



Financial Report Package

June 2024

Fiscal Year: 2025

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	\$632,048.31	\$629,740.83	\$2,307.48	\$632,048.31	\$629,740.83	\$2,307.48	\$7,556,889.96
TOTAL INCOME	\$632,048.31	\$629,740.83	\$2,307.48	\$632,048.31	\$629,740.83	\$2,307.48	\$7,556,889.96
OTHER INCOME							
42-4110000 Rental Income	6,574.97	9,333.33	(2,758.36)	6,574.97	9,333.33	(2,758.36)	111,999.96
42-4110180 Clubhouse Rental	900.00	1,083.33	(183.33)	900.00	1,083.33	(183.33)	12,999.96
42-4410000 Interest Revenue - Project Ope	9,961.57	10,020.83	(59.26)	9,961.57	10,020.83	(59.26)	120,249.96
42-4910000 Laundry & Vending Revenue	-	2,000.00	(2,000.00)	-	2,000.00	(2,000.00)	24,000.00
42-4920000 NSF and Late Charges	6,975.90	1,916.67	5,059.23	6,975.90	1,916.67	5,059.23	23,000.04
42-4990000 Miscellaneous Inc	3,587.10	1,295.00	2,292.10	3,587.10	1,295.00	2,292.10	15,540.00
42-4990008 In Unit Maintenance	1,565.54	2,500.00	(934.46)	1,565.54	2,500.00	(934.46)	30,000.00
42-4990085 Utility Reimbursement Inc	-	41.67	(41.67)	-	41.67	(41.67)	500.00
42-4990190 Storage Unit Fees	8,756.61	5,022.76	3,733.85	8,756.61	5,022.76	3,733.85	60,273.12
42-4990210 Legal - Collections	-	825.00	(825.00)	-	825.00	(825.00)	9,900.00
42-4990220 Resale Package	2,859.34	3,166.67	(307.33)	2,859.34	3,166.67	(307.33)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	1,654.55	1,400.00	254.55	16,800.00
42-4990600 Key Income	2,704.55	2,666.67	37.88	2,704.55	2,666.67	37.88	32,000.04
42-4990980 Sales	-	59,166.67	(59,166.67)	-	59,166.67	(59,166.67)	710,000.04
42-4991010 Newsletter Income	-	1,000.00	(1,000.00)	-	1,000.00	(1,000.00)	12,000.00
TOTAL OTHER INCOME	\$45,540.13	\$101,438.60	(\$55,898.47)	\$45,540.13	\$101,438.60	(\$55,898.47)	\$1,217,263.16
TOTAL INCOME	\$677,588.44	\$731,179.43	(\$53,590.99)	\$677,588.44	\$731,179.43	(\$53,590.99)	\$8,774,153.12
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	7,547.55	9,870.58	2,323.03	7,547.55	9,870.58	2,323.03	118,446.96
50-5451000 Water	47,153.01	43,537.09	(3,615.92)	47,153.01	43,537.09	(3,615.92)	522,445.08
50-5452000 Gas	42,283.01	21,782.33	(20,500.68)	42,283.01	21,782.33	(20,500.68)	261,387.96
50-5453000 Sewer	79,079.34	86,885.83	7,806.49	79,079.34	86,885.83	7,806.49	1,042,630.00
50-5459130 Utility Reimbursement	-	41.67	41.67	-	41.67	41.67	500.00
TOTAL UTILITIES	\$176,062.91	\$162,117.50	(\$13,945.41)	\$176,062.91	\$162,117.50	(\$13,945.41)	\$1,945,410.00
CONTRACTS							
53-5360090 Web Site	-	99.00	99.00	-	99.00	99.00	1,188.00
53-5519000 Exterminating Contract	12,510.36	4,583.33	(7,927.03)	12,510.36	4,583.33	(7,927.03)	54,999.96
53-5525000 Garbage and Trash Removal	41,067.37	34,435.50	(6,631.87)	41,067.37	34,435.50	(6,631.87)	413,226.00
53-5537000 Grounds Contract	23,456.00	31,201.17	7,745.17	23,456.00	31,201.17	7,745.17	374,414.04
53-5537045 Tree Pruning & Removal	36,195.00	14,583.33	(21,611.67)	36,195.00	14,583.33	(21,611.67)	174,999.96
53-5542010 Door Entry System	-	208.33	208.33	-	208.33	208.33	2,499.96
53-5547000 Swim Pool Maintenance/Contra	29,440.00	12,808.33	(16,631.67)	29,440.00	12,808.33	(16,631.67)	153,699.96
53-5562000 Decorating Contract	-	19,171.25	19,171.25	-	19,171.25	19,171.25	230,055.00
TOTAL CONTRACTS	\$142,668.73	\$117,090.24	(\$25,578.49)	\$142,668.73	\$117,090.24	(\$25,578.49)	\$1,405,082.88
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	2,865.63	1,750.00	(1,115.63)	2,865.63	1,750.00	(1,115.63)	21,000.00
55-5537096 Grounds Non Contract	-	10,416.67	10,416.67	-	10,416.67	10,416.67	125,000.04
55-5537990 Landscaping-Other	2,580.22	8,333.33	5,753.11	2,580.22	8,333.33	5,753.11	99,999.96
55-5541000 Repairs - General	9,411.61	7,666.67	(1,744.94)	9,411.61	7,666.67	(1,744.94)	92,000.04
55-5541001 Equipment/Tools	-	323.33	323.33	-	323.33	323.33	3,879.96
55-5541043 Exercise Equipment - Repairs	350.00	125.00	(225.00)	350.00	125.00	(225.00)	1,500.00
55-5541050 Repairs-Plumbing	33,677.55	583.33	(33,094.22)	33,677.55	583.33	(33,094.22)	6,999.96
55-5541230 Maintenance Supplies	1,598.64	3,583.33	1,984.69	1,598.64	3,583.33	1,984.69	42,999.96
55-5541400 Equipment Repairs & Maintena	-	208.33	208.33	-	208.33	208.33	2,499.96
55-5547021 Pool Supplies & Equipment	2,039.58	1,541.67	(497.91)	2,039.58	1,541.67	(497.91)	18,500.04
55-5550100 Plumbing Supplies	223.47	3,833.33	3,609.86	223.47	3,833.33	3,609.86	45,999.96
55-5550300 In-unit Supplies	722.53	1,041.67	319.14	722.53	1,041.67	319.14	12,500.04
55-5562100 Paint Supplies	2,483.99	1,666.67	(817.32)	2,483.99	1,666.67	(817.32)	20,000.04
55-5570000 Vehicle/Maintenance Equipmen	8,667.25	4,166.67	(4,500.58)	8,667.25	4,166.67	(4,500.58)	50,000.04
TOTAL REPAIR & MAINTENANCE	\$64,620.47	\$45,240.00	(\$19,380.47)	\$64,620.47	\$45,240.00	(\$19,380.47)	\$542,880.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
PERSONNEL							
57-5309020 Management Salaries	\$163,577.72	\$187,265.88	\$23,688.16	\$163,577.72	\$187,265.88	\$23,688.16	\$2,247,190.56
57-5313000 Recruitment, Relocation, Traini	831.66	2,500.00	1,668.34	831.66	2,500.00	1,668.34	5,000.00
57-5518000 Uniforms	466.43	2,000.00	1,533.57	466.43	2,000.00	1,533.57	24,000.00
57-5723000 Payroll Taxes & Benefits	32,138.78	36,384.66	4,245.88	32,138.78	36,384.66	4,245.88	436,615.92
TOTAL PERSONNEL	\$197,014.59	\$228,150.54	\$31,135.95	\$197,014.59	\$228,150.54	\$31,135.95	\$2,712,806.48
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,198.16	7,428.17	230.01	7,198.16	7,428.17	230.01	89,138.04
59-5340000 Legal Expense	-	2,083.33	2,083.33	-	2,083.33	2,083.33	24,999.96
59-5340100 Legal Fees - Collections	-	1,583.33	1,583.33	-	1,583.33	1,583.33	18,999.96
59-5350000 Audit Expense	-	-	-	-	-	-	18,500.00
59-5393000 Consulting/ Professional Fees	18,261.81	-	(18,261.81)	18,261.81	-	(18,261.81)	-
TOTAL PROFESSIONAL SERVICES	\$25,459.97	\$11,094.83	(\$14,365.14)	\$25,459.97	\$11,094.83	(\$14,365.14)	\$151,637.96
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	1,608.85	922.33	(686.52)	1,608.85	922.33	(686.52)	11,067.96
60-5311000 Office Supplies	5,343.95	1,291.67	(4,052.28)	5,343.95	1,291.67	(4,052.28)	15,500.04
60-5311010 Printing	-	1,083.33	1,083.33	-	1,083.33	1,083.33	12,999.96
60-5311030 Copier Lease	-	1,329.50	1,329.50	-	1,329.50	1,329.50	15,954.00
60-5311050 Postage	989.03	1,833.33	844.30	989.03	1,833.33	844.30	21,999.96
60-5311130 IT Support Contract	1,247.42	3,693.58	2,446.16	1,247.42	3,693.58	2,446.16	44,322.96
60-5351020 Computer Expenses	-	1,750.00	1,750.00	-	1,750.00	1,750.00	21,000.00
60-5360000 Telephone and Answering Ser	8,561.72	3,509.46	(5,052.26)	8,561.72	3,509.46	(5,052.26)	42,113.52
60-5370000 Bad Debts	-	125.00	125.00	-	125.00	125.00	1,500.00
60-5390000 Misc Administrative Expenses	1,301.21	2,083.33	782.12	1,301.21	2,083.33	782.12	24,999.96
60-5390009 Meeting Expenses	-	633.33	633.33	-	633.33	633.33	7,599.96
60-5390040 Credit Card & Bank Fees	867.05	1,000.00	132.95	867.05	1,000.00	132.95	12,000.00
60-5390180 Association Unit Expense	22,858.35	6,666.67	(16,191.68)	22,858.35	6,666.67	(16,191.68)	80,000.04
60-5390900 Misc Exp - Newsletter	1,024.00	681.67	(342.33)	1,024.00	681.67	(342.33)	8,180.04
60-5391000 Dues & Subscriptions	460.04	50.00	(410.04)	460.04	50.00	(410.04)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	25.00	25.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	2,083.33	2,083.33	24,999.96
60-5395040 Events Expense	850.00	-	(850.00)	850.00	-	(850.00)	-
TOTAL ADMINISTRATIVE EXPENSES	\$45,111.62	\$28,761.53	(\$16,350.09)	\$45,111.62	\$28,761.53	(\$16,350.09)	\$345,138.36
TAXES & INSURANCE							
63-5312200 Income Taxes	-	12,910.25	12,910.25	-	12,910.25	12,910.25	154,923.00
63-5710000 Real Estate Taxes	-	1,041.67	1,041.67	-	1,041.67	1,041.67	12,500.04
63-5717000 State Taxes	-	4,082.83	4,082.83	-	4,082.83	4,082.83	48,993.96
63-5718020 Personal Property Taxes	-	-	-	-	-	-	22,636.00
63-5719000 Miscellaneous Taxes, License	-	208.33	208.33	-	208.33	208.33	2,499.96
63-5720000 Property & Liability Insurance (45,992.65	45,782.92	(209.73)	45,992.65	45,782.92	(209.73)	549,395.04
TOTAL TAXES & INSURANCE	\$45,992.65	\$64,026.00	\$18,033.35	\$45,992.65	\$64,026.00	\$18,033.35	\$790,948.00
FUND TRANSFERS							
69-9901015 Reserve Contributions	-	382,411.75	382,411.75	-	382,411.75	382,411.75	4,588,941.00
69-9901031 Transfer Reserve Interest	9,961.57	10,020.83	59.26	9,961.57	10,020.83	59.26	120,249.96
69-9901250 Transfer to Operating Reserve	-	4,166.67	4,166.67	-	4,166.67	4,166.67	50,000.04
TOTAL FUND TRANSFERS	\$9,961.57	\$396,599.25	\$386,637.68	\$9,961.57	\$396,599.25	\$386,637.68	\$4,759,191.00
TOTAL DISBURSEMENTS	\$706,892.51	\$1,053,079.89	\$346,187.38	\$706,892.51	\$1,053,079.89	\$346,187.38	\$12,653,094.68
OPERATING FUND NET INCREASE (DECREASE)	(\$29,304.07)	(\$321,900.46)	\$292,596.39	(\$29,304.07)	(\$321,900.46)	\$292,596.39	(\$3,878,941.56)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
INCOME							
40-4500000 Reserve Assessments	\$323,245.08	\$323,245.08	\$-	\$323,245.08	\$323,245.08	\$-	\$3,878,940.96
TOTAL INCOME	\$323,245.08	\$323,245.08	\$-	\$323,245.08	\$323,245.08	\$-	\$3,878,940.96
OTHER INCOME							
42-4413000 Interest Income - Reserve	9,961.57	-	9,961.57	9,961.57	-	9,961.57	-
TOTAL OTHER INCOME	\$9,961.57	\$-	\$9,961.57	\$9,961.57	\$-	\$9,961.57	\$-
TOTAL INCOME	\$333,206.65	\$323,245.08	\$9,961.57	\$333,206.65	\$323,245.08	\$9,961.57	\$3,878,940.96
EXPENSES AND RESERVE FUNDING							
95-9900100 Building Exterior	33,326.53	-	(33,326.53)	33,326.53	-	(33,326.53)	-
95-9900101 Roof Replacement	4,189.00	-	(4,189.00)	4,189.00	-	(4,189.00)	-
95-9900200 Building Interior	6,712.00	-	(6,712.00)	6,712.00	-	(6,712.00)	-
95-9900305 Exterior lighting	1,810.00	-	(1,810.00)	1,810.00	-	(1,810.00)	-
95-9900401 Swimming Pool	650.00	-	(650.00)	650.00	-	(650.00)	-
95-9901000 Reserve Expens	78,967.97	-	(78,967.97)	78,967.97	-	(78,967.97)	-
95-9901216 Tools & Equipment	22.28	-	(22.28)	22.28	-	(22.28)	-
TOTAL DISBURSEMENTS	\$125,677.78	\$-	(\$125,677.78)	\$125,677.78	\$-	(\$125,677.78)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$207,528.87	\$323,245.08	(\$115,716.21)	\$207,528.87	\$323,245.08	(\$115,716.21)	\$3,878,940.96
NET INCREASE (DECREASE)	\$178,224.80	\$1,344.62	\$176,880.18	\$178,224.80	\$1,344.62	\$176,880.18	(\$0.60)

Assets
CURRENT ASSETS

10-1110000-00	Petty Cash	\$	500.00
10-1120001-00	Operating Cash		700,816.24
10-1129001-00	Activities Account		95.40
10-1130000-00	Accounts Receivable		403,398.88
10-1132000-00	Accounts Receivable		45,814.82
10-1132005-00	AR In Unit Service		603.25
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
\$ \$ 1,043,098.27
DEPOSITS HELD IN TRUST

12-1190000-00	Miscellaneous Current Assets	\$	2,759.00
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TOTAL DEPOSITS HELD IN TRUST
\$ \$ 2,759.00
RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02	Replacement Reserve-MM	\$	1,527,181.22
13-1320100-02	Replacement Reserve-MM		2,744,608.74
13-1320200-02	Replacement Reserve-CD		2,885,000.00
13-1320600-00	Accrued Interest Receivable		20,054.47

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES
\$ \$ 7,176,844.43
PREPAID EXPENSES

15-1240000-00	Prepaid Property & Liability Insurance	\$	200,289.91
15-1271000-00	Prepaid Income Taxes		1,909.00
15-1290000-00	Prepaid Expense-Operating		35,729.61

TOTAL PREPAID EXPENSES
\$ \$ 237,928.52
PROPERTY & EQUIPMENT

17-1410916-00	Other Admin.	\$	86.34
17-1420000-00	Buildings		602,000.00
17-1440010-00	Office Equipment		851.40
17-1440904-00	Appraisal		1,300.00
17-1440908-00	Legal		2,249.19
17-1450907-00	Real Estate Taxes		2,555.52
17-1470000-00	Maintenance Equipment		2,875.39
17-1480000-00	Motor Vehicles		553,094.95

TOTAL PROPERTY & EQUIPMENT
\$ \$ 1,165,012.79
ACCUMULATED DEPRECIATION

18-1700000-00	Accumulated Depreciation	\$	(966,543.81)
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TOTAL ACCUMULATED DEPRECIATION
\$ \$(966,543.81)
OTHER ASSETS

19-1904010-00	Deferred Tax Asset	\$	9,450.00
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TOTAL OTHER ASSETS
\$ \$ 9,450.00
Total Assets
\$ **8,668,549.20**
Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00	Accounts Payable	\$	301,566.22
20-2110020-00	Insurance Claim Payable		44,367.65
20-2111000-00	Ap Other		4,202.77

20-2120000-00	Accrued Wages and Payroll Taxes Payable	124,467.71
20-2123000-00	Accrued Expense	283,660.04
20-2123060-00	401K Match Payable	37,200.39
20-2199000-00	Other Current Liabilities	1,419.72
20-2210001-00	Prepaid Assessment	240,987.00
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner	22,829.69
20-2240000-00	Deferred Income	222,095.60
TOTAL CURRENT LIABILITIES		<u>\$ 1,282,796.79</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	1,855,127.65
	Net Income Gain / (Loss)	178,224.80
TOTAL EQUITY		<u>\$ 7,382,258.97</u>
Total Liabilities & Equity		<u>\$ 8,668,549.20</u>



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: June 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
OPERATING INCOME														
INCOME														
4110001-00-00 Condo Asses	632,048.31	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	7,559,197.44	\$7,556,889.96
Total INCOME	632,048.31	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	7,559,197.44	\$7,556,889.96
OTHER INCOME														
4110000-00-00 Rental Incom	6,574.97	9,333.33	9,333.33	9,333.33	9,333.33	9,333.33	9,333.33	9,333.33	9,333.33	9,333.33	9,333.33	9,333.33	109,241.60	\$111,999.96
4110180-00-00 Clubhouse R	900.00	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	12,816.63	\$12,999.96
4410000-00-00 Interest Reve	9,961.57	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	120,190.70	\$120,249.96
4910000-00-00 Laundry & V	-	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	22,000.00	\$24,000.00
4920000-00-00 NSF and Lat	6,975.90	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	28,059.27	\$23,000.04
4990000-00-00 Miscellaneous	3,587.10	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	17,832.10	\$15,540.00
4990008-00-00 In Unit Mainte	1,565.54	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	29,065.54	\$30,000.00
4990085-00-00 Utility Reimbu	-	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	458.33	\$500.00
4990190-00-00 Storage Unit	8,756.61	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	64,006.97	\$60,273.12
4990210-00-00 Legal - Colle	-	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	9,075.00	\$9,900.00
4990220-00-00 Resale Pack	2,859.34	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	37,692.71	\$38,000.04
4990310-00-00 Cable Income	1,654.55	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	17,054.55	\$16,800.00
4990600-00-00 Key Income	2,704.55	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	32,037.92	\$32,000.04
4990980-00-00 Sales	-	59,166.67	59,166.67	59,166.67	59,166.67	59,166.67	59,166.67	59,166.67	59,166.67	59,166.67	59,166.67	59,166.67	650,833.37	\$710,000.04
4991010-00-00 Newsletter In	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,000.00	\$12,000.00
Total OTHER INCOME	45,540.13	101,438.60	101,438.60	101,438.60	101,438.60	101,438.60	101,438.60	101,438.60	101,438.60	101,438.60	101,438.60	101,438.56	1,161,364.69	\$1,217,263.16
Total OPERATING INCOME	677,588.44	731,179.43	731,179.43	731,179.43	731,179.43	731,179.43	731,179.43	731,179.43	731,179.43	731,179.43	731,179.43	731,179.39	8,720,562.13	\$8,774,153.12
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,547.55	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	116,123.93	\$118,446.96
5451000-00-00 Water	47,153.01	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	526,061.00	\$522,445.08
5452000-00-00 Gas	42,283.01	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	281,888.64	\$261,387.96
5453000-00-00 Sewer	79,079.34	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.87	1,034,823.51	\$1,042,630.00
5459130-00-00 Utility Reimbu	-	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	458.33	\$500.00
Total UTILITIES	176,062.91	162,117.50	162,117.50	162,117.50	162,117.50	162,117.50	162,117.50	162,117.50	162,117.50	162,117.50	162,117.50	162,117.50	1,959,355.41	\$1,945,410.00
CONTRACTS														
5360090-00-00 Web Site	-	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	1,089.00	\$1,188.00
5519000-00-00 Exterminating	12,510.36	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	62,926.99	\$54,999.96
5525000-00-00 Garbage and	41,067.37	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	419,857.87	\$413,226.00
5537000-00-00 Grounds Con	23,456.00	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	366,668.87	\$374,414.04
5537045-00-00 Tree Pruning	36,195.00	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	196,611.63	\$174,999.96



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: June 2025

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5542010-00-00 Door Entry S	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,291.63	\$2,499.96
5547000-00-00 Swim Pool M	29,440.00	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	170,331.63	\$153,699.96
5562000-00-00 Decorating C	-	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	210,883.75	\$230,055.00
Total CONTRACTS	142,668.73	117,090.24	117,090.24	117,090.24	117,090.24	117,090.24	117,090.24	117,090.24	117,090.24	117,090.24	117,090.24	117,090.24	1,430,661.37	\$1,405,082.88
REPAIR & MAINTENANCE														
5515000-00-00 Janitor and C	2,865.63	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	22,115.63	\$21,000.00
5537096-00-00 Grounds Non	-	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	114,583.37	\$125,000.04
5537990-00-00 Landscaping	2,580.22	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	94,246.85	\$99,999.96
5541000-00-00 Repairs - Ge	9,411.61	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	93,744.98	\$92,000.04
5541001-00-00 Equipment/To	-	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	3,556.63	\$3,879.96
5541043-00-00 Exercise Equ	350.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,725.00	\$1,500.00
5541050-00-00 Repairs-Plum	33,677.55	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	40,094.18	\$6,999.96
5541230-00-00 Maintenance	1,598.64	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	41,015.27	\$42,999.96
5541400-00-00 Equipment R	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,291.63	\$2,499.96
5547021-00-00 Pool Supplies	2,039.58	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	18,997.95	\$18,500.04
5550100-00-00 Plumbing Sup	223.47	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	42,390.10	\$45,999.96
5550300-00-00 In-unit Suppl	722.53	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	12,180.90	\$12,500.04
5562100-00-00 Paint Supplie	2,483.99	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,817.36	\$20,000.04
5570000-00-00 Vehicle/Main	8,667.25	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	54,500.62	\$50,000.04
Total REPAIR & MAINTENA	64,620.47	45,240.00	45,240.00	45,240.00	45,240.00	45,240.00	45,240.00	45,240.00	45,240.00	45,240.00	45,240.00	45,240.00	562,260.47	\$542,880.00
PERSONNEL														
5309020-00-00 Management	163,577.72	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	2,223,502.40	\$2,247,190.56
5313000-00-00 Recruitment,	831.66	-	-	-	-	2,500.00	-	-	-	-	-	-	3,331.66	\$5,000.00
5518000-00-00 Uniforms	466.43	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	22,466.43	\$24,000.00
5723000-00-00 Payroll Taxes	32,138.78	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	432,370.04	\$436,615.92
Total PERSONNEL	197,014.59	225,650.54	225,650.54	225,650.54	225,650.54	228,150.54	225,650.54	225,650.54	225,650.54	225,650.54	225,650.54	225,650.54	2,681,670.53	\$2,712,806.48
PROFESSIONAL SERVICES														
5320000-00-00 Management	7,198.16	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	88,908.03	\$89,138.04
5340000-00-00 Legal Expen	-	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	22,916.63	\$24,999.96
5340100-00-00 Legal Fees -	-	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	17,416.63	\$18,999.96
5350000-00-00 Audit Expens	-	-	18,500.00	-	-	-	-	-	-	-	-	-	18,500.00	\$18,500.00
5393000-00-00 Consulting/ P	18,261.81	-	-	-	-	-	-	-	-	-	-	-	18,261.81	\$0.00
Total PROFESSIONAL SERV	25,459.97	11,094.83	29,594.83	11,094.83	11,094.83	11,094.83	11,094.83	11,094.83	11,094.83	11,094.83	11,094.83	11,094.83	166,003.10	\$151,637.96
ADMINISTRATIVE EXPENSES														
5301000-00-00 Recreation/R	1,608.85	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	11,754.48	\$11,067.96
5311000-00-00 Office Suppl	5,343.95	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	19,552.32	\$15,500.04
5311010-00-00 Printing	-	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	11,916.63	\$12,999.96



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: June 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
5311030-00-00 Copier Lease	-	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	14,624.50	\$15,954.00
5311050-00-00 Postage	989.03	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	21,155.66	\$21,999.96
5311130-00-00 IT Support Co	1,247.42	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	41,876.80	\$44,322.96
5351020-00-00 Computer Ex	-	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	19,250.00	\$21,000.00
5360000-00-00 Telephone an	8,561.72	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	47,165.78	\$42,113.52
5370000-00-00 Bad Debts	-	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,375.00	\$1,500.00
5390000-00-00 Misc Adminis	1,301.21	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	24,217.84	\$24,999.96
5390009-00-00 Meeting Expe	-	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	6,966.63	\$7,599.96
5390040-00-00 Credit Card &	867.05	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,867.05	\$12,000.00
5390180-00-00 Association	22,858.35	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	96,191.72	\$80,000.04
5390900-00-00 Misc Exp - N	1,024.00	681.67	681.67	681.67	681.67	681.67	681.67	681.67	681.67	681.67	681.67	681.67	8,522.37	\$8,180.04
5391000-00-00 Dues & Subs	460.04	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	1,010.04	\$600.00
5392000-00-00 Travel & Ente	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	275.00	\$300.00
5393050-00-00 Engineering	-	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	22,916.63	\$24,999.96
5395040-00-00 Events Expe	850.00	-	-	-	-	-	-	-	-	-	-	-	850.00	\$0.00
Total ADMINISTRATIVE EXP	45,111.62	28,761.53	28,761.53	28,761.53	28,761.53	28,761.53	28,761.53	28,761.53	28,761.53	28,761.53	28,761.53	28,761.53	361,488.45	\$345,138.36
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	142,012.75	\$154,923.00
5710000-00-00 Real Estate T	-	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	11,458.37	\$12,500.04
5717000-00-00 State Taxes	-	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	44,911.13	\$48,993.96
5718020-00-00 Personal Pro	-	-	22,636.00	-	-	-	-	-	-	-	-	-	22,636.00	\$22,636.00
5719000-00-00 Miscellaneou	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,291.63	\$2,499.96
5720000-00-00 Property & L	45,992.65	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	549,604.77	\$549,395.04
Total TAXES & INSURANCE	45,992.65	64,026.00	86,662.00	64,026.00	64,026.00	64,026.00	64,026.00	64,026.00	64,026.00	64,026.00	64,026.00	64,026.00	772,914.65	\$790,948.00
FUND TRANSFERS														
9901015-00-00 Reserve Con	-	382,411.75	382,411.75	382,411.75	382,411.75	382,411.75	382,411.75	382,411.75	382,411.75	382,411.75	382,411.75	382,411.75	4,206,529.25	\$4,588,941.00
9901031-00-00 Transfer Res	9,961.57	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	120,190.70	\$120,249.96
9901250-00-00 Transfer to O	-	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	45,833.37	\$50,000.04
Total FUND TRANSFERS	9,961.57	396,599.25	396,599.25	396,599.25	396,599.25	396,599.25	396,599.25	396,599.25	396,599.25	396,599.25	396,599.25	396,599.25	4,372,553.32	\$4,759,191.00
Total OPERATING EXPENSE	706,892.51	1,050,579.89	1,091,715.89	1,050,579.89	1,050,579.89	1,053,079.89	1,050,579.89	1,050,579.89	1,050,579.89	1,050,579.89	1,050,579.89	1,050,579.89	12,306,907.30	\$12,653,094.68
Net Income:	(29,304.07)	(319,400.46)	(360,536.46)	(319,400.46)	(319,400.46)	(321,900.46)	(319,400.46)	(319,400.46)	(319,400.46)	(319,400.46)	(319,400.46)	(319,400.50)	(3,586,345.17)	(\$3,878,941.56)