302.54	(92,385.95)	-	3,084,117.50	\$0.00
95-9901213-02-00 Waterpro	-	-	-	-	-	-	-	-	-	-	20,385.00	-	20,385.00	\$0.00
95-9901216-02-02 Tools & E	-	-	-	-	-	-	-	-	-	-	377.60	-	377.60	\$0.00
95-9901222-02-02 Roof Ma	-	-	-	-	-	-	-	-	-	-	25,056.11	-	25,056.11	\$0.00
Total OPERATING EXPENS	677,308.29	829,990.83	967,427.54	1,147,430.14	1,147,599.96	1,106,731.15	840,952.44	693,957.14	687,755.31	1,088,082.15	785,114.63	<i>651,562.34</i>	10,623,911.92	\$7,867,920.04
Net Income:	274,457.08	106,844.87	(35,221.20)	(214,167.41)	89,487.56	(168,340.75)	75,971.05	278,979.59	255,967.58	(147,295.13)	148,536.52	<i>344,009.43</i>	1,009,229.19	\$4,078,940.76