



Financial Report Package

July 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	\$1,264,096.62	\$1,259,481.66	\$4,614.96	\$7,556,889.96
TOTAL INCOME	\$632,048.31	\$629,740.83	\$2,307.48	\$1,264,096.62	\$1,259,481.66	\$4,614.96	\$7,556,889.96
OTHER INCOME							
42-4110000 Rental Income	6,574.97	9,333.33	(2,758.36)	13,149.94	18,666.66	(5,516.72)	111,999.96
42-4110180 Clubhouse Rental	300.00	1,083.33	(783.33)	1,200.00	2,166.66	(966.66)	12,999.96
42-4410000 Interest Revenue - Project Operations	9,637.95	10,020.83	(382.88)	19,599.52	20,041.66	(442.14)	120,249.96
42-4910000 Laundry & Vending Revenue	-	2,000.00	(2,000.00)	-	4,000.00	(4,000.00)	24,000.00
42-4920000 NSF and Late Charges	7,740.75	1,916.67	5,824.08	14,661.47	3,833.34	10,828.13	23,000.04
42-4990000 Miscellaneous Inc	1,276.17	1,295.00	(18.83)	4,863.27	2,590.00	2,273.27	15,540.00
42-4990008 In Unit Maintenance	2,524.42	2,500.00	24.42	4,089.96	5,000.00	(910.04)	30,000.00
42-4990040 Bike Registration Fee	1,360.00	-	1,360.00	1,360.00	-	1,360.00	-
42-4990085 Utility Reimbursement Inc	-	41.67	(41.67)	-	83.34	(83.34)	500.00
42-4990190 Storage Unit Fees	5,397.45	5,022.76	374.69	14,154.06	10,045.52	4,108.54	60,273.12
42-4990210 Legal - Collections	-	825.00	(825.00)	-	1,650.00	(1,650.00)	9,900.00
42-4990220 Resale Package	1,791.73	3,166.67	(1,374.94)	4,651.07	6,333.34	(1,682.27)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	3,309.10	2,800.00	509.10	16,800.00
42-4990600 Key Income	1,784.17	2,666.67	(882.50)	4,488.72	5,333.34	(844.62)	32,000.04
42-4990980 Sales	-	59,166.67	(59,166.67)	-	118,333.34	(118,333.34)	710,000.04
42-4991010 Newsletter Income	165.00	1,000.00	(835.00)	165.00	2,000.00	(1,835.00)	12,000.00
TOTAL OTHER INCOME	\$40,207.16	\$101,438.60	(\$61,231.44)	\$85,692.11	\$202,877.20	(\$117,185.09)	\$1,217,263.16
TOTAL INCOME	\$672,255.47	\$731,179.43	(\$58,923.96)	\$1,349,788.73	\$1,462,358.86	(\$112,570.13)	\$8,774,153.12
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	4,856.57	9,870.58	5,014.01	12,404.12	19,741.16	7,337.04	118,446.96
50-5451000 Water	49,580.45	43,537.09	(6,043.36)	96,733.46	87,074.18	(9,659.28)	522,445.08
50-5452000 Gas	19,665.61	21,782.33	2,116.72	61,948.62	43,564.66	(18,383.96)	261,387.96
50-5453000 Sewer	87,096.42	86,885.83	(210.59)	166,175.76	173,771.66	7,595.90	1,042,630.00
50-5454500 Internet Services	4,832.42	-	(4,832.42)	4,832.42	-	(4,832.42)	-
50-5459130 Utility Reimbursement	-	41.67	41.67	-	83.34	83.34	500.00
TOTAL UTILITIES	\$166,031.47	\$162,117.50	(\$3,913.97)	\$342,094.38	\$324,235.00	(\$17,859.38)	\$1,945,410.00
CONTRACTS							
53-5360090 Web Site	-	99.00	99.00	-	198.00	198.00	1,188.00
53-5519000 Exterminating Contract	12,519.79	4,583.33	(7,936.46)	25,030.15	9,166.66	(15,863.49)	54,999.96
53-5525000 Garbage and Trash Removal	36,541.64	34,435.50	(2,106.14)	77,609.01	68,871.00	(8,738.01)	413,226.00
53-5530000 Security Contract	2,121.58	-	(2,121.58)	2,121.58	-	(2,121.58)	-
53-5531050 Building System Equip	1,831.00	-	(1,831.00)	1,831.00	-	(1,831.00)	-
53-5537000 Grounds Contract	26,941.00	31,201.17	4,260.17	50,397.00	62,402.34	12,005.34	374,414.04
53-5537045 Tree Pruning & Removal	30,720.00	14,583.33	(16,136.67)	66,915.00	29,166.66	(37,748.34)	174,999.96
53-5542010 Door Entry System	-	208.33	208.33	-	416.66	416.66	2,499.96
53-5547000 Swim Pool	31,640.00	12,808.33	(18,831.67)	61,080.00	25,616.66	(35,463.34)	153,699.96
Maintenance/Contract	-	-	-	-	-	-	-
53-5562000 Decorating Contract	-	19,171.25	19,171.25	-	38,342.50	38,342.50	230,055.00
TOTAL CONTRACTS	\$142,315.01	\$117,090.24	(\$25,224.77)	\$284,983.74	\$234,180.48	(\$50,803.26)	\$1,405,082.88

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	\$1,502.84	\$1,750.00	\$247.16	\$4,368.47	\$3,500.00	(\$868.47)	\$21,000.00
55-5537096 Grounds Non Contract	-	10,416.67	10,416.67	-	20,833.34	20,833.34	125,000.04
55-5537990 Landscaping-Other	6,495.54	8,333.33	1,837.79	9,075.76	16,666.66	7,590.90	99,999.96
55-5541000 Repairs - General	14,034.12	7,666.67	(6,367.45)	23,445.73	15,333.34	(8,112.39)	92,000.04
55-5541001 Equipment/Tools	80.89	323.33	242.44	80.89	646.66	565.77	3,879.96
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	350.00	250.00	(100.00)	1,500.00
55-5541050 Repairs-Plumbing	9,514.56	583.33	(8,931.23)	43,192.11	1,166.66	(42,025.45)	6,999.96
55-5541230 Maintenance Supplies	2,355.49	3,583.33	1,227.84	3,954.13	7,166.66	3,212.53	42,999.96
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	-	416.66	416.66	2,499.96
55-5547021 Pool Supplies & Equipment	6,663.00	1,541.67	(5,121.33)	8,702.58	3,083.34	(5,619.24)	18,500.04
55-5550100 Plumbing Supplies	2,081.73	3,833.33	1,751.60	2,305.20	7,666.66	5,361.46	45,999.96
55-5550300 In-unit Supplies	1,392.70	1,041.67	(351.03)	2,115.23	2,083.34	(31.89)	12,500.04
55-5562100 Paint Supplies	2,544.23	1,666.67	(877.56)	5,028.22	3,333.34	(1,694.88)	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	4,942.39	4,166.67	(775.72)	13,609.64	8,333.34	(5,276.30)	50,000.04
TOTAL REPAIR & MAINTENANCE	\$51,607.49	\$45,240.00	(\$6,367.49)	\$116,227.96	\$90,480.00	(\$25,747.96)	\$542,880.00
PERSONNEL							
57-5309020 Management Salaries	165,010.14	187,265.88	22,255.74	328,587.86	374,531.76	45,943.90	2,247,190.56
57-5313000 Recruitment, Relocation, Training	-	-	-	831.66	2,500.00	1,668.34	5,000.00
57-5518000 Uniforms	1,170.72	2,000.00	829.28	1,637.15	4,000.00	2,362.85	24,000.00
57-5723000 Payroll Taxes & Benefits	32,184.13	36,384.66	4,200.53	64,322.91	72,769.32	8,446.41	436,615.92
TOTAL PERSONNEL	\$198,364.99	\$225,650.54	\$27,285.55	\$395,379.58	\$453,801.08	\$58,421.50	\$2,712,806.48
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,198.16	7,428.17	230.01	14,396.32	14,856.34	460.02	89,138.04
59-5340000 Legal Expense	-	2,083.33	2,083.33	2,249.19	4,166.66	1,917.47	24,999.96
59-5340100 Legal Fees - Collections	-	1,583.33	1,583.33	-	3,166.66	3,166.66	18,999.96
59-5350000 Audit Expense	-	-	-	-	-	-	18,500.00
59-5393000 Consulting/ Professional Fees	(14,998.91)	-	14,998.91	3,262.90	-	(3,262.90)	-
TOTAL PROFESSIONAL SERVICES	(\$7,800.75)	\$11,094.83	\$18,895.58	\$19,908.41	\$22,189.66	\$2,281.25	\$151,637.96
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	2,155.88	922.33	(1,233.55)	3,764.73	1,844.66	(1,920.07)	11,067.96
60-5311000 Office Supplies	9,029.19	1,291.67	(7,737.52)	14,373.14	2,583.34	(11,789.80)	15,500.04
60-5311010 Printing	277.45	1,083.33	805.88	277.45	2,166.66	1,889.21	12,999.96
60-5311030 Copier Lease	949.58	1,329.50	379.92	1,556.56	2,659.00	1,102.44	15,954.00
60-5311050 Postage	989.90	1,833.33	843.43	1,978.93	3,666.66	1,687.73	21,999.96
60-5311130 IT Support Contract	1,247.42	3,693.58	2,446.16	2,494.84	7,387.16	4,892.32	44,322.96
60-5351020 Computer Expenses	(6,294.89)	1,750.00	8,044.89	(6,294.89)	3,500.00	9,794.89	21,000.00
60-5360000 Telephone and Answering Service	4,879.06	3,509.46	(1,369.60)	13,440.78	7,018.92	(6,421.86)	42,113.52
60-5370000 Bad Debts	-	125.00	125.00	-	250.00	250.00	1,500.00
60-5390000 Misc Administrative Expenses	693.74	2,083.33	1,389.59	2,081.29	4,166.66	2,085.37	24,999.96
60-5390009 Meeting Expenses	855.00	633.33	(221.67)	855.00	1,266.66	411.66	7,599.96
60-5390040 Credit Card & Bank Fees	922.45	1,000.00	77.55	1,789.50	2,000.00	210.50	12,000.00
60-5390170 Reserve Study	3,605.00	-	(3,605.00)	3,605.00	-	(3,605.00)	-
60-5390180 Association Unit Expense	7,966.91	6,666.67	(1,300.24)	30,825.26	13,333.34	(17,491.92)	80,000.04
60-5390900 Misc Exp - Newsletter	413.40	681.67	268.27	1,437.40	1,363.34	(74.06)	8,180.04
60-5391000 Dues & Subscriptions	99.00	50.00	(49.00)	559.04	100.00	(459.04)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	50.00	50.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	4,166.66	4,166.66	24,999.96
60-5395040 Events Expense	-	-	-	850.00	-	(850.00)	-
TOTAL ADMINISTRATIVE EXPENSES	\$27,789.09	\$28,761.53	\$972.44	\$73,594.03	\$57,523.06	(\$16,070.97)	\$345,138.36

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TAXES & INSURANCE							
63-5312200 Income Taxes	\$-	\$12,910.25	\$12,910.25	\$-	\$25,820.50	\$25,820.50	\$154,923.00
63-5710000 Real Estate Taxes	-	1,041.67	1,041.67	-	2,083.34	2,083.34	12,500.04
63-5717000 State Taxes	-	4,082.83	4,082.83	-	8,165.66	8,165.66	48,993.96
63-5718020 Personal Property Taxes	-	-	-	-	-	-	22,636.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	208.33	208.33	-	416.66	416.66	2,499.96
63-5720000 Property & Liability Insurance (Hazard)	45,992.66	45,782.92	(209.74)	91,985.31	91,565.84	(419.47)	549,395.04
63-5720060 Insurance Reimburse Deductible	(14,815.25)	-	14,815.25	(14,815.25)	-	14,815.25	-
TOTAL TAXES & INSURANCE	\$31,177.41	\$64,026.00	\$32,848.59	\$77,170.06	\$128,052.00	\$50,881.94	\$790,948.00
FUND TRANSFERS							
69-9901015 Reserve Contributions	-	382,411.75	382,411.75	-	764,823.50	764,823.50	4,588,941.00
69-9901031 Transfer Reserve Interest	9,637.95	10,020.83	382.88	19,599.52	20,041.66	442.14	120,249.96
69-9901250 Transfer to Operating Reserves	-	4,166.67	4,166.67	-	8,333.34	8,333.34	50,000.04
TOTAL FUND TRANSFERS	\$9,637.95	\$396,599.25	\$386,961.30	\$19,599.52	\$793,198.50	\$773,598.98	\$4,759,191.00
EXTRAORDINARY ITEMS							
70-5547023 Pool Furniture	111.29	-	(111.29)	111.29	-	(111.29)	-
TOTAL EXTRAORDINARY ITEMS	\$111.29	\$-	(\$111.29)	\$111.29	\$-	(\$111.29)	\$-
TOTAL DISBURSEMENTS	\$619,233.95	\$1,050,579.89	\$431,345.94	\$1,329,068.97	\$2,103,659.78	\$774,590.81	\$12,653,094.68
OPERATING FUND NET INCREASE (DECREASE)	\$53,021.52	(\$319,400.46)	\$372,421.98	\$20,719.76	(\$641,300.92)	\$662,020.68	(\$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	\$-	\$646,490.16	\$646,490.16	\$-	\$3,878,940.96
TOTAL INCOME	\$323,245.08	\$323,245.08	\$-	\$646,490.16	\$646,490.16	\$-	\$3,878,940.96
OTHER INCOME							
42-4413000 Interest Income - Reserve	9,637.95	-	9,637.95	19,599.52	-	19,599.52	-
TOTAL OTHER INCOME	\$9,637.95	\$-	\$9,637.95	\$19,599.52	\$-	\$19,599.52	\$-
TOTAL INCOME	\$332,883.03	\$323,245.08	\$9,637.95	\$666,089.68	\$646,490.16	\$19,599.52	\$3,878,940.96
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	26,597.00	-	(26,597.00)	26,597.00	-	(26,597.00)	-
95-9900100 Building Exterior	34,262.00	-	(34,262.00)	67,588.53	-	(67,588.53)	-
95-9900101 Roof Replacement	-	-	-	4,189.00	-	(4,189.00)	-
95-9900200 Building Interior	7,395.00	-	(7,395.00)	14,107.00	-	(14,107.00)	-
95-9900303 Gates, Fences and Retaining Walls	27,849.67	-	(27,849.67)	27,849.67	-	(27,849.67)	-
95-9900305 Exterior lighting	-	-	-	1,810.00	-	(1,810.00)	-
95-9900309 Sidewalk Replacement	23,750.00	-	(23,750.00)	23,750.00	-	(23,750.00)	-
95-9900401 Swimming Pool	(300.00)	-	300.00	350.00	-	(350.00)	-
95-9900901 Consulting/Engineering	10,720.63	-	(10,720.63)	10,720.63	-	(10,720.63)	-
95-9901000 Reserve Expens	82,325.81	-	(82,325.81)	161,293.78	-	(161,293.78)	-
95-9901216 Tools & Equipment	-	-	-	22.28	-	(22.28)	-
95-9901224 Reserve Study - Pipe	26,466.00	-	(26,466.00)	26,466.00	-	(26,466.00)	-
TOTAL DISBURSEMENTS	\$239,066.11	\$-	(\$239,066.11)	\$364,743.89	\$-	(\$364,743.89)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$93,816.92	\$323,245.08	(\$229,428.16)	\$301,345.79	\$646,490.16	(\$345,144.37)	\$3,878,940.96
NET INCREASE (DECREASE)	\$146,838.44	\$3,844.62	\$142,993.82	\$322,065.55	\$5,189.24	\$316,876.31	(\$0.60)

Assets
CURRENT ASSETS

10-1110000-00 Petty Cash	\$	500.00
10-1120001-00 Operating Cash		896,009.12
10-1129001-00 Activities Account		95.40
10-1130000-00 Accounts Receivable		376,957.26
10-1132000-00 Accounts Receivable		45,814.82
10-1132005-00 AR In Unit Service		603.25
10-1140000-00 AR-other		13,590.04
10-1140020-00 Insurance Receivable		(1,050.00)
10-4200000-00 Allowance For Bad Debt		(151,276.02)

TOTAL CURRENT ASSETS	\$	\$ 1,181,243.87
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DEPOSITS HELD IN TRUST

12-1190000-00 Miscellaneous Current Assets	\$	2,759.00
12-1191000-00 Tenant Security Deposits - Held in Trust		(2,759.00)

RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02 Replacement Reserve-MM	\$	2,035,216.00
13-1320100-02 Replacement Reserve-MM		2,834,678.50
13-1320200-02 Replacement Reserve-CD		2,395,000.00
13-1320600-00 Accrued Interest Receivable		11,657.64

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES	\$	\$ 7,276,552.14
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PREPAID EXPENSES

15-1240000-00 Prepaid Property & Liability Insurance	\$	196,299.71
15-1271000-00 Prepaid Income Taxes		1,909.00
15-1290000-00 Prepaid Expense-Operating		34,482.19

TOTAL PREPAID EXPENSES	\$	\$ 232,690.90
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PROPERTY & EQUIPMENT

17-1420000-00 Buildings	\$	576,000.00
17-1480000-00 Motor Vehicles		553,094.95

TOTAL PROPERTY & EQUIPMENT	\$	\$ 1,129,094.95
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ACCUMULATED DEPRECIATION

18-1700000-00 Accumulated Depreciation	\$	(958,250.38)
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TOTAL ACCUMULATED DEPRECIATION	\$	\$(958,250.38)
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Total Assets	\$	8,861,331.48
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Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00 Accounts Payable	\$	395,769.10
20-2110020-00 Insurance Claim Payable		662.97
20-2111000-00 Ap Other		4,202.77
20-2120000-00 Accrued Wages and Payroll Taxes Payable		116,787.42
20-2123000-00 Accrued Expense		283,660.04
20-2123060-00 401K Match Payable		36,069.01
20-2210001-00 Prepaid Assessment		268,514.84
20-2210100-00 Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00 Deferred Income		188,573.05

TOTAL CURRENT LIABILITIES	\$	\$ 1,317,068.89
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DEPOSITS LIABILITIES

22-2191000-00 Tenant Security Deposits Held in Trust (Contra)	\$	3,230.00
22-2191050-00 Refund Clearing Account		(995.56)

TOTAL DEPOSITS LIABILITIES	<u>\$ 2,234.44</u>
LONG TERM LIABILITIES	
23-2361000-00 Deferred Cable Income	\$ (8,532.05)
TOTAL LONG TERM LIABILITIES	<u>\$(8,532.05)</u>
EQUITY	
31-3130000-00 Owner Equity/Certificates Held in Treasury (Coops)	\$ (176.81)
31-3130030-00 Fund Balance	34,216.61
31-3130055-00 Special Project	81,961.01
31-3130060-02 PY-Capital Reserve Fund	5,097,328.64
31-3130065-00 Pool/Maint Bldg Capital Proj	(31,640.00)
31-3130850-00 Property Fund	149,510.50
31-3210030-00 Retained Earnings Operating Fnd	1,897,294.70
Net Income Gain / (Loss)	322,065.55
TOTAL EQUITY	<u>\$ 7,550,560.20</u>
Total Liabilities & Equity	<u>\$ 8,861,331.48</u>



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: July 2025

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
OPERATING INCOME														
INCOME														
4110001-00-00 Condo Asses	632,048.31	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	7,561,504.92	\$7,556,889.96
Total INCOME	632,048.31	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	7,561,504.92	\$7,556,889.96
OTHER INCOME														
4110000-00-00 Rental Incom	6,574.97	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	106,483.24	\$111,999.96
4110180-00-00 Clubhouse R	900.00	300.00	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	12,033.30	\$12,999.96
4410000-00-00 Interest Reve	9,961.57	9,637.95	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	119,807.82	\$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	20,000.00	\$24,000.00
4920000-00-00 NSF and Lat	6,920.72	7,740.75	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	33,828.17	\$23,000.04
4990000-00-00 Miscellaneous	3,587.10	1,276.17	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	17,813.27	\$15,540.00
4990008-00-00 In Unit Mainte	1,565.54	2,524.42	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	29,089.96	\$30,000.00
4990040-00-00 Bike Registra	-	1,360.00	-	-	-	-	-	-	-	-	-	-	1,360.00	\$0.00
4990085-00-00 Utility Reimbu	-	-	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	416.66	\$500.00
4990190-00-00 Storage Unit	8,756.61	5,397.45	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	64,381.66	\$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	8,250.00	\$9,900.00
4990220-00-00 Resale Pack	2,859.34	1,791.73	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	36,317.77	\$38,000.04
4990310-00-00 Cable Income	1,654.55	1,654.55	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	17,309.10	\$16,800.00
4990600-00-00 Key Income	2,704.55	1,784.17	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	31,155.42	\$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	591,666.70	\$710,000.04
4991010-00-00 Newsletter In	-	165.00	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	10,165.00	\$12,000.00
Total OTHER INCOME	45,484.95	40,207.16	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	1,100,078.07	\$1,217,263.16
Total OPERATING INCOME	677,533.26	672,255.47	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	8,661,582.99	\$8,774,153.12
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,547.55	4,856.57	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	111,109.92	\$118,446.96
5451000-00-00 Water	47,153.01	49,580.45	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	532,104.36	\$522,445.08
5452000-00-00 Gas	42,283.01	19,665.61	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	279,771.92	\$261,387.96
5453000-00-00 Sewer	79,079.34	87,096.42	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	1,035,034.10	\$1,042,630.00
5454500-00-00 Internet Serv	-	4,832.42	-	-	-	-	-	-	-	-	-	-	4,832.42	\$0.00
5459130-00-00 Utility Reimbu	-	-	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	416.66	\$500.00
Total UTILITIES	176,062.91	166,031.47	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	1,963,269.38	\$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	990.00	\$1,188.00
5519000-00-00 Exterminating	12,510.36	12,519.79	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	70,863.45	\$54,999.96
5525000-00-00 Garbage and	41,067.37	36,541.64	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	421,964.01	\$413,226.00



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: July 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
5530000-00-00 Security Con	-	2,121.58	-	-	-	-	-	-	-	-	-	-	2,121.58	\$0.00
5531050-00-00 Building Sys	-	1,831.00	-	-	-	-	-	-	-	-	-	-	1,831.00	\$0.00
5537000-00-00 Grounds Con	23,456.00	26,941.00	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	362,408.70	\$374,414.04
5537045-00-00 Tree Pruning	36,195.00	30,720.00	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	212,748.30	\$174,999.96
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	2,083.30	\$2,499.96
5547000-00-00 Swim Pool M	29,440.00	31,640.00	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	189,163.30	\$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	191,712.50	\$230,055.00
Total CONTRACTS	142,668.73	142,315.01	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	1,455,886.14	\$1,405,082.88
REPAIR & MAINTENANCE														
5515000-00-00 Janitor and C	2,865.63	1,502.84	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	21,868.47	\$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	104,166.70	\$125,000.04
5537990-00-00 Landscaping	2,580.22	6,495.54	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	92,409.06	\$99,999.96
5541000-00-00 Repairs - Ge	9,411.61	14,034.12	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	100,112.43	\$92,000.04
5541001-00-00 Equipment/To	-	80.89	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	3,314.19	\$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	1,600.00	\$1,500.00
5541050-00-00 Repairs-Plum	33,677.55	9,514.56	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	49,025.41	\$6,999.96
5541230-00-00 Maintenance	1,598.64	2,355.49	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	39,787.43	\$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	2,083.30	\$2,499.96
5547021-00-00 Pool Supplies	2,039.58	6,663.00	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	24,119.28	\$18,500.04
5550100-00-00 Plumbing Sup	223.47	2,081.73	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	40,638.50	\$45,999.96
5550300-00-00 In-unit Suppl	722.53	1,392.70	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	12,531.93	\$12,500.04
5562100-00-00 Paint Supplie	2,483.99	2,544.23	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	21,694.92	\$20,000.04
5570000-00-00 Vehicle/Main	8,667.25	4,942.39	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	55,276.34	\$50,000.04
Total REPAIR & MAINTENA	64,620.47	51,607.49	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	568,627.96	\$542,880.00
PERSONNEL														
5309020-00-00 Management	163,577.72	165,010.14	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	2,201,246.66	\$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	1,170.72	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	21,637.15	\$24,000.00
5723000-00-00 Payroll Taxes	32,138.78	32,184.13	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	428,169.51	\$436,615.92
Total PERSONNEL	197,014.59	198,364.99	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	2,654,384.98	\$2,712,806.48
PROFESSIONAL SERVICES														
5320000-00-00 Management	7,198.16	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	88,678.02	\$89,138.04
5340000-00-00 Legal Expen	2,249.19	-	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	23,082.49	\$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	15,833.30	\$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	(14,998.91)	-	-	-	-	-	-	-	-	-	-	3,262.90	\$0.00
Total PROFESSIONAL SERV	27,709.16	(7,800.75)	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	149,356.71	\$151,637.96



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: July 2025

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
ADMINISTRATIVE EXPENSES														
5301000-00-00 Recreation/R	1,608.85	2,155.88	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	12,988.03	\$11,067.96
5311000-00-00 Office Suppl	5,343.95	9,029.19	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	27,289.84	\$15,500.04
5311010-00-00 Printing	-	277.45	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	11,110.75	\$12,999.96
5311030-00-00 Copier Lease	606.98	949.58	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	14,851.56	\$15,954.00
5311050-00-00 Postage	989.03	989.90	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	20,312.23	\$21,999.96
5311130-00-00 IT Support Co	1,247.42	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	39,430.64	\$44,322.96
5351020-00-00 Computer Ex	-	(6,294.89)	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	11,205.11	\$21,000.00
5360000-00-00 Telephone an	8,561.72	4,879.06	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	48,535.38	\$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	1,250.00	\$1,500.00
5390000-00-00 Misc Adminis	1,387.55	693.74	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	22,914.59	\$24,999.96
5390009-00-00 Meeting Expe	-	855.00	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	633.33	7,188.30	\$7,599.96
5390040-00-00 Credit Card &	867.05	922.45	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	11,789.50	\$12,000.00
5390170-00-00 Reserve Stu	-	3,605.00	-	-	-	-	-	-	-	-	-	-	3,605.00	\$0.00
5390180-00-00 Association	22,858.35	7,966.91	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	97,491.96	\$80,000.04
5390900-00-00 Misc Exp - N	1,024.00	413.40	681.67	681.67	681.67	681.67	681.67	681.67	681.67	681.67	681.67	681.67	8,254.10	\$8,180.04
5391000-00-00 Dues & Subs	460.04	99.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	1,059.04	\$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	250.00	\$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	20,833.30	\$24,999.96
5395040-00-00 Events Expe	850.00	-	-	-	-	-	-	-	-	-	-	-	850.00	\$0.00
Total ADMINISTRATIVE EXP	45,804.94	27,789.09	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	361,209.33	\$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	129,102.50	\$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	10,416.70	\$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	40,828.30	\$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	2,083.30	\$2,499.96
5720000-00-00 Property & L	45,992.65	45,992.66	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	549,814.51	\$549,395.04
5720060-00-00 Insurance Re	-	(14,815.25)	-	-	-	-	-	-	-	-	-	-	(14,815.25)	\$0.00
Total TAXES & INSURANCE	45,992.65	31,177.41	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	740,066.06	\$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	3,824,117.50	\$4,588,941.00
9901031-00-00 Transfer Res	9,961.57	9,637.95	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	119,807.82	\$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	41,666.70	\$50,000.04
Total FUND TRANSFERS	9,961.57	9,637.95	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	3,985,592.02	\$4,759,191.00
EXTRAORDINARY ITEMS														
5547023-00-00 Pool Furnitur	-	111.29	-	-	-	-	-	-	-	-	-	-	111.29	\$0.00



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: July 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
Total EXTRAORDINARY ITE	\$-	\$111.29	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$111.29	\$0.00
Total OPERATING EXPENSE	\$709,835.02	\$619,233.95	\$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	\$11,878,503.87	\$12,653,094.68
Net Income:	(\$32,301.76)	53,021.52	(\$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	(\$3,216,920.88)	(\$3,878,941.56)