



# **Financial Report Package**

**August 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	
<b>OPERATING FUND</b>							
<b>INCOME</b>							
<b>INCOME</b>							
40-4110001 Condo Assessments	\$632,048.31	\$629,740.83	\$2,307.48	\$1,896,144.93	\$1,889,222.49	\$6,922.44	\$7,556,889.96
<b>TOTAL INCOME</b>	<b>\$632,048.31</b>	<b>\$629,740.83</b>	<b>\$2,307.48</b>	<b>\$1,896,144.93</b>	<b>\$1,889,222.49</b>	<b>\$6,922.44</b>	<b>\$7,556,889.96</b>
<b>OTHER INCOME</b>							
42-4110000 Rental Income	6,574.97	9,333.33	(2,758.36)	19,724.91	27,999.99	(8,275.08)	111,999.96
42-4110180 Clubhouse Rental	2,310.00	1,083.33	1,226.67	3,510.00	3,249.99	260.01	12,999.96
42-4410000 Interest Revenue - Project Operations	9,102.95	10,020.83	(917.88)	28,702.47	30,062.49	(1,360.02)	120,249.96
42-4910000 Laundry & Vending Revenue	23.75	2,000.00	(1,976.25)	23.75	6,000.00	(5,976.25)	24,000.00
42-4920000 NSF and Late Charges	6,567.25	1,916.67	4,650.58	21,228.72	5,750.01	15,478.71	23,000.04
42-4990000 Miscellaneous Inc	2,808.52	1,295.00	1,513.52	7,671.79	3,885.00	3,786.79	15,540.00
42-4990008 In Unit Maintenance	3,348.63	2,500.00	848.63	7,438.59	7,500.00	(61.41)	30,000.00
42-4990040 Bike Registration Fee	(1,360.00)	-	(1,360.00)	-	-	-	-
42-4990085 Utility Reimbursement Inc	154.94	41.67	113.27	154.94	125.01	29.93	500.00
42-4990190 Storage Unit Fees	1,382.05	5,022.76	(3,640.71)	15,536.11	15,068.28	467.83	60,273.12
42-4990210 Legal - Collections	-	825.00	(825.00)	-	2,475.00	(2,475.00)	9,900.00
42-4990220 Resale Package	1,231.51	3,166.67	(1,935.16)	5,882.58	9,500.01	(3,617.43)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	4,963.65	4,200.00	763.65	16,800.00
42-4990600 Key Income	1,121.90	2,666.67	(1,544.77)	5,610.62	8,000.01	(2,389.39)	32,000.04
42-4990980 Sales	-	-	-	-	-	-	710,000.00
42-4991010 Newsletter Income	(652.56)	1,000.00	(1,652.56)	(487.56)	3,000.00	(3,487.56)	12,000.00
<b>TOTAL OTHER INCOME</b>	<b>\$34,268.46</b>	<b>\$42,271.93</b>	<b>(\$8,003.47)</b>	<b>\$119,960.57</b>	<b>\$126,815.79</b>	<b>(\$6,855.22)</b>	<b>\$1,217,263.12</b>
<b>TOTAL INCOME</b>	<b>\$666,316.77</b>	<b>\$672,012.76</b>	<b>(\$5,695.99)</b>	<b>\$2,016,105.50</b>	<b>\$2,016,038.28</b>	<b>\$67.22</b>	<b>\$8,774,153.08</b>
<b>EXPENSES AND RESERVE FUNDING</b>							
<b>UTILITIES</b>							
50-5450000 Electricity	4,910.53	9,870.58	4,960.05	17,314.65	29,611.74	12,297.09	118,446.96
50-5451000 Water	46,356.31	43,537.09	(2,819.22)	143,089.77	130,611.27	(12,478.50)	522,445.08
50-5452000 Gas	9,608.97	21,782.33	12,173.36	71,557.59	65,346.99	(6,210.60)	261,387.96
50-5453000 Sewer	62,913.32	86,885.83	23,972.51	229,089.08	260,657.49	31,568.41	1,042,630.00
50-5454500 Internet Services	(4,832.42)	-	4,832.42	-	-	-	-
50-5459130 Utility Reimbursement	-	41.67	41.67	-	125.01	125.01	500.00
<b>TOTAL UTILITIES</b>	<b>\$118,956.71</b>	<b>\$162,117.50</b>	<b>\$43,160.79</b>	<b>\$461,051.09</b>	<b>\$486,352.50</b>	<b>\$25,301.41</b>	<b>\$1,945,410.00</b>
<b>CONTRACTS</b>							
53-5360090 Web Site	-	99.00	99.00	-	297.00	297.00	1,188.00
53-5519000 Exterminating Contract	7,006.70	4,583.33	(2,423.37)	32,036.85	13,749.99	(18,286.86)	54,999.96
53-5525000 Garbage and Trash Removal	37,750.09	34,435.50	(3,314.59)	115,359.10	103,306.50	(12,052.60)	413,226.00
53-5530000 Security Contract	(2,121.58)	-	2,121.58	-	-	-	-
53-5531050 Building System Equip	(1,831.00)	-	1,831.00	-	-	-	-
53-5537000 Grounds Contract	22,691.00	31,201.17	8,510.17	73,088.00	93,603.51	20,515.51	374,414.04
53-5537045 Tree Pruning & Removal	(66,915.00)	-	66,915.00	-	-	-	-
53-5542010 Door Entry System	-	208.33	208.33	-	624.99	624.99	2,499.96
53-5547000 Swim Pool	33,145.00	12,808.33	(20,336.67)	94,225.00	38,424.99	(55,800.01)	153,699.96
Maintenance/Contract	-	-	-	-	-	-	-
53-5562060 Painting Contract	54,339.24	19,171.25	(35,167.99)	54,339.24	57,513.75	3,174.51	230,055.00
<b>TOTAL CONTRACTS</b>	<b>\$84,064.45</b>	<b>\$102,506.91</b>	<b>\$18,442.46</b>	<b>\$369,048.19</b>	<b>\$307,520.73</b>	<b>(\$61,527.46)</b>	<b>\$1,230,082.92</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REPAIR &amp; MAINTENANCE</b>							
55-5515000 Janitor and Cleaning Supplies	\$1,924.48	\$1,750.00	(\$174.48)	\$6,292.95	\$5,250.00	(\$1,042.95)	\$21,000.00
55-5537045 Tree Maintenance	26,100.00	2,083.00	(24,017.00)	26,100.00	6,249.00	(19,851.00)	25,000.00
55-5537096 Landscape Repairs	-	10,416.67	10,416.67	-	31,250.01	31,250.01	125,000.04
55-5537101 Tree Pruning & Removal	53,200.00	12,500.00	(40,700.00)	53,200.00	37,500.00	(15,700.00)	150,000.00
55-5537990 Landscaping Repairs	3,143.51	8,333.33	5,189.82	12,219.27	24,999.99	12,780.72	99,999.96
55-5541000 Repairs - General	-	7,666.67	7,666.67	23,445.73	23,000.01	(445.72)	92,000.04
55-5541001 Equipment/Tools	1,837.51	323.33	(1,514.18)	1,918.40	969.99	(948.41)	3,879.96
55-5541043 Exercise Equipment - Repairs	236.97	125.00	(111.97)	586.97	375.00	(211.97)	1,500.00
55-5541050 Repairs-Plumbing	-	583.33	583.33	43,192.11	1,749.99	(41,442.12)	6,999.96
55-5541230 Maintenance Supplies	7,259.33	3,583.33	(3,676.00)	11,213.46	10,749.99	(463.47)	42,999.96
55-5541250 Building Supplies - Common	199.92	-	(199.92)	199.92	-	(199.92)	-
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	-	624.99	624.99	2,499.96
55-5547021 Pool Supplies & Equipment	200.00	1,541.67	1,341.67	8,902.58	4,625.01	(4,277.57)	18,500.04
55-5550100 Plumbing Supplies	1,420.88	3,833.33	2,412.45	3,726.08	11,499.99	7,773.91	45,999.96
55-5550300 In-unit Supplies	2,681.52	1,041.67	(1,639.85)	4,796.75	3,125.01	(1,671.74)	12,500.04
55-5562100 Paint Supplies	1,004.63	1,666.67	662.04	6,032.85	5,000.01	(1,032.84)	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	7,699.09	4,166.67	(3,532.42)	21,308.73	12,500.01	(8,808.72)	50,000.04
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>\$106,907.84</b>	<b>\$59,823.00</b>	<b>(\$47,084.84)</b>	<b>\$223,135.80</b>	<b>\$179,469.00</b>	<b>(\$43,666.80)</b>	<b>\$717,880.00</b>
<b>PERSONNEL</b>							
57-5309020 Management Salaries	161,920.47	187,265.88	25,345.41	490,508.33	561,797.64	71,289.31	2,247,190.56
57-5313000 Recruitment, Relocation, Training	-	-	-	831.66	2,500.00	1,668.34	5,000.00
57-5518000 Uniforms	1,452.35	2,000.00	547.65	3,089.50	6,000.00	2,910.50	24,000.00
57-5723000 Payroll Taxes & Benefits	43,791.43	36,384.66	(7,406.77)	108,114.34	109,153.98	1,039.64	436,615.92
<b>TOTAL PERSONNEL</b>	<b>\$207,164.25</b>	<b>\$225,650.54</b>	<b>\$18,486.29</b>	<b>\$602,543.83</b>	<b>\$679,451.62</b>	<b>\$76,907.79</b>	<b>\$2,712,806.48</b>
<b>PROFESSIONAL SERVICES</b>							
59-5320000 Management Fee	7,522.07	7,428.17	(93.90)	21,918.39	22,284.51	366.12	89,138.04
59-5340000 Legal Expense	5,802.40	2,083.33	(3,719.07)	8,051.59	6,249.99	(1,801.60)	24,999.96
59-5340100 Legal Fees - Collections	3,343.93	1,583.33	(1,760.60)	3,343.93	4,749.99	1,406.06	18,999.96
59-5350000 Audit Expense	-	18,500.00	18,500.00	-	18,500.00	18,500.00	18,500.00
59-5393000 Consulting/ Professional Fees	(3,262.90)	-	3,262.90	-	-	-	-
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$13,405.50</b>	<b>\$29,594.83</b>	<b>\$16,189.33</b>	<b>\$33,313.91</b>	<b>\$51,784.49</b>	<b>\$18,470.58</b>	<b>\$151,637.96</b>
<b>ADMINISTRATIVE EXPENSES</b>							
60-5301000 Recreation/Resident Activities	1,103.60	922.33	(181.27)	4,868.33	2,766.99	(2,101.34)	11,067.96
60-5311000 Office Supplies	-	1,291.67	1,291.67	14,373.14	3,875.01	(10,498.13)	15,500.04
60-5311010 Printing	-	1,083.33	1,083.33	277.45	3,249.99	2,972.54	12,999.96
60-5311030 Copier Lease	633.36	1,329.50	696.14	2,189.92	3,988.50	1,798.58	15,954.00
60-5311050 Postage	1,066.88	1,833.33	766.45	3,045.81	5,499.99	2,454.18	21,999.96
60-5311070 Office Equipment	906.49	-	(906.49)	906.49	-	(906.49)	-
60-5311130 IT Support Contract	9,066.92	3,693.58	(5,373.34)	11,561.76	11,080.74	(481.02)	44,322.96
60-5351020 Computer Expenses	-	1,750.00	1,750.00	(6,294.89)	5,250.00	11,544.89	21,000.00
60-5360000 Telephone and Answering Service	3,020.46	3,509.46	489.00	16,461.24	10,528.38	(5,932.86)	42,113.52
60-5370000 Bad Debts	-	125.00	125.00	-	375.00	375.00	1,500.00
60-5390000 Misc Administrative Expenses	6,904.31	2,083.33	(4,820.98)	8,985.60	6,249.99	(2,735.61)	24,999.96
60-5390009 Meeting Expenses	-	633.33	633.33	855.00	1,899.99	1,044.99	7,599.96
60-5390040 Credit Card & Bank Fees	1,507.63	1,000.00	(507.63)	3,297.13	3,000.00	(297.13)	12,000.00
60-5390170 Reserve Study	(3,605.00)	-	3,605.00	-	-	-	-
60-5390180 Association Unit Expense	7,966.91	6,666.67	(1,300.24)	38,792.17	20,000.01	(18,792.16)	80,000.04
60-5390900 Misc Exp - Newsletter	-	681.67	681.67	1,437.40	2,045.01	607.61	8,180.04
60-5391000 Dues & Subscriptions	257.40	50.00	(207.40)	816.44	150.00	(666.44)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	75.00	75.00	300.00
60-5393050 Engineering Fees	3,605.00	2,083.33	(1,521.67)	3,605.00	6,249.99	2,644.99	24,999.96
60-5395040 Events Expense	(850.00)	-	850.00	-	-	-	-
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$31,583.96</b>	<b>\$28,761.53</b>	<b>(\$2,822.43)</b>	<b>\$105,177.99</b>	<b>\$86,284.59</b>	<b>(\$18,893.40)</b>	<b>\$345,138.36</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>TAXES &amp; INSURANCE</b>							
63-5312200 Income Taxes	\$-	\$12,910.25	\$12,910.25	\$-	\$38,730.75	\$38,730.75	\$154,923.00
63-5710000 Real Estate Taxes	-	1,041.67	1,041.67	-	3,125.01	3,125.01	12,500.04
63-5717000 State Taxes	350.45	4,082.83	3,732.38	350.45	12,248.49	11,898.04	48,993.96
63-5718020 Personal Property Taxes	6,973.08	22,636.00	15,662.92	6,973.08	22,636.00	15,662.92	22,636.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	208.33	208.33	-	624.99	624.99	2,499.96
63-5720000 Property & Liability Insurance (Hazard)	45,992.69	45,782.92	(209.77)	137,978.00	137,348.76	(629.24)	549,395.04
63-5720060 Insurance Reimburse Deductible	-	-	-	(14,815.25)	-	14,815.25	-
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$53,316.22</b>	<b>\$86,662.00</b>	<b>\$33,345.78</b>	<b>\$130,486.28</b>	<b>\$214,714.00</b>	<b>\$84,227.72</b>	<b>\$790,948.00</b>
<b>FUND TRANSFERS</b>							
69-9901015 Transfer Sales Proceeds	-	-	-	-	-	-	710,000.00
69-9901031 Transfer Reserve Interest	9,102.95	10,020.83	917.88	28,702.47	30,062.49	1,360.02	120,249.96
69-9901250 Transfer to Operating Reserves	-	4,166.67	4,166.67	-	12,500.01	12,500.01	50,000.04
<b>TOTAL FUND TRANSFERS</b>	<b>\$9,102.95</b>	<b>\$14,187.50</b>	<b>\$5,084.55</b>	<b>\$28,702.47</b>	<b>\$42,562.50</b>	<b>\$13,860.03</b>	<b>\$880,250.00</b>
<b>EXTRAORDINARY ITEMS</b>							
70-5547023 Pool Furniture	(111.29)	-	111.29	-	-	-	-
<b>TOTAL EXTRAORDINARY ITEMS</b>	<b>(\$111.29)</b>	<b>\$-</b>	<b>\$111.29</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL DISBURSEMENTS</b>	<b>\$624,390.59</b>	<b>\$709,303.81</b>	<b>\$84,913.22</b>	<b>\$1,953,459.56</b>	<b>\$2,048,139.43</b>	<b>\$94,679.87</b>	<b>\$8,774,153.72</b>
<b>OPERATING FUND NET INCREASE (DECREASE)</b>	<b>\$41,926.18</b>	<b>(\$37,291.05)</b>	<b>\$79,217.23</b>	<b>\$62,645.94</b>	<b>(\$32,101.15)</b>	<b>\$94,747.09</b>	<b>(\$0.64)</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE FUND</b>							
<b>INCOME</b>							
<b>INCOME</b>							
40-450000 Reserve Assessments	\$323,245.08	\$323,245.08	\$-	\$969,735.24	\$969,735.24	\$-	\$3,878,940.96
<b>TOTAL INCOME</b>	<b>\$323,245.08</b>	<b>\$323,245.08</b>	<b>\$-</b>	<b>\$969,735.24</b>	<b>\$969,735.24</b>	<b>\$-</b>	<b>\$3,878,940.96</b>
<b>OTHER INCOME</b>							
42-4413000 Interest Income - Reserve	9,102.95	-	9,102.95	28,702.47	-	28,702.47	-
<b>TOTAL OTHER INCOME</b>	<b>\$9,102.95</b>	<b>\$-</b>	<b>\$9,102.95</b>	<b>\$28,702.47</b>	<b>\$-</b>	<b>\$28,702.47</b>	<b>\$-</b>
<b>TOTAL INCOME</b>	<b>\$332,348.03</b>	<b>\$323,245.08</b>	<b>\$9,102.95</b>	<b>\$998,437.71</b>	<b>\$969,735.24</b>	<b>\$28,702.47</b>	<b>\$3,878,940.96</b>
<b>EXPENSES AND RESERVE FUNDING</b>							
95-9901213 Waterproofing	-	-	-	26,597.00	-	(26,597.00)	-
95-9900100 Building Exterior	91,350.40	-	(91,350.40)	158,938.93	-	(158,938.93)	-
95-9900101 Roof Replacement	-	-	-	4,189.00	-	(4,189.00)	-
95-9900200 Building Interior	8,105.71	-	(8,105.71)	22,212.71	-	(22,212.71)	-
95-9900303 Gates, Fences and Retaining Walls	-	-	-	27,849.67	-	(27,849.67)	-
95-9900305 Exterior lighting	11,788.00	-	(11,788.00)	13,598.00	-	(13,598.00)	-
95-9900309 Sidewalk Replacement	-	-	-	23,750.00	-	(23,750.00)	-
95-9900401 Swimming Pool	5,573.29	-	(5,573.29)	5,923.29	-	(5,923.29)	-
95-9900901 Consulting/Engineering	-	-	-	10,720.63	-	(10,720.63)	-
95-9901000 Reserve Expens	10,387.97	-	(10,387.97)	171,681.75	-	(171,681.75)	-
95-9901216 Tools & Equipment	-	-	-	22.28	-	(22.28)	-
95-9901222 Roof Maintenance	21,364.25	-	(21,364.25)	21,364.25	-	(21,364.25)	-
95-9901224 Reserve Study - Pipe	-	-	-	26,466.00	-	(26,466.00)	-
<b>TOTAL DISBURSEMENTS</b>	<b>\$148,569.62</b>	<b>\$-</b>	<b>(\$148,569.62)</b>	<b>\$513,313.51</b>	<b>\$-</b>	<b>(\$513,313.51)</b>	<b>\$0.00</b>
<b>RESERVE FUND NET INCREASE (DECREASE)</b>	<b>\$183,778.41</b>	<b>\$323,245.08</b>	<b>(\$139,466.67)</b>	<b>\$485,124.20</b>	<b>\$969,735.24</b>	<b>(\$484,611.04)</b>	<b>\$3,878,940.96</b>
<b>NET INCREASE (DECREASE)</b>	<b>\$225,704.59</b>	<b>\$285,954.03</b>	<b>(\$60,249.44)</b>	<b>\$547,770.14</b>	<b>\$937,634.09</b>	<b>(\$389,863.95)</b>	<b>\$3,878,940.32</b>

**Assets**
**CURRENT ASSETS**

10-1110000-00	Petty Cash	\$	500.00
10-1120001-00	Operating Cash		887,865.00
10-1130000-00	Accounts Receivable		362,962.27
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		(214.97)
10-1140000-00	AR-other		17,670.04
10-1140020-00	Insurance Receivable		(1,050.00)
10-1142300-00	Due to/from Operating		6,175.20
10-1142310-02	Due to/from Reserve		(6,175.20)
10-4200000-00	Allowance For Bad Debt		(151,276.02)

**TOTAL CURRENT ASSETS**
\$ \$ 1,162,271.14
**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	\$	2,037,306.79
13-1320100-02	Replacement Reserve-MM		2,949,409.22
13-1320200-02	Replacement Reserve-CD		2,395,000.00
13-1320600-00	Accrued Interest Receivable		18,669.80

**TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES**
\$ \$ 7,400,385.81
**PREPAID EXPENSES**

15-1240000-00	Prepaid Property & Liability Insurance	\$	189,754.66
15-1271000-00	Prepaid Income Taxes		1,909.00
15-1290000-00	Prepaid Expense-Operating		2,494.77

**TOTAL PREPAID EXPENSES**
\$ \$ 194,158.43
**PROPERTY & EQUIPMENT**

17-1420000-00	Buildings	\$	576,000.00
17-1480000-00	Motor Vehicles		550,649.88

**TOTAL PROPERTY & EQUIPMENT**
\$ \$ 1,126,649.88
**ACCUMULATED DEPRECIATION**

18-1700000-00	Accumulated Depreciation	\$	(958,250.38)
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**TOTAL ACCUMULATED DEPRECIATION**
\$ \$(958,250.38)
**Total Assets**
**\$ 8,925,214.88**
**Liabilities & Equity**
**CURRENT LIABILITIES**

20-2110000-00	Accounts Payable	\$	206,211.36
20-2110020-00	Insurance Claim Payable		662.97
20-2111000-00	Ap Other		9,431.49
20-2120000-00	Accrued Wages and Payroll Taxes Payable		117,385.42
20-2123000-00	Accrued Expense		283,660.04
20-2123060-00	401K Match Payable		45,737.36
20-2210001-00	Prepaid Assessment		282,410.87
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		186,918.50

**TOTAL CURRENT LIABILITIES**
\$ \$ 1,155,247.70
**DEPOSITS LIABILITIES**

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

<b>TOTAL DEPOSITS LIABILITIES</b>	<u>\$ 2,234.44</u>
<b>LONG TERM LIABILITIES</b>	
23-2361000-00 Deferred Cable Income	\$ (8,532.05)
<b>TOTAL LONG TERM LIABILITIES</b>	<u>\$ (8,532.05)</u>
<b>EQUITY</b>	
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)	547,770.14
<b>TOTAL EQUITY</b>	<u>\$ 7,776,264.79</u>
<b>Total Liabilities &amp; Equity</b>	<u><b>\$ 8,925,214.88</b></u>



# Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: August 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
<b>OPERATING INCOME</b>														
<b>INCOME</b>														
4110001-00-00 Condo Asses	632,048.31	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	7,563,812.40	\$7,556,889.96
<b>Total INCOME</b>	<b>632,048.31</b>	<b>632,048.31</b>	<b>632,048.31</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>7,563,812.40</b>	<b>\$7,556,889.96</b>
<b>OTHER INCOME</b>														
4110000-00-00 Rental Incom	6,574.97	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	103,724.88	\$111,999.96
4110180-00-00 Clubhouse R	900.00	300.00	2,310.00	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	13,259.97	\$12,999.96
4410000-00-00 Interest Reve	9,961.57	9,637.95	9,102.95	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	118,889.94	\$120,249.96
4910000-00-00 Laundry & V	-	-	23.75	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	18,023.75	\$24,000.00
4920000-00-00 NSF and Lat	6,920.72	7,740.75	6,567.25	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	38,478.75	\$23,000.04
4990000-00-00 Miscellaneous	3,587.10	1,276.17	2,808.52	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	19,326.79	\$15,540.00
4990008-00-00 In Unit Mainte	1,565.54	2,524.42	3,348.63	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	29,938.59	\$30,000.00
4990040-00-00 Bike Registra	-	1,360.00	(1,360.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
4990085-00-00 Utility Reimbu	-	-	154.94	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	529.93	\$500.00
4990190-00-00 Storage Unit	8,756.61	5,397.45	1,382.05	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	60,740.95	\$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	7,425.00	\$9,900.00
4990220-00-00 Resale Pack	2,859.34	1,791.73	1,231.51	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	34,382.61	\$38,000.04
4990310-00-00 Cable Income	1,654.55	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	17,563.65	\$16,800.00
4990600-00-00 Key Income	2,704.55	1,784.17	1,121.90	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	29,610.65	\$32,000.04
4990980-00-00 Sales	-	-	-	-	-	-	118,333.33	118,333.33	118,333.33	118,333.33	118,333.33	118,333.35	710,000.00	\$710,000.00
4991010-00-00 Newsletter In	-	165.00	(652.56)	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	8,512.44	\$12,000.00
<b>Total OTHER INCOME</b>	<b>45,484.95</b>	<b>40,207.16</b>	<b>34,268.46</b>	<b>42,271.93</b>	<b>42,271.93</b>	<b>42,271.93</b>	<b>160,605.26</b>	<b>160,605.26</b>	<b>160,605.26</b>	<b>160,605.26</b>	<b>160,605.26</b>	<b>160,605.24</b>	<b>1,210,407.90</b>	<b>\$1,217,263.12</b>
<b>Total OPERATING INCOME</b>	<b>677,533.26</b>	<b>672,255.47</b>	<b>666,316.77</b>	<b>672,012.76</b>	<b>672,012.76</b>	<b>672,012.76</b>	<b>790,346.09</b>	<b>790,346.09</b>	<b>790,346.09</b>	<b>790,346.09</b>	<b>790,346.09</b>	<b>790,346.07</b>	<b>8,774,220.30</b>	<b>\$8,774,153.08</b>
<b>OPERATING EXPENSE</b>														
<b>UTILITIES</b>														
5450000-00-00 Electricity	7,547.55	4,856.57	4,910.53	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	106,149.87	\$118,446.96
5451000-00-00 Water	47,153.01	49,580.45	46,356.31	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	534,923.58	\$522,445.08
5452000-00-00 Gas	42,283.01	19,665.61	9,608.97	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	267,598.56	\$261,387.96
5453000-00-00 Sewer	79,079.34	87,096.42	62,913.32	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	1,011,061.59	\$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	41.63	374.99	\$500.00
<b>Total UTILITIES</b>	<b>176,062.91</b>	<b>166,031.47</b>	<b>118,956.71</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>1,920,108.59</b>	<b>\$1,945,410.00</b>
<b>CONTRACTS</b>														
5360090-00-00 Web Site	-	-	-	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	891.00	\$1,188.00
5519000-00-00 Exterminating	12,510.36	12,519.79	7,006.70	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	73,286.82	\$54,999.96
5525000-00-00 Garbage and	41,067.37	36,541.64	37,750.09	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	425,278.60	\$413,226.00





**Budget Fiscal Year Report**

Parkfairfax Condominium UOA

Fiscal Period: August 2025

Account	June	July	August	September	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	22,691.00	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	353,898.53	\$374,414.04
5537045-00-00 Tree Pruning	36,195.00	30,720.00	(66,915.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
5542010-00-00 Door Entry S	-	-	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	1,874.97	\$2,499.96
5547000-00-00 Swim Pool M	29,440.00	31,640.00	33,145.00	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	209,499.97	\$153,699.96
5562060-00-00 Painting Con	-	-	54,339.24	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	226,880.49	\$230,055.00
<b>Total CONTRACTS</b>	<b>142,668.73</b>	<b>142,315.01</b>	<b>84,064.45</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>1,291,610.38</b>	<b>\$1,230,082.92</b>
<b>REPAIR &amp; MAINTENANCE</b>														
5515000-00-00 Janitor and C	2,865.63	1,502.84	1,924.48	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	22,042.95	\$21,000.00
5537045-00-00 Tree Mainten	-	-	26,100.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	44,851.00	\$25,000.00
5537096-00-00 Landscape R	-	-	-	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	93,750.03	\$125,000.04
5537101-00-00 Tree Pruning	-	-	53,200.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	165,700.00	\$150,000.00
5537990-00-00 Landscaping	2,580.22	6,495.54	3,143.51	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	87,219.24	\$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	92,445.76	\$92,000.04
5541001-00-00 Equipment/To	-	80.89	1,837.51	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	4,828.37	\$3,879.96
5541043-00-00 Exercise Equ	350.00	-	236.97	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,711.97	\$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	48,442.08	\$6,999.96
5541230-00-00 Maintenance	1,598.64	2,355.49	7,259.33	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	43,463.43	\$42,999.96
5541250-00-00 Building Sup	-	-	199.92	-	-	-	-	-	-	-	-	-	199.92	\$0.00
5541400-00-00 Equipment R	-	-	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	1,874.97	\$2,499.96
5547021-00-00 Pool Supplies	2,039.58	6,663.00	200.00	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	22,777.61	\$18,500.04
5550100-00-00 Plumbing Sup	223.47	2,081.73	1,420.88	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	38,226.05	\$45,999.96
5550300-00-00 In-unit Suppl	722.53	1,392.70	2,681.52	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	14,171.78	\$12,500.04
5562100-00-00 Paint Supplie	2,483.99	2,544.23	1,004.63	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	21,032.88	\$20,000.04
5570000-00-00 Vehicle/Main	8,667.25	4,942.39	7,699.09	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	58,808.76	\$50,000.04
<b>Total REPAIR &amp; MAINTENA</b>	<b>64,620.47</b>	<b>51,607.49</b>	<b>106,907.84</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>761,546.80</b>	<b>\$717,880.00</b>
<b>PERSONNEL</b>														
5309020-00-00 Management	163,577.72	165,010.14	161,920.47	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	2,175,901.25	\$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	1,452.35	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	21,089.50	\$24,000.00
5723000-00-00 Payroll Taxes	32,138.78	32,184.13	43,791.43	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	435,576.28	\$436,615.92
<b>Total PERSONNEL</b>	<b>197,014.59</b>	<b>198,364.99</b>	<b>207,164.25</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>228,150.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>2,635,898.69</b>	<b>\$2,712,806.48</b>
<b>PROFESSIONAL SERVICES</b>														
5320000-00-00 Management	7,198.16	7,198.16	7,522.07	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	88,771.92	\$89,138.04
5340000-00-00 Legal Expen	2,249.19	-	5,802.40	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	26,801.56	\$24,999.96
5340100-00-00 Legal Fees -	-	-	3,343.93	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	17,593.90	\$18,999.96



**Budget Fiscal Year Report**

Parkfairfax Condominium UOA

Fiscal Period: August 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
5350000-00-00 Audit Expens	-	-	-	-	-	-	-	-	-	-	-	-	-	\$18,500.00
5393000-00-00 Consulting/ P	18,261.81	(14,998.91)	(3,262.90)	-	-	-	-	-	-	-	-	-	-	\$0.00
<b>Total PROFESSIONAL SERV</b>	<b>27,709.16</b>	<b>(7,800.75)</b>	<b>13,405.50</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>133,167.38</b>	<b>\$151,637.96</b>
<b>ADMINISTRATIVE EXPENSES</b>														
5301000-00-00 Recreation/R	1,608.85	2,155.88	1,103.60	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	13,169.30	\$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	25,998.17	\$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	10,027.42	\$12,999.96
5311030-00-00 Copier Lease	606.98	949.58	633.36	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	14,155.42	\$15,954.00
5311050-00-00 Postage	989.03	989.90	1,066.88	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	19,545.78	\$21,999.96
5311070-00-00 Office Equipm	-	-	906.49	-	-	-	-	-	-	-	-	-	906.49	\$0.00
5311130-00-00 IT Support Co	1,247.42	1,247.42	9,066.92	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	44,803.98	\$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	9,455.11	\$21,000.00
5360000-00-00 Telephone an	8,561.72	4,879.06	3,020.46	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	48,046.38	\$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	1,125.00	\$1,500.00
5390000-00-00 Misc Adminis	1,387.55	693.74	6,904.31	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	27,735.57	\$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	6,554.97	\$7,599.96
5390040-00-00 Credit Card &	867.05	922.45	1,507.63	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	12,297.13	\$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	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	98,792.20	\$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	7,572.43	\$8,180.04
5391000-00-00 Dues & Subs	460.04	99.00	257.40	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	1,266.44	\$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	225.00	\$300.00
5393050-00-00 Engineering	-	-	3,605.00	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	22,354.97	\$24,999.96
5395040-00-00 Events Expe	850.00	-	(850.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
<b>Total ADMINISTRATIVE EXP</b>	<b>45,804.94</b>	<b>27,789.09</b>	<b>31,583.96</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>364,031.76</b>	<b>\$345,138.36</b>
<b>TAXES &amp; INSURANCE</b>														
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	116,192.25	\$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	9,375.03	\$12,500.04
5717000-00-00 State Taxes	-	-	350.45	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	37,095.92	\$48,993.96
5718020-00-00 Personal Pro	-	-	6,973.08	-	-	-	-	-	-	-	-	-	6,973.08	\$22,636.00
5719000-00-00 Miscellaneous	-	-	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	1,874.97	\$2,499.96
5720000-00-00 Property & L	45,992.65	45,992.66	45,992.69	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	550,024.28	\$549,395.04
5720060-00-00 Insurance Re	-	(14,815.25)	-	-	-	-	-	-	-	-	-	-	(14,815.25)	\$0.00
<b>Total TAXES &amp; INSURANCE</b>	<b>45,992.65</b>	<b>31,177.41</b>	<b>53,316.22</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>706,720.28</b>	<b>\$790,948.00</b>
<b>FUND TRANSFERS</b>														
9901015-00-00 Transfer Sal	-	-	-	-	-	-	118,333.33	118,333.33	118,333.33	118,333.33	118,333.33	118,333.35	710,000.00	\$710,000.00
9901031-00-00 Transfer Res	9,961.57	9,637.95	9,102.95	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	118,889.94	\$120,249.96



**Budget Fiscal Year Report**

Parkfairfax Condominium UOA

Fiscal Period: August 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
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	37,500.03	\$50,000.04
<b>Total FUND TRANSFERS</b>	<b>9,961.57</b>	<b>9,637.95</b>	<b>9,102.95</b>	<b>14,187.50</b>	<b>14,187.50</b>	<b>14,187.50</b>	<b>132,520.83</b>	<b>132,520.83</b>	<b>132,520.83</b>	<b>132,520.83</b>	<b>132,520.83</b>	<b>132,520.85</b>	<b>866,389.97</b>	<b>\$880,250.00</b>
<b>EXTRAORDINARY ITEMS</b>														
5547023-00-00 Pool Furnitur	-	111.29	(111.29)	-	-	-	-	-	-	-	-	-	-	\$0.00
<b>Total EXTRAORDINARY ITE</b>	<b>-</b>	<b>111.29</b>	<b>(111.29)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$0.00</b>
<b>Total OPERATING EXPENSE</b>	<b>709,835.02</b>	<b>619,233.95</b>	<b>624,390.59</b>	<b>668,167.81</b>	<b>668,167.81</b>	<b>670,667.81</b>	<b>786,501.14</b>	<b>786,501.14</b>	<b>786,501.14</b>	<b>786,501.14</b>	<b>786,501.14</b>	<b>786,505.16</b>	<b>8,679,473.85</b>	<b>\$8,774,153.72</b>
<b>Net Income:</b>	<b>(32,301.76)</b>	<b>53,021.52</b>	<b>41,926.18</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>1,344.95</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>3,840.91</b>	<b>94,746.45</b>	<b>(\$0.64)</b>





## **Financial Report Package**

**September 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	
<b>OPERATING FUND</b>							
<b>INCOME</b>							
<b>INCOME</b>							
40-4110001 Condo Assessments	\$632,048.31	\$629,740.83	\$2,307.48	\$2,528,193.24	\$2,518,963.32	\$9,229.92	\$7,556,889.96
<b>TOTAL INCOME</b>	<b>\$632,048.31</b>	<b>\$629,740.83</b>	<b>\$2,307.48</b>	<b>\$2,528,193.24</b>	<b>\$2,518,963.32</b>	<b>\$9,229.92</b>	<b>\$7,556,889.96</b>
<b>OTHER INCOME</b>							
42-4110000 Rental Income	6,574.97	9,333.33	(2,758.36)	26,299.88	37,333.32	(11,033.44)	111,999.96
42-4110180 Clubhouse Rental	900.00	1,083.33	(183.33)	4,410.00	4,333.32	76.68	12,999.96
42-4410000 Interest Revenue - Project Operations	8,333.51	10,020.83	(1,687.32)	37,035.98	40,083.32	(3,047.34)	120,249.96
42-4910000 Laundry & Vending Revenue	-	2,000.00	(2,000.00)	23.75	8,000.00	(7,976.25)	24,000.00
42-4920000 NSF and Late Charges	4,119.33	1,916.67	2,202.66	25,348.05	7,666.68	17,681.37	23,000.04
42-4990000 Miscellaneous Inc	1,207.12	1,295.00	(87.88)	8,878.91	5,180.00	3,698.91	15,540.00
42-4990008 In Unit Maintenance	3,059.50	2,500.00	559.50	10,498.09	10,000.00	498.09	30,000.00
42-4990085 Utility Reimbursement Inc	-	41.67	(41.67)	154.94	166.68	(11.74)	500.00
42-4990190 Storage Unit Fees	2,997.00	5,022.76	(2,025.76)	18,533.11	20,091.04	(1,557.93)	60,273.12
42-4990210 Legal - Collections	(815.85)	825.00	(1,640.85)	(815.85)	3,300.00	(4,115.85)	9,900.00
42-4990220 Resale Package	3,407.58	3,166.67	240.91	9,290.16	12,666.68	(3,376.52)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	6,618.20	5,600.00	1,018.20	16,800.00
42-4990600 Key Income	553.91	2,666.67	(2,112.76)	6,164.53	10,666.68	(4,502.15)	32,000.04
42-4990980 Sales	-	-	-	-	-	-	710,000.00
42-4991010 Newsletter Income	396.98	1,000.00	(603.02)	(90.58)	4,000.00	(4,090.58)	12,000.00
<b>TOTAL OTHER INCOME</b>	<b>\$32,388.60</b>	<b>\$42,271.93</b>	<b>(\$9,883.33)</b>	<b>\$152,349.17</b>	<b>\$169,087.72</b>	<b>(\$16,738.55)</b>	<b>\$1,217,263.12</b>
<b>TOTAL INCOME</b>	<b>\$664,436.91</b>	<b>\$672,012.76</b>	<b>(\$7,575.85)</b>	<b>\$2,680,542.41</b>	<b>\$2,688,051.04</b>	<b>(\$7,508.63)</b>	<b>\$8,774,153.08</b>
<b>EXPENSES AND RESERVE FUNDING</b>							
<b>UTILITIES</b>							
50-5450000 Electricity	12,472.85	9,870.58	(2,602.27)	29,787.50	39,482.32	9,694.82	118,446.96
50-5451000 Water	51,029.74	43,537.09	(7,492.65)	194,119.51	174,148.36	(19,971.15)	522,445.08
50-5452000 Gas	10,953.62	21,782.33	10,828.71	82,511.21	87,129.32	4,618.11	261,387.96
50-5453000 Sewer	10,916.34	86,885.83	75,969.49	240,005.42	347,543.32	107,537.90	1,042,630.00
50-5459130 Utility Reimbursement	-	41.67	41.67	-	166.68	166.68	500.00
<b>TOTAL UTILITIES</b>	<b>\$85,372.55</b>	<b>\$162,117.50</b>	<b>\$76,744.95</b>	<b>\$546,423.64</b>	<b>\$648,470.00</b>	<b>\$102,046.36</b>	<b>\$1,945,410.00</b>
<b>CONTRACTS</b>							
53-5360090 Web Site	-	99.00	99.00	-	396.00	396.00	1,188.00
53-5519000 Exterminating Contract	9,670.00	4,583.33	(5,086.67)	41,706.85	18,333.32	(23,373.53)	54,999.96
53-5525000 Garbage and Trash Removal	37,802.07	34,435.50	(3,366.57)	153,161.17	137,742.00	(15,419.17)	413,226.00
53-5537000 Grounds Contract	-	31,201.17	31,201.17	73,088.00	124,804.68	51,716.68	374,414.04
53-5542010 Door Entry System	-	208.33	208.33	-	833.32	833.32	2,499.96
53-5547000 Swim Pool Maintenance/Contract	-	12,808.33	12,808.33	94,225.00	51,233.32	(42,991.68)	153,699.96
53-5562060 Painting Contract	69,129.95	19,171.25	(49,958.70)	123,469.19	76,685.00	(46,784.19)	230,055.00
<b>TOTAL CONTRACTS</b>	<b>\$116,602.02</b>	<b>\$102,506.91</b>	<b>(\$14,095.11)</b>	<b>\$485,650.21</b>	<b>\$410,027.64</b>	<b>(\$75,622.57)</b>	<b>\$1,230,082.92</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REPAIR &amp; MAINTENANCE</b>							
55-5515000 Janitor and Cleaning Supplies	\$688.45	\$1,750.00	\$1,061.55	\$6,981.40	\$7,000.00	\$18.60	\$21,000.00
55-5537045 Tree Maintenance	-	2,083.00	2,083.00	22,275.00	8,332.00	(13,943.00)	25,000.00
55-5537096 Landscape Repairs	(480.18)	10,416.67	10,896.85	(480.18)	41,666.68	42,146.86	125,000.04
55-5537101 Tree Pruning & Removal	57,811.00	12,500.00	(45,311.00)	114,836.00	50,000.00	(64,836.00)	150,000.00
55-5537990 Landscaping Repairs	2,261.27	8,333.33	6,072.06	14,448.96	33,333.32	18,884.36	99,999.96
55-5541000 Repairs - General	(440.02)	7,666.67	8,106.69	23,005.71	30,666.68	7,660.97	92,000.04
55-5541001 Equipment/Tools	1,060.33	323.33	(737.00)	2,978.73	1,293.32	(1,685.41)	3,879.96
55-5541043 Exercise Equipment - Repairs	350.00	125.00	(225.00)	936.97	500.00	(436.97)	1,500.00
55-5541050 Repairs-Plumbing	-	583.33	583.33	43,192.11	2,333.32	(40,858.79)	6,999.96
55-5541230 Maintenance Supplies	2,581.99	3,583.33	1,001.34	13,827.03	14,333.32	506.29	42,999.96
55-5541250 Building Supplies - Common	-	-	-	199.92	-	(199.92)	-
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	-	833.32	833.32	2,499.96
55-5547021 Pool Supplies & Equipment	2,897.86	1,541.67	(1,356.19)	11,800.44	6,166.68	(5,633.76)	18,500.04
55-5550100 Plumbing Supplies	1,335.40	3,833.33	2,497.93	5,061.48	15,333.32	10,271.84	45,999.96
55-5550300 In-unit Supplies	984.85	1,041.67	56.82	5,781.60	4,166.68	(1,614.92)	12,500.04
55-5562100 Paint Supplies	1,188.02	1,666.67	478.65	7,220.87	6,666.68	(554.19)	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	6,022.33	4,166.67	(1,855.66)	27,331.06	16,666.68	(10,664.38)	50,000.04
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>\$76,261.30</b>	<b>\$59,823.00</b>	<b>(\$16,438.30)</b>	<b>\$299,397.10</b>	<b>\$239,292.00</b>	<b>(\$60,105.10)</b>	<b>\$717,880.00</b>
<b>PERSONNEL</b>							
57-5309020 Management Salaries	159,585.01	187,265.88	27,680.87	650,093.34	749,063.52	98,970.18	2,247,190.56
57-5313000 Recruitment, Relocation, Training	1,995.00	-	(1,995.00)	2,826.66	2,500.00	(326.66)	5,000.00
57-5518000 Uniforms	2,008.27	2,000.00	(8.27)	5,097.77	8,000.00	2,902.23	24,000.00
57-5723000 Payroll Taxes & Benefits	21,722.17	36,384.66	14,662.49	129,836.51	145,538.64	15,702.13	436,615.92
<b>TOTAL PERSONNEL</b>	<b>\$185,310.45</b>	<b>\$225,650.54</b>	<b>\$40,340.09</b>	<b>\$787,854.28</b>	<b>\$905,102.16</b>	<b>\$117,247.88</b>	<b>\$2,712,806.48</b>
<b>PROFESSIONAL SERVICES</b>							
59-5320000 Management Fee	7,522.07	7,428.17	(93.90)	29,440.46	29,712.68	272.22	89,138.04
59-5340000 Legal Expense	1,618.52	2,083.33	464.81	9,670.11	8,333.32	(1,336.79)	24,999.96
59-5340100 Legal Fees - Collections	-	1,583.33	1,583.33	3,343.93	6,333.32	2,989.39	18,999.96
59-5350000 Audit Expense	18,975.60	-	(18,975.60)	18,975.60	18,500.00	(475.60)	18,500.00
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$28,116.19</b>	<b>\$11,094.83</b>	<b>(\$17,021.36)</b>	<b>\$61,430.10</b>	<b>\$62,879.32</b>	<b>\$1,449.22</b>	<b>\$151,637.96</b>
<b>ADMINISTRATIVE EXPENSES</b>							
60-5301000 Recreation/Resident Activities	-	922.33	922.33	4,868.33	3,689.32	(1,179.01)	11,067.96
60-5311000 Office Supplies	711.56	1,291.67	580.11	15,084.70	5,166.68	(9,918.02)	15,500.04
60-5311010 Printing	3,818.00	1,083.33	(2,734.67)	4,095.45	4,333.32	237.87	12,999.96
60-5311030 Copier Lease	-	1,329.50	1,329.50	2,189.92	5,318.00	3,128.08	15,954.00
60-5311050 Postage	1,013.29	1,833.33	820.04	4,059.10	7,333.32	3,274.22	21,999.96
60-5311070 Office Equipment	713.95	-	(713.95)	1,620.44	-	(1,620.44)	-
60-5311130 IT Support Contract	4,167.24	3,693.58	(473.66)	15,729.90	14,774.32	(954.68)	44,322.96
60-5351020 Computer Expenses	4,989.68	1,750.00	(3,239.68)	(1,305.21)	7,000.00	8,305.21	21,000.00
60-5360000 Telephone and Answering Service	3,034.59	3,509.46	474.87	19,495.83	14,037.84	(5,457.99)	42,113.52
60-5370000 Bad Debts	8,258.14	125.00	(8,133.14)	8,258.14	500.00	(7,758.14)	1,500.00
60-5390000 Misc Administrative Expenses	3.76	2,083.33	2,079.57	8,989.36	8,333.32	(656.04)	24,999.96
60-5390009 Meeting Expenses	-	633.33	633.33	855.00	2,533.32	1,678.32	7,599.96
60-5390040 Credit Card & Bank Fees	1,255.39	1,000.00	(255.39)	4,552.52	4,000.00	(552.52)	12,000.00
60-5390180 Association Unit Expense	8,381.02	6,666.67	(1,714.35)	47,173.19	26,666.68	(20,506.51)	80,000.04
60-5390900 Misc Exp - Newsletter	718.70	681.67	(37.03)	2,156.10	2,726.68	570.58	8,180.04
60-5391000 Dues & Subscriptions	-	50.00	50.00	816.44	200.00	(616.44)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	100.00	100.00	300.00
60-5393050 Engineering Fees	(3,605.00)	2,083.33	5,688.33	-	8,333.32	8,333.32	24,999.96
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$33,460.32</b>	<b>\$28,761.53</b>	<b>(\$4,698.79)</b>	<b>\$138,638.31</b>	<b>\$115,046.12</b>	<b>(\$23,592.19)</b>	<b>\$345,138.36</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>TAXES &amp; INSURANCE</b>							
63-5312200 Income Taxes	\$54,000.00	\$12,910.25	(\$41,089.75)	\$54,000.00	\$51,641.00	(\$2,359.00)	\$154,923.00
63-5710000 Real Estate Taxes	-	1,041.67	1,041.67	-	4,166.68	4,166.68	12,500.04
63-5717000 State Taxes	17,000.00	4,082.83	(12,917.17)	17,350.45	16,331.32	(1,019.13)	48,993.96
63-5718020 Personal Property Taxes	-	-	-	6,973.08	22,636.00	15,662.92	22,636.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	208.33	208.33	-	833.32	833.32	2,499.96
63-5720000 Property & Liability Insurance (Hazard)	45,992.67	45,782.92	(209.75)	183,970.67	183,131.68	(838.99)	549,395.04
63-5720060 Insurance Reimburse Deductible	-	-	-	(14,815.25)	-	14,815.25	-
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$116,992.67</b>	<b>\$64,026.00</b>	<b>(\$52,966.67)</b>	<b>\$247,478.95</b>	<b>\$278,740.00</b>	<b>\$31,261.05</b>	<b>\$790,948.00</b>
<b>FUND TRANSFERS</b>							
69-9901015 Transfer Sales Proceeds	-	-	-	-	-	-	710,000.00
69-9901031 Transfer Reserve Interest	8,333.51	10,020.83	1,687.32	37,035.98	40,083.32	3,047.34	120,249.96
69-9901250 Transfer to Operating Reserves	-	4,166.67	4,166.67	-	16,666.68	16,666.68	50,000.04
<b>TOTAL FUND TRANSFERS</b>	<b>\$8,333.51</b>	<b>\$14,187.50</b>	<b>\$5,853.99</b>	<b>\$37,035.98</b>	<b>\$56,750.00</b>	<b>\$19,714.02</b>	<b>\$880,250.00</b>
<b>TOTAL DISBURSEMENTS</b>	<b>\$650,449.01</b>	<b>\$668,167.81</b>	<b>\$17,718.80</b>	<b>\$2,603,908.57</b>	<b>\$2,716,307.24</b>	<b>\$112,398.67</b>	<b>\$8,774,153.72</b>
<b>OPERATING FUND NET INCREASE (DECREASE)</b>	<b>\$13,987.90</b>	<b>\$3,844.95</b>	<b>\$10,142.95</b>	<b>\$76,633.84</b>	<b>(\$28,256.20)</b>	<b>\$104,890.04</b>	<b>(\$0.64)</b>



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE FUND</b>							
<b>INCOME</b>							
<b>INCOME</b>							
40-4500000 Reserve Assessments	\$323,245.08	\$323,245.08	\$-	\$1,292,980.32	\$1,292,980.32	\$-	\$3,878,940.96
<b>TOTAL INCOME</b>	<b>\$323,245.08</b>	<b>\$323,245.08</b>	<b>\$-</b>	<b>\$1,292,980.32</b>	<b>\$1,292,980.32</b>	<b>\$-</b>	<b>\$3,878,940.96</b>
<b>OTHER INCOME</b>							
42-4413000 Interest Income - Reserve	8,333.51	-	8,333.51	37,035.98	-	37,035.98	-
<b>TOTAL OTHER INCOME</b>	<b>\$8,333.51</b>	<b>\$-</b>	<b>\$8,333.51</b>	<b>\$37,035.98</b>	<b>\$-</b>	<b>\$37,035.98</b>	<b>\$-</b>
<b>TOTAL INCOME</b>	<b>\$331,578.59</b>	<b>\$323,245.08</b>	<b>\$8,333.51</b>	<b>\$1,330,016.30</b>	<b>\$1,292,980.32</b>	<b>\$37,035.98</b>	<b>\$3,878,940.96</b>
<b>EXPENSES AND RESERVE FUNDING</b>							
95-9901213 Waterproofing	-	-	-	26,597.00	-	(26,597.00)	-
95-9900100 Building Exterior	627,787.82	-	(627,787.82)	786,726.75	-	(786,726.75)	-
95-9900101 Roof Replacement	-	-	-	4,189.00	-	(4,189.00)	-
95-9900200 Building Interior	14,148.51	-	(14,148.51)	36,361.22	-	(36,361.22)	-
95-9900303 Gates, Fences and Retaining Walls	-	-	-	27,849.67	-	(27,849.67)	-
95-9900305 Exterior lighting	760.00	-	(760.00)	14,358.00	-	(14,358.00)	-
95-9900309 Sidewalk Replacement	-	-	-	23,750.00	-	(23,750.00)	-
95-9900401 Swimming Pool	(3,787.00)	-	3,787.00	2,136.29	-	(2,136.29)	-
95-9900500 Mechanical & Electrical Systems	890.00	-	(890.00)	890.00	-	(890.00)	-
95-9900901 Consulting/Engineering	2,879.53	-	(2,879.53)	13,600.16	-	(13,600.16)	-
95-9901000 Reserve Expens	-	-	-	171,681.75	-	(171,681.75)	-
95-9901216 Tools & Equipment	-	-	-	22.28	-	(22.28)	-
95-9901222 Roof Maintenance	24,368.50	-	(24,368.50)	45,732.75	-	(45,732.75)	-
95-9901224 Reserve Study - Pipe	-	-	-	26,466.00	-	(26,466.00)	-
<b>TOTAL DISBURSEMENTS</b>	<b>\$667,047.36</b>	<b>\$-</b>	<b>(\$667,047.36)</b>	<b>\$1,180,360.87</b>	<b>\$-</b>	<b>(\$1,180,360.87)</b>	<b>\$0.00</b>
<b>RESERVE FUND NET INCREASE (DECREASE)</b>	<b>(\$335,468.77)</b>	<b>\$323,245.08</b>	<b>(\$658,713.85)</b>	<b>\$149,655.43</b>	<b>\$1,292,980.32</b>	<b>(\$1,143,324.89)</b>	<b>\$3,878,940.96</b>
<b>NET INCREASE (DECREASE)</b>	<b>(\$321,480.87)</b>	<b>\$327,090.03</b>	<b>(\$648,570.90)</b>	<b>\$226,289.27</b>	<b>\$1,264,724.12</b>	<b>(\$1,038,434.85)</b>	<b>\$3,878,940.32</b>

**Assets**
**CURRENT ASSETS**

10-1110000-00	Petty Cash	\$	500.00
10-1120001-00	Operating Cash		933,219.48
10-1130000-00	Accounts Receivable		368,956.83
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		(79.39)
10-1140000-00	AR-other		17,670.04
10-1140020-00	Insurance Receivable		(1,050.00)
10-1142300-00	Due to/from Operating		6,175.20
10-1142310-02	Due to/from Reserve		(6,175.20)
10-4200000-00	Allowance For Bad Debt		(151,276.02)

**TOTAL CURRENT ASSETS**
\$ \$ 1,213,755.76
**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	\$	2,239,261.86
13-1320100-02	Replacement Reserve-MM		2,575,417.98
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		25,048.24

**TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES**
\$ \$ 7,034,728.08
**PREPAID EXPENSES**

15-1240000-00	Prepaid Property & Liability Insurance	\$	183,209.63
15-1271000-00	Prepaid Income Taxes		1,909.00
15-1290000-00	Prepaid Expense-Operating		1,247.35

**TOTAL PREPAID EXPENSES**
\$ \$ 186,365.98
**PROPERTY & EQUIPMENT**

17-1420000-00	Buildings	\$	576,000.00
17-1480000-00	Motor Vehicles		550,649.88

**TOTAL PROPERTY & EQUIPMENT**
\$ \$ 1,126,649.88
**ACCUMULATED DEPRECIATION**

18-1700000-00	Accumulated Depreciation	\$	(958,250.38)
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**TOTAL ACCUMULATED DEPRECIATION**
\$ \$(958,250.38)
**Total Assets**
**\$ 8,603,249.32**
**Liabilities & Equity**
**CURRENT LIABILITIES**

20-2110000-00	Accounts Payable	\$	256,739.98
20-2110020-00	Insurance Claim Payable		662.97
20-2111000-00	Ap Other		4,176.18
20-2120000-00	Accrued Wages and Payroll Taxes Payable		117,983.42
20-2123000-00	Accrued Expense		283,660.04
20-2123060-00	401K Match Payable		35,523.19
20-2210001-00	Prepaid Assessment		247,923.59
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		185,263.95

**TOTAL CURRENT LIABILITIES**
\$ \$ 1,154,763.01
**DEPOSITS LIABILITIES**

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

<b>TOTAL DEPOSITS LIABILITIES</b>	<u>\$ 2,234.44</u>
<b>LONG TERM LIABILITIES</b>	
23-2361000-00 Deferred Cable Income	\$ (8,532.05)
<b>TOTAL LONG TERM LIABILITIES</b>	<u>\$ (8,532.05)</u>
<b>EQUITY</b>	
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)	226,289.27
<b>TOTAL EQUITY</b>	<u>\$ 7,454,783.92</u>
<b>Total Liabilities &amp; Equity</b>	<u><b>\$ 8,603,249.32</b></u>



# Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: September 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
<b>OPERATING INCOME</b>														
<b>INCOME</b>														
4110001-00-00 Condo Asses	632,048.31	632,048.31	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	7,566,119.88	\$7,556,889.96
<b>Total INCOME</b>	<b>632,048.31</b>	<b>632,048.31</b>	<b>632,048.31</b>	<b>632,048.31</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>629,740.83</b>	<b>7,566,119.88</b>	<b>\$7,556,889.96</b>
<b>OTHER INCOME</b>														
4110000-00-00 Rental Incom	6,574.97	6,574.97	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	100,966.52	\$111,999.96
4110180-00-00 Clubhouse R	900.00	300.00	2,310.00	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	13,076.64	\$12,999.96
4410000-00-00 Interest Reve	9,961.57	9,637.95	9,102.95	8,333.51	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	117,202.62	\$120,249.96
4910000-00-00 Laundry & V	-	-	23.75	-	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	16,023.75	\$24,000.00
4920000-00-00 NSF and Lat	6,920.72	7,740.75	6,567.25	4,119.33	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	40,681.41	\$23,000.04
4990000-00-00 Miscellaneous	3,587.10	1,276.17	2,808.52	1,207.12	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	19,238.91	\$15,540.00
4990008-00-00 In Unit Mainte	1,565.54	2,524.42	3,348.63	3,059.50	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,498.09	\$30,000.00
4990040-00-00 Bike Registra	-	1,360.00	(1,360.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
4990085-00-00 Utility Reimbu	-	-	154.94	-	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	488.26	\$500.00
4990190-00-00 Storage Unit	8,756.61	5,397.45	1,382.05	2,997.00	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	58,715.19	\$60,273.12
4990210-00-00 Legal - Colle	-	-	-	(815.85)	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	5,784.15	\$9,900.00
4990220-00-00 Resale Pack	2,859.34	1,791.73	1,231.51	3,407.58	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	34,623.52	\$38,000.04
4990310-00-00 Cable Income	1,654.55	1,654.55	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	17,818.20	\$16,800.00
4990600-00-00 Key Income	2,704.55	1,784.17	1,121.90	553.91	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	27,497.89	\$32,000.04
4990980-00-00 Sales	-	-	-	-	-	-	118,333.33	118,333.33	118,333.33	118,333.33	118,333.33	118,333.35	710,000.00	\$710,000.00
4991010-00-00 Newsletter In	-	165.00	(652.56)	396.98	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	7,909.42	\$12,000.00
<b>Total OTHER INCOME</b>	<b>45,484.95</b>	<b>40,207.16</b>	<b>34,268.46</b>	<b>32,388.60</b>	<b>42,271.93</b>	<b>42,271.93</b>	<b>160,605.26</b>	<b>160,605.26</b>	<b>160,605.26</b>	<b>160,605.26</b>	<b>160,605.26</b>	<b>160,605.24</b>	<b>1,200,524.57</b>	<b>\$1,217,263.12</b>
<b>Total OPERATING INCOME</b>	<b>677,533.26</b>	<b>672,255.47</b>	<b>666,316.77</b>	<b>664,436.91</b>	<b>672,012.76</b>	<b>672,012.76</b>	<b>790,346.09</b>	<b>790,346.09</b>	<b>790,346.09</b>	<b>790,346.09</b>	<b>790,346.09</b>	<b>790,346.07</b>	<b>8,766,644.45</b>	<b>\$8,774,153.08</b>
<b>OPERATING EXPENSE</b>														
<b>UTILITIES</b>														
5450000-00-00 Electricity	7,547.55	4,856.57	4,910.53	12,472.85	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	108,752.14	\$118,446.96
5451000-00-00 Water	47,153.01	49,580.45	46,356.31	51,029.74	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	542,416.23	\$522,445.08
5452000-00-00 Gas	42,283.01	19,665.61	9,608.97	10,953.62	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	256,769.85	\$261,387.96
5453000-00-00 Sewer	79,079.34	87,096.42	62,913.32	10,916.34	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.83	86,885.87	935,092.10	\$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	41.63	333.32	\$500.00
<b>Total UTILITIES</b>	<b>176,062.91</b>	<b>166,031.47</b>	<b>118,956.71</b>	<b>85,372.55</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>162,117.50</b>	<b>1,843,363.64</b>	<b>\$1,945,410.00</b>
<b>CONTRACTS</b>														
5360090-00-00 Web Site	-	-	-	-	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	792.00	\$1,188.00
5519000-00-00 Exterminating	12,510.36	12,519.79	7,006.70	9,670.00	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	78,373.49	\$54,999.96
5525000-00-00 Garbage and	41,067.37	36,541.64	37,750.09	37,802.07	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	428,645.17	\$413,226.00



# Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: September 2025

Account	June	July	August	September	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	22,691.00	-	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	322,697.36	\$374,414.04
5537045-00-00 Tree Pruning	36,195.00	30,720.00	(66,915.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
5542010-00-00 Door Entry S	-	-	-	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	1,666.64	\$2,499.96
5547000-00-00 Swim Pool M	29,440.00	31,640.00	33,145.00	-	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	12,808.33	196,691.64	\$153,699.96
5562060-00-00 Painting Con	-	-	54,339.24	69,129.95	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	276,839.19	\$230,055.00
<b>Total CONTRACTS</b>	<b>142,668.73</b>	<b>142,315.01</b>	<b>84,064.45</b>	<b>116,602.02</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>102,506.91</b>	<b>1,305,705.49</b>	<b>\$1,230,082.92</b>
<b>REPAIR &amp; MAINTENANCE</b>														
5515000-00-00 Janitor and C	2,865.63	1,502.84	1,924.48	688.45	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	20,981.40	\$21,000.00
5537045-00-00 Tree Mainten	-	-	22,275.00	-	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,087.00	38,943.00	\$25,000.00
5537096-00-00 Landscape R	-	-	-	(480.18)	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	82,853.18	\$125,000.04
5537101-00-00 Tree Pruning	-	-	57,025.00	57,811.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	214,836.00	\$150,000.00
5537990-00-00 Landscaping	2,580.22	6,495.54	3,111.93	2,261.27	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	81,115.60	\$99,999.96
5541000-00-00 Repairs - Ge	9,411.61	14,034.12	-	(440.02)	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	84,339.07	\$92,000.04
5541001-00-00 Equipment/To	-	80.89	1,837.51	1,060.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	323.33	5,565.37	\$3,879.96
5541043-00-00 Exercise Equ	350.00	-	236.97	350.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,936.97	\$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	47,858.75	\$6,999.96
5541230-00-00 Maintenance	1,598.64	2,355.49	7,290.91	2,581.99	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	42,493.67	\$42,999.96
5541250-00-00 Building Sup	-	-	199.92	-	-	-	-	-	-	-	-	-	199.92	\$0.00
5541400-00-00 Equipment R	-	-	-	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	1,666.64	\$2,499.96
5547021-00-00 Pool Supplies	2,039.58	6,663.00	200.00	2,897.86	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	24,133.80	\$18,500.04
5550100-00-00 Plumbing Sup	223.47	2,081.73	1,420.88	1,335.40	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	35,728.12	\$45,999.96
5550300-00-00 In-unit Suppl	722.53	1,392.70	2,681.52	984.85	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	14,114.96	\$12,500.04
5562100-00-00 Paint Supplie	2,483.99	2,544.23	1,004.63	1,188.02	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,554.23	\$20,000.04
5570000-00-00 Vehicle/Main	8,667.25	4,942.39	7,699.09	6,022.33	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	60,664.42	\$50,000.04
<b>Total REPAIR &amp; MAINTENA</b>	<b>64,620.47</b>	<b>51,607.49</b>	<b>106,907.84</b>	<b>76,261.30</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,823.00</b>	<b>59,827.00</b>	<b>777,985.10</b>	<b>\$717,880.00</b>
<b>PERSONNEL</b>														
5309020-00-00 Management	163,577.72	165,010.14	161,920.47	159,585.01	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	2,148,220.38	\$2,247,190.56
5313000-00-00 Recruitment,	831.66	-	-	1,995.00	-	2,500.00	-	-	-	-	-	-	5,326.66	\$5,000.00
5518000-00-00 Uniforms	466.43	1,170.72	1,452.35	2,008.27	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	21,097.77	\$24,000.00
5723000-00-00 Payroll Taxes	32,138.78	32,184.13	43,791.43	21,722.17	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	420,913.79	\$436,615.92
<b>Total PERSONNEL</b>	<b>197,014.59</b>	<b>198,364.99</b>	<b>207,164.25</b>	<b>185,310.45</b>	<b>225,650.54</b>	<b>228,150.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>225,650.54</b>	<b>2,595,558.60</b>	<b>\$2,712,806.48</b>
<b>PROFESSIONAL SERVICES</b>														
5320000-00-00 Management	7,198.16	7,198.16	7,522.07	7,522.07	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	88,865.82	\$89,138.04
5340000-00-00 Legal Expen	2,249.19	-	5,802.40	1,618.52	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	26,336.75	\$24,999.96
5340100-00-00 Legal Fees -	-	-	3,343.93	-	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	16,010.57	\$18,999.96



**Budget Fiscal Year Report**

Parkfairfax Condominium UOA

Fiscal Period: September 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
5350000-00-00 Audit Expens	-	-	-	18,975.60	-	-	-	-	-	-	-	-	18,975.60	\$18,500.00
5393000-00-00 Consulting/ P	18,261.81	(14,998.91)	(3,262.90)	-	-	-	-	-	-	-	-	-	-	\$0.00
<b>Total PROFESSIONAL SERV</b>	<b>27,709.16</b>	<b>(7,800.75)</b>	<b>13,405.50</b>	<b>28,116.19</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>11,094.83</b>	<b>150,188.74</b>	<b>\$151,637.96</b>
<b>ADMINISTRATIVE EXPENSES</b>														
5301000-00-00 Recreation/R	1,608.85	2,155.88	1,103.60	-	922.33	922.33	922.33	922.33	922.33	922.33	922.33	922.33	12,246.97	\$11,067.96
5311000-00-00 Office Suppl	5,343.95	9,029.19	-	711.56	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	25,418.06	\$15,500.04
5311010-00-00 Printing	-	277.45	-	3,818.00	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	12,762.09	\$12,999.96
5311030-00-00 Copier Lease	606.98	949.58	633.36	-	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	12,825.92	\$15,954.00
5311050-00-00 Postage	989.03	989.90	1,066.88	1,013.29	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	18,725.74	\$21,999.96
5311070-00-00 Office Equipm	-	-	906.49	713.95	-	-	-	-	-	-	-	-	1,620.44	\$0.00
5311130-00-00 IT Support Co	1,247.42	1,247.42	9,066.92	4,167.24	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	45,277.64	\$44,322.96
5351020-00-00 Computer Ex	-	(6,294.89)	-	4,989.68	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	12,694.79	\$21,000.00
5360000-00-00 Telephone an	8,561.72	4,879.06	3,020.46	3,034.59	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	47,571.51	\$42,113.52
5370000-00-00 Bad Debts	-	-	-	8,258.14	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	9,258.14	\$1,500.00
5390000-00-00 Misc Adminis	1,387.55	693.74	6,904.31	3.76	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	25,656.00	\$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	5,921.64	\$7,599.96
5390040-00-00 Credit Card &	867.05	922.45	1,507.63	1,255.39	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,552.52	\$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	7,966.91	8,381.02	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	100,506.55	\$80,000.04
5390900-00-00 Misc Exp - N	1,024.00	413.40	-	718.70	681.67	681.67	681.67	681.67	681.67	681.67	681.67	681.67	7,609.46	\$8,180.04
5391000-00-00 Dues & Subs	460.04	99.00	257.40	-	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	1,216.44	\$600.00
5392000-00-00 Travel & Ente	-	-	-	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	200.00	\$300.00
5393050-00-00 Engineering	-	-	3,605.00	(3,605.00)	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	16,666.64	\$24,999.96
5395040-00-00 Events Expe	850.00	-	(850.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
<b>Total ADMINISTRATIVE EXP</b>	<b>45,804.94</b>	<b>27,789.09</b>	<b>31,583.96</b>	<b>33,460.32</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>28,761.53</b>	<b>368,730.55</b>	<b>\$345,138.36</b>
<b>TAXES &amp; INSURANCE</b>														
5312200-00-00 Income Taxe	-	-	-	54,000.00	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	157,282.00	\$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	8,333.36	\$12,500.04
5717000-00-00 State Taxes	-	-	350.45	17,000.00	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	50,013.09	\$48,993.96
5718020-00-00 Personal Pro	-	-	6,973.08	-	-	-	-	-	-	-	-	-	6,973.08	\$22,636.00
5719000-00-00 Miscellaneou	-	-	-	-	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	1,666.64	\$2,499.96
5720000-00-00 Property & L	45,992.65	45,992.66	45,992.69	45,992.67	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	550,234.03	\$549,395.04
5720060-00-00 Insurance Re	-	(14,815.25)	-	-	-	-	-	-	-	-	-	-	(14,815.25)	\$0.00
<b>Total TAXES &amp; INSURANCE</b>	<b>45,992.65</b>	<b>31,177.41</b>	<b>53,316.22</b>	<b>116,992.67</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>64,026.00</b>	<b>759,686.95</b>	<b>\$790,948.00</b>
<b>FUND TRANSFERS</b>														
9901015-00-00 Transfer Sal	-	-	-	-	-	-	118,333.33	118,333.33	118,333.33	118,333.33	118,333.33	118,333.35	710,000.00	\$710,000.00
9901031-00-00 Transfer Res	9,961.57	9,637.95	9,102.95	8,333.51	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	117,202.62	\$120,249.96



**Budget Fiscal Year Report**

Parkfairfax Condominium UOA

Fiscal Period: September 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
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	33,333.36	\$50,000.04
<b>Total FUND TRANSFERS</b>	<b>9,961.57</b>	<b>9,637.95</b>	<b>9,102.95</b>	<b>8,333.51</b>	<b>14,187.50</b>	<b>14,187.50</b>	<b>132,520.83</b>	<b>132,520.83</b>	<b>132,520.83</b>	<b>132,520.83</b>	<b>132,520.83</b>	<b>132,520.85</b>	<b>860,535.98</b>	<b>\$880,250.00</b>
<b>EXTRAORDINARY ITEMS</b>														
5547023-00-00 Pool Furnitur	-	111.29	(111.29)	-	-	-	-	-	-	-	-	-	-	\$0.00
<b>Total EXTRAORDINARY ITE</b>	<b>-</b>	<b>111.29</b>	<b>(111.29)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$0.00</b>
<b>Total OPERATING EXPENSE</b>	<b>709,835.02</b>	<b>619,233.95</b>	<b>624,390.59</b>	<b>650,449.01</b>	<b>668,167.81</b>	<b>670,667.81</b>	<b>786,501.14</b>	<b>786,501.14</b>	<b>786,501.14</b>	<b>786,501.14</b>	<b>786,501.14</b>	<b>786,505.16</b>	<b>8,661,755.05</b>	<b>\$8,774,153.72</b>
<b>Net Income:</b>	<b>(32,301.76)</b>	<b>53,021.52</b>	<b>41,926.18</b>	<b>13,987.90</b>	<b>3,844.95</b>	<b>1,344.95</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>3,844.95</b>	<b>3,840.91</b>	<b>104,889.40</b>	<b>(\$0.64)</b>