



Financial Report Package

May 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	\$6,613,844.85	\$6,608,730.00	\$5,114.85	\$6,608,730.00
TOTAL INCOME	\$552,887.14	\$550,727.50	\$2,159.64	\$6,613,844.85	\$6,608,730.00	\$5,114.85	\$6,608,730.00
OTHER INCOME							
42-4110000 Rental Income	7,669.47	9,112.08	(1,442.61)	111,222.12	109,344.96	1,877.16	109,344.96
42-4110180 Clubhouse Rental	2,400.00	625.00	1,775.00	11,918.37	7,500.00	4,418.37	7,500.00
42-4410000 Interest Revenue - Project Operations	10,288.95	9,666.67	622.28	117,116.35	116,000.04	1,116.31	116,000.04
42-4910000 Laundry & Vending Revenue	329.64	1,833.33	(1,503.69)	11,348.03	21,999.96	(10,651.93)	21,999.96
42-4920000 NSF and Late Charges	-	1,708.33	(1,708.33)	18,014.02	20,499.96	(2,485.94)	20,499.96
42-4990000 Miscellaneous Inc	871.59	1,340.00	(468.41)	14,280.06	16,080.00	(1,799.94)	16,080.00
42-4990008 In Unit Maintenance	(547.07)	2,500.00	(3,047.07)	17,208.76	30,000.00	(12,791.24)	30,000.00
42-4990190 Storage Unit Fees	7,384.67	4,783.58	2,601.09	45,183.91	57,402.96	(12,219.05)	57,402.96
42-4990210 Legal - Collections	-	208.33	(208.33)	7,164.18	2,499.96	4,664.22	2,499.96
42-4990220 Resale Package	3,770.85	4,083.33	(312.48)	32,404.68	48,999.96	(16,595.28)	48,999.96
42-4990310 Cable Income	1,654.55	1,400.00	254.55	18,581.85	16,800.00	1,781.85	16,800.00
42-4990600 Key Income	936.17	1,833.33	(897.16)	19,722.46	21,999.96	(2,277.50)	21,999.96
42-4990960 Prior Year Surplus	11,343.66	5,671.87	5,671.79	68,062.47	68,062.00	0.47	68,062.00
42-4990980 Sales	463,649.18	59,166.67	404,482.51	738,993.82	710,000.04	28,993.78	710,000.04
42-4991010 Newsletter Income	187.28	1,000.00	(812.72)	9,470.09	12,000.00	(2,529.91)	12,000.00
TOTAL OTHER INCOME	\$509,938.94	\$104,932.52	\$405,006.42	\$1,240,691.17	\$1,259,189.80	(\$18,498.63)	\$1,259,189.80
TOTAL INCOME	\$1,062,826.08	\$655,660.02	\$407,166.06	\$7,854,536.02	\$7,867,919.80	(\$13,383.78)	\$7,867,919.80
EXPENSES							
UTILITIES							
50-5450000 Electricity	6,500.00	6,554.00	54.00	111,035.72	115,509.00	4,473.28	115,509.00
50-5451000 Water	30,000.00	38,258.00	8,258.00	520,781.51	493,092.00	(27,689.51)	493,092.00
50-5452000 Gas	12,897.17	18,654.00	5,756.83	238,221.47	238,622.00	400.53	238,622.00
50-5453000 Sewer	82,696.18	75,634.00	(7,062.18)	1,162,349.68	1,025,719.00	(136,630.68)	1,025,719.00
TOTAL UTILITIES	\$132,093.35	\$139,100.00	\$7,006.65	\$2,032,388.38	\$1,872,942.00	(\$159,446.38)	\$1,872,942.00
CONTRACTS							
53-5360090 Web Site	5.50	99.00	93.50	710.01	1,188.00	477.99	1,188.00
53-5519000 Exterminating Contract	4,626.00	4,583.33	(42.67)	38,670.83	54,999.96	16,329.13	54,999.96
53-5525000 Garbage and Trash Removal	34,841.86	32,616.67	(2,225.19)	443,156.34	391,400.04	(51,756.30)	391,400.04
53-5537000 Grounds Contract	68,073.00	24,840.00	(43,233.00)	285,762.27	289,487.00	3,724.73	289,487.00
53-5537045 Tree Pruning & Removal	13,900.00	16,666.67	2,766.67	97,575.00	200,000.04	102,425.04	200,000.04
53-5542010 Door Entry System	-	342.00	342.00	-	4,104.00	4,104.00	4,104.00
53-5547000 Swim Pool Maintenance/Contract	40,190.00	28,699.99	(11,490.01)	122,570.00	143,499.96	20,929.96	143,499.96
53-5548000 Snow Removal	-	-	-	813.00	-	(813.00)	-
53-5562060 Painting Contract	105,353.49	-	(105,353.49)	348,102.06	236,390.04	(111,712.02)	236,390.04
TOTAL CONTRACTS	\$266,989.85	\$107,847.66	(\$159,142.19)	\$1,337,359.51	\$1,321,069.04	(\$16,290.47)	\$1,321,069.04

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	\$-	\$-	\$-	\$-
55-5515000 Janitor and Cleaning Supplies	2,480.15	1,875.00	(605.15)	19,647.15	22,500.00	2,852.85	22,500.00
55-5537096 Grounds Non Contract	25,300.00	12,500.00	(12,800.00)	66,352.75	150,000.00	83,647.25	150,000.00
55-5537101 Tree Maintenance & Removal	(13,900.00)	-	13,900.00	-	-	-	-
55-5537990 Landscaping-Other	16,151.96	8,333.33	(7,818.63)	25,804.85	99,999.96	74,195.11	99,999.96
55-5541000 Repairs - General	8,353.29	7,850.92	(502.37)	53,153.49	94,211.04	41,057.55	94,211.04
55-5541001 Equipment/Tools	116.39	435.92	319.53	4,782.44	5,231.04	448.60	5,231.04
55-5541043 Exercise Equipment - Repairs	337.75	250.00	(87.75)	1,947.98	3,000.00	1,052.02	3,000.00
55-5541050 Repairs-Plumbing	-	583.33	583.33	-	6,999.96	6,999.96	6,999.96
55-5541230 Maintenance Supplies	2,536.48	3,583.33	1,046.85	49,514.50	42,999.96	(6,514.54)	42,999.96
55-5541400 Equipment Repairs & Maintenance	104.94	208.33	103.39	2,617.23	2,499.96	(117.27)	2,499.96
55-5542210 Repairs Contract In-Unit	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
55-5547021 Pool Supplies & Equipment	7,658.02	3,700.00	(3,958.02)	23,226.66	18,500.00	(4,726.66)	18,500.00
55-5550100 Plumbing Supplies	1,410.88	4,470.00	3,059.12	51,658.09	53,640.00	1,981.91	53,640.00
55-5550300 In-unit Supplies	1,413.96	1,375.00	(38.96)	12,689.19	16,500.00	3,810.81	16,500.00
55-5562100 Paint Supplies	2,328.66	1,666.67	(661.99)	21,447.55	20,000.04	(1,447.51)	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	12,990.46	4,000.00	(8,990.46)	73,121.56	48,000.00	(25,121.56)	48,000.00
TOTAL REPAIR & MAINTENANCE	\$64,656.73	\$51,081.83	(\$13,574.90)	\$405,963.44	\$587,081.96	\$181,118.52	\$587,081.96
PERSONNEL							
57-5309020 Management Salaries	227,813.93	199,116.35	(28,697.58)	2,074,206.79	2,192,381.00	118,174.21	2,192,381.00
57-5313000 Recruitment, Relocation, Training	220.50	625.00	404.50	6,148.97	7,500.00	1,351.03	7,500.00
57-5518000 Uniforms	9,379.82	2,000.00	(7,379.82)	41,344.77	24,000.00	(17,344.77)	24,000.00
57-5723000 Payroll Taxes & Benefits	44,950.38	37,972.50	(6,977.88)	389,599.14	455,367.00	65,767.86	455,367.00
TOTAL PERSONNEL	\$282,364.63	\$239,713.85	(\$42,650.78)	\$2,511,299.67	\$2,679,248.00	\$167,948.33	\$2,679,248.00
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,198.16	7,095.00	(103.16)	86,377.92	89,138.00	2,760.08	89,138.00
59-5340000 Legal Expense	-	2,916.67	2,916.67	32,206.53	35,000.04	2,793.51	35,000.04
59-5340100 Legal Fees - Collections	1,647.31	1,333.33	(313.98)	10,987.69	15,999.96	5,012.27	15,999.96
59-5350000 Audit Expense	-	-	-	18,220.00	17,200.00	(1,020.00)	17,200.00
TOTAL PROFESSIONAL SERVICES	\$8,845.47	\$11,345.00	\$2,499.53	\$147,792.14	\$157,338.00	\$9,545.86	\$157,338.00
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	257.38	1,054.17	796.79	13,750.99	12,650.04	(1,100.95)	12,650.04
60-5311000 Office Supplies	1,554.05	1,333.33	(220.72)	16,005.36	15,999.96	(5.40)	15,999.96
60-5311010 Printing	966.85	750.00	(216.85)	16,782.93	9,000.00	(7,782.93)	9,000.00
60-5311030 Copier Lease	-	1,636.67	1,636.67	11,410.30	19,640.04	8,229.74	19,640.04
60-5311050 Postage	544.68	1,541.67	996.99	23,818.03	18,500.04	(5,317.99)	18,500.04
60-5311130 IT Support Contract	(1,374.97)	3,693.58	5,068.55	38,713.05	44,322.96	5,609.91	44,322.96
60-5351020 Computer Expenses	908.99	2,768.83	1,859.84	2,875.35	33,225.96	30,350.61	33,225.96
60-5360000 Telephone and Answering Service	10,336.54	3,791.67	(6,544.87)	51,381.98	45,500.04	(5,881.94)	45,500.04
60-5370000 Bad Debts	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
60-5390000 Misc Administrative Expenses	3,773.52	2,083.33	(1,690.19)	28,942.82	24,999.96	(3,942.86)	24,999.96
60-5390009 Meeting Expenses	2,446.00	666.67	(1,779.33)	7,895.24	8,000.04	104.80	8,000.04
60-5390040 Credit Card & Bank Fees	1,269.30	1,000.00	(269.30)	13,461.54	12,000.00	(1,461.54)	12,000.00
60-5390180 Association Unit Expense	-	8,566.42	8,566.42	84,918.70	102,797.04	17,878.34	102,797.04
60-5390900 Misc Exp - Newsletter	413.40	708.33	294.93	7,890.81	8,499.96	609.15	8,499.96
60-5391000 Dues & Subscriptions	-	50.00	50.00	4,231.32	600.00	(3,631.32)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	300.00	300.00	300.00
60-5393050 Engineering Fees	-	416.67	416.67	-	5,000.04	5,000.04	5,000.04
TOTAL ADMINISTRATIVE EXPENSES	\$21,095.74	\$30,211.34	\$9,115.60	\$322,078.42	\$362,536.08	\$40,457.66	\$362,536.08

Parkfairfax Condominium UOA

OPERATING FUND

End Date: 05/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TAXES & INSURANCE							
63-5312200 Income Taxes	\$13,326.00	\$12,326.33	(\$999.67)	\$139,966.06	\$147,915.96	\$7,949.90	\$147,915.96
63-5710000 Real Estate Taxes	16,914.73	1,345.83	(15,568.90)	22,671.02	16,149.96	(6,521.06)	16,149.96
63-5717000 State Taxes	3,906.00	3,906.67	0.67	46,847.49	46,880.04	32.55	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	201.75	358.33	156.58	2,453.96	4,299.96	1,846.00	4,299.96
63-5720000 Property & Liability Insurance (Hazard)	45,992.67	38,658.83	(7,333.84)	479,356.37	463,906.00	(15,450.37)	463,906.00
63-5730000 Capital Expenses	-	166.67	166.67	24,502.79	2,000.04	(22,502.75)	2,000.04
TOTAL TAXES & INSURANCE	\$80,341.15	\$56,762.66	(\$23,578.49)	\$737,458.51	\$701,704.96	(\$35,753.55)	\$701,704.96
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	19,502.37	9,666.67	(9,835.70)	126,329.77	116,000.04	(10,329.73)	116,000.04
69-9901250 Transfer to Operating Reserves	-	5,833.33	5,833.33	-	69,999.96	69,999.96	69,999.96
TOTAL FUND TRANSFERS	\$19,502.37	\$15,500.00	(\$4,002.37)	\$126,329.77	\$186,000.00	\$59,670.23	\$186,000.00
TOTAL EXPENSES	\$875,889.29	\$651,562.34	(\$224,326.95)	\$7,620,669.84	\$7,867,920.04	\$247,250.20	\$7,867,920.04
OPERATING FUND NET INCREASE (DECREASE)	\$186,936.79	\$4,097.68	\$182,839.11	\$233,866.18	(\$0.24)	\$233,866.42	(\$0.24)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
INCOME							
40-4500000 Reserve Assessments	\$339,912.00	\$339,911.75	\$0.25	\$4,078,944.00	\$4,078,941.00	\$3.00	\$4,078,941.00
TOTAL INCOME	\$339,912.00	\$339,911.75	\$0.25	\$4,078,944.00	\$4,078,941.00	\$3.00	\$4,078,941.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	19,502.37	-	19,502.37	126,329.77	-	126,329.77	-
TOTAL OTHER INCOME	\$19,502.37	\$-	\$19,502.37	\$126,329.77	\$-	\$126,329.77	\$-
TOTAL INCOME	\$359,414.37	\$339,911.75	\$19,502.62	\$4,205,273.77	\$4,078,941.00	\$126,332.77	\$4,078,941.00
EXPENSES							
95-9901213 Waterproofing	16,590.00	-	(16,590.00)	36,975.00	-	(36,975.00)	-
95-9900100 Building Exterior	13,824.03	-	(13,824.03)	82,921.43	-	(82,921.43)	-
95-9900101 Roof Replacement	7,048.50	-	(7,048.50)	7,048.50	-	(7,048.50)	-
95-9900108 Façade	294,205.50	-	(294,205.50)	294,855.50	-	(294,855.50)	-
95-9900200 Building Interior	10,345.00	-	(10,345.00)	10,345.00	-	(10,345.00)	-
95-9900305 Exterior lighting	-	-	-	688.68	-	(688.68)	-
95-9900401 Swimming Pool	5,172.88	-	(5,172.88)	5,172.88	-	(5,172.88)	-
95-9900901 Consulting/Engineering	16,867.87	-	(16,867.87)	44,064.61	-	(44,064.61)	-
95-9901000 Reserve Expens	161,840.08	-	(161,840.08)	3,245,957.58	-	(3,245,957.58)	-
95-9901216 Tools & Equipment	1,129.24	-	(1,129.24)	1,506.84	-	(1,506.84)	-
95-9901222 Roof Maintenance	-	-	-	25,056.11	-	(25,056.11)	-
TOTAL EXPENSES	\$527,023.10	\$-	(\$527,023.10)	\$3,754,592.13	\$-	(\$3,754,592.13)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	(\$167,608.73)	\$339,911.75	(\$507,520.48)	\$450,681.64	\$4,078,941.00	(\$3,628,259.36)	\$4,078,941.00
NET INCREASE (DECREASE)	\$19,328.06	\$344,009.43	(\$324,681.37)	\$684,547.82	\$4,078,940.76	(\$3,394,392.94)	\$4,078,940.76

Assets
CURRENT ASSETS

10-1110000-00	Petty Cash	\$	500.00
10-1120001-00	Operating Cash		333,447.58
10-1129001-00	Activities Account		95.40
10-1130000-00	Accounts Receivable		377,513.80
10-1132000-00	Accounts Receivable		45,814.82
10-1132005-00	AR In Unit Service		603.25
10-1140000-00	AR-other		472,926.31
10-1140020-00	Insurance Receivable		39,138.38
10-1142300-00	Due to/from Operating		840.87
10-1142310-02	Due to/from Reserve		(840.87)
10-4200000-00	Allowance For Bad Debt		(147,268.70)

TOTAL CURRENT ASSETS		\$	<u>\$ 1,122,770.84</u>
-----------------------------	--	----	------------------------

DEPOSITS HELD IN TRUST

12-1190000-00	Miscellaneous Current Assets	\$	2,759.00
---------------	------------------------------	----	----------

TOTAL DEPOSITS HELD IN TRUST		\$	<u>\$ 2,759.00</u>
-------------------------------------	--	----	--------------------

RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02	Replacement Reserve-MM	\$	1,507,175.19
13-1320100-02	Replacement Reserve-MM		2,592,491.69
13-1320200-02	Replacement Reserve-CD		2,885,000.00
13-1320600-00	Accrued Interest Receivable		30,098.93

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		\$	<u>\$ 7,014,765.81</u>
--	--	----	------------------------

PREPAID EXPENSES

15-1240000-00	Prepaid Property & Liability Insurance	\$	202,355.28
15-1271000-00	Prepaid Income Taxes		1,909.00
15-1290000-00	Prepaid Expense-Operating		37,326.88

TOTAL PREPAID EXPENSES		\$	<u>\$ 241,591.16</u>
-------------------------------	--	----	----------------------

PROPERTY & EQUIPMENT

17-1420000-00	Buildings	\$	602,000.00
17-1440010-00	Office Equipment		414.14
17-1440904-00	Appraisal		1,300.00
17-1450907-00	Real Estate Taxes		2,555.52
17-1470000-00	Maintenance Equipment		2,705.67
17-1480000-00	Motor Vehicles		553,094.95

TOTAL PROPERTY & EQUIPMENT		\$	<u>\$ 1,162,070.28</u>
---------------------------------------	--	----	------------------------

ACCUMULATED DEPRECIATION

18-1700000-00	Accumulated Depreciation	\$	(966,543.81)
---------------	--------------------------	----	--------------

TOTAL ACCUMULATED DEPRECIATION		\$	<u>\$(966,543.81)</u>
---------------------------------------	--	----	-----------------------

OTHER ASSETS

19-1904010-00	Deferred Tax Asset	\$	9,450.00
---------------	--------------------	----	----------

TOTAL OTHER ASSETS		\$	<u>\$ 9,450.00</u>
---------------------------	--	----	--------------------

Total Assets		\$	<u>8,586,863.28</u>
---------------------	--	----	----------------------------

Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00	Accounts Payable	\$	410,386.49
20-2110020-00	Insurance Claim Payable		44,367.65
20-2111000-00	Ap Other		6,156.52
20-2113000-00	Accounts Payable Legacy		(1,004.83)

20-2120000-00	Accrued Wages and Payroll Taxes Payable	123,800.71
20-2123000-00	Accrued Expense	283,660.04
20-2123060-00	401K Match Payable	25,864.14
20-2199000-00	Other Current Liabilities	1,419.72
20-2210001-00	Prepaid Assessment	234,483.31
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner	22,829.69
20-2240000-00	Deferred Income	223,750.15
TOTAL CURRENT LIABILITIES		<u>\$ 1,375,713.59</u>
DEPOSITS LIABILITIES		
22-2191000-00	Tenant Security Deposits Held in Trust (Contra)	\$ 4,489.00
22-2191050-00	Refund Clearing Account	(995.56)
TOTAL DEPOSITS LIABILITIES		<u>\$ 3,493.44</u>
EQUITY		
31-3130000-00	Owner Equity/Certificates Held in Treasury (Coops)	\$ (176.81)
31-3130030-00	Fund Balance	1,833.18
31-3130055-00	Special Project	81,961.01
31-3130060-02	PY-Capital Reserve Fund	5,129,712.07
31-3130065-00	Pool/Maint Bldg Capital Proj	(31,640.00)
31-3130850-00	Property Fund	167,217.07
31-3210030-00	Retained Earnings Operating Fnd	1,174,201.91
	Net Income Gain / (Loss)	684,547.82
TOTAL EQUITY		<u>\$ 7,207,656.25</u>
Total Liabilities & Equity		<u>\$ 8,586,863.28</u>



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: May 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	552,887.14	6,613,844.85	\$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	339,912.00	4,078,944.00	\$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	892,799.14	10,692,788.85	\$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	7,669.47	111,222.12	\$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	2,400.00	11,918.37	\$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	10,288.95	117,116.35	\$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	19,502.37	126,329.77	\$0.00
4910000-00-00 Laundry & V	904.11	2,392.23	818.23	674.57	3,706.91	-	841.38	-	-	1,680.96	-	329.64	11,348.03	\$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)	-	18,014.02	\$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	871.59	14,280.06	\$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	(547.07)	17,208.76	\$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	7,384.67	45,183.91	\$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	-	-	7,164.18	\$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	3,770.85	32,404.68	\$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	1,654.55	18,581.85	\$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	936.17	19,722.46	\$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	-	11,343.66	68,062.47	\$68,062.00
4990980-00-00 Sales	-	-	-	-	275,344.64	-	-	-	-	-	-	463,649.18	738,993.82	\$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	187.28	9,470.09	\$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	529,441.31	1,367,020.94	\$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	1,422,240.45	12,059,809.79	\$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	6,500.00	111,035.72	\$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	30,000.00	520,781.51	\$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	12,897.17	238,221.47	\$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	82,696.18	1,162,349.68	\$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	132,093.35	2,032,388.38	\$1,872,942.00
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	403.50	101.00	-	101.01	99.00	-	5.50	710.01	\$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	4,626.00	38,670.83	\$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	34,841.86	443,156.34	\$391,400.04



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: May 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	68,073.00	285,762.27	\$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	13,900.00	97,575.00	\$200,000.04
5542010-00-00 Door Entry	-	-	-	-	-	-	-	-	-	-	-	-	-	\$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	40,190.00	122,570.00	\$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)	-	-	\$0.00
5562060-00-00 Painting Co	-	-	-	-	-	-	-	-	-	-	242,748.57	105,353.49	348,102.06	\$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	266,989.85	1,337,359.51	\$1,321,069.04
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	2,480.15	19,647.15	\$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	-	25,300.00	66,352.75	\$150,000.00
5537101-00-00 Tree Mainte	-	-	-	-	5,270.00	(3,600.00)	7,330.00	-	850.00	-	4,050.00	(13,900.00)	-	\$0.00
5537990-00-00 Landscapin	-	-	-	-	-	-	-	-	2,075.38	1,065.30	6,512.21	16,151.96	25,804.85	\$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	8,353.29	53,153.49	\$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	116.39	4,782.44	\$5,231.04
5541043-00-00 Exercise Equ	-	-	-	-	-	-	-	-	-	-	1,610.23	337.75	1,947.98	\$3,000.00
5541050-00-00 Repairs-Plu	-	-	-	-	-	-	-	-	-	-	-	-	-	\$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	2,536.48	49,514.50	\$42,999.96
5541400-00-00 Equipment	-	-	-	-	-	1,075.32	888.62	294.66	253.69	-	-	104.94	2,617.23	\$2,499.96
5542210-00-00 Repairs Con	-	-	-	-	-	-	-	-	-	-	-	-	-	\$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	7,658.02	23,226.66	\$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	1,410.88	51,658.09	\$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	1,413.96	12,689.19	\$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	2,328.66	21,447.55	\$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	12,990.46	73,121.56	\$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	64,656.73	405,963.44	\$587,081.96
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	227,813.93	2,074,206.79	\$2,192,381.00
5313000-00-00 Recruitmen	-	-	-	-	-	90.00	205.84	-	1,315.88	3,831.67	485.08	220.50	6,148.97	\$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	9,379.82	41,344.77	\$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	44,950.38	389,599.14	\$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	282,364.63	2,511,299.67	\$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	7,198.16	86,377.92	\$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	-	32,206.53	\$35,000.04



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: May 2024

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5340100-00-00 Legal Fees -	-	1,825.33	2,085.27	3,621.25	1,808.53	-	-	-	-	-	-	1,647.31	10,987.69	\$15,999.96
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	8,845.47	147,792.14	\$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	257.38	13,750.99	\$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	1,554.05	16,005.36	\$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	966.85	16,782.93	\$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	-	11,410.30	\$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	544.68	23,818.03	\$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	(1,374.97)	38,713.05	\$44,322.96
5351020-00-00 Computer E	-	-	-	-	1,597.37	-	-	-	-	-	368.99	908.99	2,875.35	\$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	10,336.54	51,381.98	\$45,500.04
5370000-00-00 Bad Debts	-	-	-	-	-	-	-	-	-	-	-	-	-	\$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	3,773.52	28,942.82	\$24,999.96
5390009-00-00 Meeting Exp	-	495.99	905.00	1,452.25	-	-	1,931.00	50.00	-	150.00	465.00	2,446.00	7,895.24	\$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	1,269.30	13,461.54	\$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	-	-	84,918.70	\$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	413.40	7,890.81	\$8,499.96
5391000-00-00 Dues & Sub	2,258.83	84.85	-	-	-	-	-	-	508.85	468.77	910.02	-	4,231.32	\$600.00
5392000-00-00 Travel & Ent	-	-	-	-	-	-	-	-	-	-	-	-	-	\$300.00
5393050-00-00 Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	\$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	21,095.74	322,078.42	\$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	13,326.00	139,966.06	\$147,915.96
5710000-00-00 Real Estate	-	-	7,340.88	(7,340.88)	7,356.51	-	-	-	-	-	(1,600.22)	16,914.73	22,671.02	\$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	3,906.00	46,847.49	\$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)	201.75	2,453.96	\$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	45,992.67	479,356.37	\$463,906.00
5730000-00-00 Capital Expe	-	-	-	-	-	7,384.64	-	14,968.15	-	-	2,150.00	-	24,502.79	\$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	80,341.15	737,458.51	\$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	19,502.37	126,329.77	\$116,000.04
9901250-00-00 Transfer to	-	-	-	-	-	-	-	-	-	-	-	-	-	\$69,999.96



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: May 2024

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
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	\$19,502.37	\$126,329.77	\$186,000.00
95-9900100-02-02 Building	-	-	-	-	-	-	-	-	-	-	69,097.40	13,824.03	82,921.43	\$0.00
95-9900101-02-02 Roof Rep	-	-	-	-	-	-	-	-	-	-	-	7,048.50	7,048.50	\$0.00
95-9900108-02-02 Façade	-	-	-	-	-	-	-	-	-	-	650.00	294,205.50	294,855.50	\$0.00
95-9900200-02-02 Building	-	-	-	-	-	-	-	-	-	-	-	10,345.00	10,345.00	\$0.00
95-9900305-02-02 Exterior	-	-	-	-	-	-	-	-	-	-	688.68	-	688.68	\$0.00
95-9900401-02-02 Swimmin	-	-	-	-	-	-	-	-	-	-	-	5,172.88	5,172.88	\$0.00
95-9900901-02-02 Consulti	-	-	-	-	-	-	-	-	-	-	27,196.74	16,867.87	44,064.61	\$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)	161,840.08	3,245,957.58	\$0.00
95-9901213-02-00 Waterpro	-	-	-	-	-	-	-	-	-	-	20,385.00	16,590.00	36,975.00	\$0.00
95-9901216-02-02 Tools & E	-	-	-	-	-	-	-	-	-	-	377.60	1,129.24	1,506.84	\$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	1,402,912.39	11,375,261.97	\$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	19,328.06	684,547.82	\$4,078,940.76