



Financial Report Package

December 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	\$953,007.65	\$629,740.83	\$323,266.82	\$4,731,556.47	\$4,408,185.81	\$323,370.66	\$7,556,889.96
TOTAL INCOME	\$953,007.65	\$629,740.83	\$323,266.82	\$4,731,556.47	\$4,408,185.81	\$323,370.66	\$7,556,889.96
OTHER INCOME							
42-4110000 Rental Income	10,374.07	9,333.33	1,040.74	63,538.33	65,333.31	(1,794.98)	111,999.96
42-4110180 Clubhouse Rental	600.00	1,083.33	(483.33)	6,810.00	7,583.31	(773.31)	12,999.96
42-4410000 Interest Revenue - Project Operations	8,190.15	10,020.83	(1,830.68)	61,388.87	70,145.81	(8,756.94)	120,249.96
42-4910000 Laundry & Vending Revenue	-	2,000.00	(2,000.00)	23.75	14,000.00	(13,976.25)	24,000.00
42-4920000 NSF and Late Charges	4,439.32	1,916.67	2,522.65	40,698.01	13,416.69	27,281.32	23,000.04
42-4990000 Miscellaneous Inc	217.19	1,295.00	(1,077.81)	11,913.48	9,065.00	2,848.48	15,540.00
42-4990008 In Unit Maintenance	530.36	2,500.00	(1,969.64)	13,511.88	17,500.00	(3,988.12)	30,000.00
42-4990035 Transfer Fees	565.28	-	565.28	565.28	-	565.28	-
42-4990085 Utility Reimbursement Inc	-	41.67	(41.67)	404.94	291.69	113.25	500.00
42-4990190 Storage Unit Fees	5,421.00	5,022.76	398.24	24,911.86	35,159.32	(10,247.46)	60,273.12
42-4990210 Legal - Collections	-	825.00	(825.00)	(517.65)	5,775.00	(6,292.65)	9,900.00
42-4990220 Resale Package	2,954.34	3,166.67	(212.33)	16,848.96	22,166.69	(5,317.73)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	11,581.85	9,800.00	1,781.85	16,800.00
42-4990600 Key Income	200.25	2,666.67	(2,466.42)	7,551.95	18,666.69	(11,114.74)	32,000.04
42-4990980 Sales	(11,550.00)	118,333.33	(129,883.33)	(20,450.00)	118,333.33	(138,783.33)	710,000.00
42-4991010 Newsletter Income	510.14	1,000.00	(489.86)	441.56	7,000.00	(6,558.44)	12,000.00
TOTAL OTHER INCOME	\$24,106.65	\$160,605.26	(\$136,498.61)	\$239,223.07	\$414,236.84	(\$175,013.77)	\$1,217,263.12
TOTAL INCOME	\$977,114.30	\$790,346.09	\$186,768.21	\$4,970,779.54	\$4,822,422.65	\$148,356.89	\$8,774,153.08
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	8,687.97	9,870.58	1,182.61	53,805.79	69,094.06	15,288.27	118,446.96
50-5451000 Water	112,260.92	43,537.09	(68,723.83)	411,805.11	304,759.63	(107,045.48)	522,445.08
50-5452000 Gas	23,348.09	21,782.33	(1,565.76)	122,828.30	152,476.31	29,648.01	261,387.96
50-5453000 Sewer	116,479.75	86,885.83	(29,593.92)	555,553.25	608,200.81	52,647.56	1,042,630.00
50-5459130 Utility Reimbursement	-	41.67	41.67	-	291.69	291.69	500.00
TOTAL UTILITIES	\$260,776.73	\$162,117.50	(\$98,659.23)	\$1,143,992.45	\$1,134,822.50	(\$9,169.95)	\$1,945,410.00
CONTRACTS							
53-5360090 Web Site	-	99.00	99.00	-	693.00	693.00	1,188.00
53-5519000 Exterminating Contract	6,550.00	4,583.33	(1,966.67)	64,405.71	32,083.31	(32,322.40)	54,999.96
53-5525000 Garbage and Trash Removal	44,582.63	34,435.50	(10,147.13)	236,085.58	241,048.50	4,962.92	413,226.00
53-5537000 Grounds Contract	22,691.00	31,201.17	8,510.17	163,852.00	218,408.19	54,556.19	374,414.04
53-5542010 Door Entry System	-	208.33	208.33	-	1,458.31	1,458.31	2,499.96
53-5547000 Swim Pool Maintenance/Contract	-	12,808.33	12,808.33	94,225.00	89,658.31	(4,566.69)	153,699.96
53-5562060 Painting Contract	3,748.26	19,171.25	15,422.99	127,217.45	134,198.75	6,981.30	230,055.00
TOTAL CONTRACTS	\$77,571.89	\$102,506.91	\$24,935.02	\$685,785.74	\$717,548.37	\$31,762.63	\$1,230,082.92

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	\$1,105.00	\$1,750.00	\$645.00	\$10,485.13	\$12,250.00	\$1,764.87	\$21,000.00
55-5537045 Tree Maintenance	1,850.00	2,083.00	233.00	27,056.00	14,581.00	(12,475.00)	25,000.00
55-5537096 Landscape Repairs	4,866.88	10,416.67	5,549.79	12,367.15	72,916.69	60,549.54	125,000.04
55-5537101 Tree Pruning & Removal	2,150.00	12,500.00	10,350.00	153,194.00	87,500.00	(65,694.00)	150,000.00
55-5537990 Landscaping Repairs	-	8,333.33	8,333.33	28,008.96	58,333.31	30,324.35	99,999.96
55-5541000 Repairs - General	3,245.08	7,666.67	4,421.59	29,930.89	53,666.69	23,735.80	92,000.04
55-5541001 Equipment/Tools	291.89	323.33	31.44	4,208.81	2,263.31	(1,945.50)	3,879.96
55-5541043 Exercise Equipment - Repairs	149.00	125.00	(24.00)	1,709.97	875.00	(834.97)	1,500.00
55-5541050 Repairs-Plumbing	4,035.03	583.33	(3,451.70)	48,475.15	4,083.31	(44,391.84)	6,999.96
55-5541070 Repairs - Exterior	(4,080.00)	-	4,080.00	(4,080.00)	-	4,080.00	-
55-5541230 Maintenance Supplies	2,063.44	3,583.33	1,519.89	22,057.17	25,083.31	3,026.14	42,999.96
55-5541250 Building Supplies - Common	-	-	-	199.92	-	(199.92)	-
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	-	1,458.31	1,458.31	2,499.96
55-5547021 Pool Supplies & Equipment	2,550.00	1,541.67	(1,008.33)	14,350.44	10,791.69	(3,558.75)	18,500.04
55-5550100 Plumbing Supplies	-	3,833.33	3,833.33	5,915.36	26,833.31	20,917.95	45,999.96
55-5550300 In-unit Supplies	-	1,041.67	1,041.67	10,199.17	7,291.69	(2,907.48)	12,500.04
55-5562100 Paint Supplies	1,262.04	1,666.67	404.63	10,759.99	11,666.69	906.70	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	9,868.48	4,166.67	(5,701.81)	42,071.28	29,166.69	(12,904.59)	50,000.04
TOTAL REPAIR & MAINTENANCE	\$29,356.84	\$59,823.00	\$30,466.16	\$416,909.39	\$418,761.00	\$1,851.61	\$717,880.00
PERSONNEL							
57-5309020 Management Salaries	160,251.71	187,265.88	27,014.17	1,212,991.63	1,310,861.16	97,869.53	2,247,190.56
57-5313000 Recruitment, Relocation, Training	-	-	-	3,955.85	5,000.00	1,044.15	5,000.00
57-5518000 Uniforms	5,133.86	2,000.00	(3,133.86)	14,995.72	14,000.00	(995.72)	24,000.00
57-5723000 Payroll Taxes & Benefits	62,501.87	36,384.66	(26,117.21)	257,314.96	254,692.62	(2,622.34)	436,615.92
TOTAL PERSONNEL	\$227,887.44	\$225,650.54	(\$2,236.90)	\$1,489,258.16	\$1,584,553.78	\$95,295.62	\$2,712,806.48
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,522.07	7,428.17	(93.90)	52,006.67	51,997.19	(9.48)	89,138.04
59-5340000 Legal Expense	2,309.12	2,083.33	(225.79)	17,260.84	14,583.31	(2,677.53)	24,999.96
59-5340100 Legal Fees - Collections	-	1,583.33	1,583.33	5,339.96	11,083.31	5,743.35	18,999.96
59-5350000 Audit Expense	-	-	-	20,075.60	18,500.00	(1,575.60)	18,500.00
TOTAL PROFESSIONAL SERVICES	\$9,831.19	\$11,094.83	\$1,263.64	\$94,683.07	\$96,163.81	\$1,480.74	\$151,637.96
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	500.07	922.33	422.26	7,873.08	6,456.31	(1,416.77)	11,067.96
60-5311000 Office Supplies	(2,977.13)	1,291.67	4,268.80	21,765.05	9,041.69	(12,723.36)	15,500.04
60-5311010 Printing	2,381.30	1,083.33	(1,297.97)	12,180.05	7,583.31	(4,596.74)	12,999.96
60-5311030 Copier Lease	841.63	1,329.50	487.87	5,928.11	9,306.50	3,378.39	15,954.00
60-5311050 Postage	1,106.39	1,833.33	726.94	7,493.37	12,833.31	5,339.94	21,999.96
60-5311070 Office Equipment	414.11	-	(414.11)	1,956.28	-	(1,956.28)	-
60-5311130 IT Support Contract	7,147.89	3,693.58	(3,454.31)	36,332.39	25,855.06	(10,477.33)	44,322.96
60-5351020 Computer Expenses	1,310.10	1,750.00	439.90	2,564.39	12,250.00	9,685.61	21,000.00
60-5360000 Telephone and Answering Service	3,766.49	3,509.46	(257.03)	30,574.09	24,566.22	(6,007.87)	42,113.52
60-5370000 Bad Debts	-	125.00	125.00	8,258.14	875.00	(7,383.14)	1,500.00
60-5390000 Misc Administrative Expenses	3,178.54	2,083.33	(1,095.21)	15,816.01	14,583.31	(1,232.70)	24,999.96
60-5390009 Meeting Expenses	830.00	633.33	(196.67)	2,540.00	4,433.31	1,893.31	7,599.96
60-5390040 Credit Card & Bank Fees	1,224.22	1,000.00	(224.22)	8,695.14	7,000.00	(1,695.14)	12,000.00
60-5390180 Association Unit Expense	11,896.55	6,666.67	(5,229.88)	78,716.35	46,666.69	(32,049.66)	80,000.04
60-5390900 Misc Exp - Newsletter	699.08	681.67	(17.41)	3,696.82	4,771.69	1,074.87	8,180.04
60-5391000 Dues & Subscriptions	1,038.93	50.00	(988.93)	2,058.83	350.00	(1,708.83)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	175.00	175.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	14,583.31	14,583.31	24,999.96
TOTAL ADMINISTRATIVE EXPENSES	\$33,358.17	\$28,761.53	(\$4,596.64)	\$246,448.10	\$201,330.71	(\$45,117.39)	\$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	\$108,000.00	\$90,371.75	(\$17,628.25)	\$154,923.00
63-5710000 Real Estate Taxes	-	1,041.67	1,041.67	11,331.03	7,291.69	(4,039.34)	12,500.04
63-5717000 State Taxes	17,000.00	4,082.83	(12,917.17)	35,136.87	28,579.81	(6,557.06)	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	5,175.00	1,458.31	(3,716.69)	2,499.96
63-5720000 Property & Liability Insurance (Hazard)	46,342.23	45,782.92	(559.31)	325,135.51	320,480.44	(4,655.07)	549,395.04
63-5720060 Insurance Reimburse Deductible	-	-	-	(14,815.25)	-	14,815.25	-
TOTAL TAXES & INSURANCE	\$63,342.23	\$64,026.00	\$683.77	\$476,936.24	\$470,818.00	(\$6,118.24)	\$790,948.00
FUND TRANSFERS							
69-9901015 Transfer Sales Proceeds	-	118,333.33	118,333.33	-	118,333.33	118,333.33	710,000.00
69-9901031 Transfer Reserve Interest	8,190.15	10,020.83	1,830.68	61,388.87	70,145.81	8,756.94	120,249.96
69-9901250 Transfer to Operating Reserves	-	4,166.67	4,166.67	-	29,166.69	29,166.69	50,000.04
TOTAL FUND TRANSFERS	\$8,190.15	\$132,520.83	\$124,330.68	\$61,388.87	\$217,645.83	\$156,256.96	\$880,250.00
TOTAL DISBURSEMENTS	\$710,314.64	\$786,501.14	\$76,186.50	\$4,615,402.02	\$4,841,644.00	\$226,241.98	\$8,774,153.72
OPERATING FUND NET INCREASE (DECREASE)	\$266,799.66	\$3,844.95	\$262,954.71	\$355,377.52	(\$19,221.35)	\$374,598.87	(\$0.64)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
INCOME							
40-450000 Reserve Assessments	\$-	\$323,245.08	(\$323,245.08)	\$1,939,470.48	\$2,262,715.56	(\$323,245.08)	\$3,878,940.96
TOTAL INCOME	\$-	\$323,245.08	(\$323,245.08)	\$1,939,470.48	\$2,262,715.56	(\$323,245.08)	\$3,878,940.96
OTHER INCOME							
42-4413000 Interest Income - Reserve	8,190.15	-	8,190.15	61,388.87	-	61,388.87	-
TOTAL OTHER INCOME	\$8,190.15	\$-	\$8,190.15	\$61,388.87	\$-	\$61,388.87	\$-
TOTAL INCOME	\$8,190.15	\$323,245.08	(\$315,054.93)	\$2,000,859.35	\$2,262,715.56	(\$261,856.21)	\$3,878,940.96
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	27,579.50	-	(27,579.50)	64,216.50	-	(64,216.50)	-
95-9900100 Building Exterior	131,937.53	-	(131,937.53)	1,213,510.58	-	(1,213,510.58)	-
95-9900101 Roof Replacement	-	-	-	6,351.00	-	(6,351.00)	-
95-9900200 Building Interior	17,225.00	-	(17,225.00)	75,394.95	-	(75,394.95)	-
95-9900303 Gates, Fences and Retaining Walls	-	-	-	31,829.67	-	(31,829.67)	-
95-9900305 Exterior lighting	1,892.00	-	(1,892.00)	25,087.56	-	(25,087.56)	-
95-9900309 Sidewalk Replacement	-	-	-	27,240.00	-	(27,240.00)	-
95-9900401 Swimming Pool	-	-	-	2,136.29	-	(2,136.29)	-
95-9900500 Mechanical & Electrical Systems	3,967.00	-	(3,967.00)	4,857.00	-	(4,857.00)	-
95-9900901 Consulting/Engineering	5,000.00	-	(5,000.00)	18,600.16	-	(18,600.16)	-
95-9901000 Reserve Expens	(8,480.00)	-	8,480.00	174,127.75	-	(174,127.75)	-
95-9901216 Tools & Equipment	-	-	-	22.28	-	(22.28)	-
95-9901222 Roof Maintenance	26,401.85	-	(26,401.85)	93,563.60	-	(93,563.60)	-
95-9901224 Reserve Study - Pipe	-	-	-	26,466.00	-	(26,466.00)	-
95-9990101 Special Project 1	10,890.00	-	(10,890.00)	10,890.00	-	(10,890.00)	-
95-9990102 Special Project 2	15,890.00	-	(15,890.00)	15,890.00	-	(15,890.00)	-
95-9990103 Special Project 3	24,889.00	-	(24,889.00)	24,889.00	-	(24,889.00)	-
95-9990104 Special Project 4	7,195.00	-	(7,195.00)	7,195.00	-	(7,195.00)	-
TOTAL DISBURSEMENTS	\$264,386.88	\$-	(\$264,386.88)	\$1,822,267.34	\$-	(\$1,822,267.34)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	(\$256,196.73)	\$323,245.08	(\$579,441.81)	\$178,592.01	\$2,262,715.56	(\$2,084,123.55)	\$3,878,940.96
NET INCREASE (DECREASE)	\$10,602.93	\$327,090.03	(\$316,487.10)	\$533,969.53	\$2,243,494.21	(\$1,709,524.68)	\$3,878,940.32

Assets
CURRENT ASSETS

10-1110000-00 Petty Cash	\$	500.00
10-1120001-00 Operating Cash		1,338,158.41
10-1130000-00 Accounts Receivable		415,493.52
10-1132000-00 Accounts Receivable		45,814.82
10-1134000-00 A/R Suspense		(786.92)
10-1140000-00 AR-other		21,710.94
10-1140020-00 Insurance Receivable		(1,050.00)
10-1142300-00 Due to/from Operating		2,190.80
10-1142310-02 Due to/from Reserve		(2,190.80)
10-4200000-00 Allowance For Bad Debt		(151,276.02)

TOTAL CURRENT ASSETS
\$ 1,668,564.75
RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02 Replacement Reserve-MM	\$	2,272,623.73
13-1320100-02 Replacement Reserve-MM		2,505,118.78
13-1320200-02 Replacement Reserve-CD		2,195,000.00
13-1320600-00 Accrued Interest Receivable		16,039.26

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES
\$ 6,988,781.77
PREPAID EXPENSES

15-1240000-00 Prepaid Property & Liability Insurance	\$	169,804.45
15-1271000-00 Prepaid Income Taxes		1,909.00
15-1290000-00 Prepaid Expense-Operating		13,100.93

TOTAL PREPAID EXPENSES
\$ 184,814.38
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
\$ 9,010,560.40
Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00 Accounts Payable	\$	222,642.35
20-2110020-00 Insurance Claim Payable		662.97
20-2111000-00 Ap Other		4,176.18
20-2113000-00 Accounts Payable Legacy		68.18
20-2120000-00 Accrued Wages and Payroll Taxes Payable		117,960.42
20-2123000-00 Accrued Expense		366,624.88
20-2123060-00 401K Match Payable		62,411.17
20-2210001-00 Prepaid Assessment		276,717.69
20-2210100-00 Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00 Deferred Income		180,300.30

TOTAL CURRENT LIABILITIES
\$ 1,254,393.83
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
\$ 2,234.44

LONG TERM LIABILITIES

23-2361000-00 Deferred Cable Income	\$ (8,532.05)
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TOTAL LONG TERM LIABILITIES

\$ (8,532.05)

EQUITY

31-3130000-00 Owner Equity/Certificates Held in Treasury (Coops)	\$ (176.81)
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31-3130030-00 Fund Balance	34,216.61
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31-3130055-00 Special Project	81,961.01
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31-3130060-02 PY-Capital Reserve Fund	5,097,328.64
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31-3130065-00 Pool/Maint Bldg Capital Proj	(31,640.00)
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31-3130850-00 Property Fund	149,510.50
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31-3210030-00 Retained Earnings Operating Fnd	1,897,294.70
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Net Income Gain / (Loss)	533,969.53
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TOTAL EQUITY

\$ 7,762,464.18

Total Liabilities & Equity

\$ 9,010,560.40



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: December 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
OPERATING INCOME														
INCOME														
4110001-00-00 Condo Asses	632,048.31	632,048.31	632,048.31	632,048.31	620,593.01	629,762.57	953,007.65	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	7,880,260.62	\$7,556,889.96
Total INCOME	632,048.31	632,048.31	632,048.31	632,048.31	620,593.01	629,762.57	953,007.65	629,740.83	629,740.83	629,740.83	629,740.83	629,740.83	7,880,260.62	\$7,556,889.96
OTHER INCOME														
4110000-00-00 Rental Incom	6,574.97	6,574.97	6,574.97	6,574.97	19,146.54	7,717.84	10,374.07	9,333.33	9,333.33	9,333.33	9,333.33	9,333.33	110,204.98	\$111,999.96
4110180-00-00 Clubhouse R	900.00	300.00	2,310.00	900.00	-	1,800.00	600.00	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	12,226.65	\$12,999.96
4410000-00-00 Interest Reve	9,961.57	9,637.95	9,102.95	8,333.51	8,237.77	7,924.97	8,190.15	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	111,493.02	\$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	10,023.75	\$24,000.00
4920000-00-00 NSF and Lat	6,920.72	7,740.75	6,567.25	4,119.33	5,181.06	5,729.58	4,439.32	1,916.67	1,916.67	1,916.67	1,916.67	1,916.67	50,281.36	\$23,000.04
4990000-00-00 Miscellaneou	3,587.10	1,276.17	2,808.52	1,207.12	1,966.98	850.40	217.19	1,295.00	1,295.00	1,295.00	1,295.00	1,295.00	18,388.48	\$15,540.00
4990008-00-00 In Unit Mainte	1,565.54	2,524.42	3,348.63	3,059.50	669.73	1,813.70	530.36	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	26,011.88	\$30,000.00
4990035-00-00 Transfer Fee	-	-	-	-	-	-	565.28	-	-	-	-	-	565.28	\$0.00
4990040-00-00 Bike Registra	-	1,360.00	(1,360.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
4990085-00-00 Utility Reimbu	-	-	154.94	-	250.00	-	-	41.67	41.67	41.67	41.67	41.63	613.25	\$500.00
4990190-00-00 Storage Unit	8,756.61	5,397.45	1,382.05	2,997.00	29.75	928.00	5,421.00	5,022.76	5,022.76	5,022.76	5,022.76	5,022.76	50,025.66	\$60,273.12
4990210-00-00 Legal - Colle	-	-	-	(815.85)	298.20	-	-	825.00	825.00	825.00	825.00	825.00	3,607.35	\$9,900.00
4990220-00-00 Resale Pack	2,859.34	1,791.73	1,231.51	3,407.58	2,615.97	1,988.49	2,954.34	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	32,682.31	\$38,000.04
4990310-00-00 Cable Income	1,654.55	1,654.55	1,654.55	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	18,581.85	\$16,800.00
4990600-00-00 Key Income	2,704.55	1,784.17	1,121.90	553.91	571.06	616.11	200.25	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	20,885.30	\$32,000.04
4990980-00-00 Sales	-	-	-	-	-	(8,900.00)	(11,550.00)	118,333.33	118,333.33	118,333.33	118,333.33	118,333.35	571,216.67	\$710,000.00
4991010-00-00 Newsletter In	-	165.00	(652.56)	396.98	-	22.00	510.14	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	5,441.56	\$12,000.00
Total OTHER INCOME	45,484.95	40,207.16	34,268.46	32,388.60	40,621.61	22,145.64	24,106.65	160,605.26	160,605.26	160,605.26	160,605.26	160,605.24	1,042,249.35	\$1,217,263.12
Total OPERATING INCOME	677,533.26	672,255.47	666,316.77	664,436.91	661,214.62	651,908.21	977,114.30	790,346.09	790,346.09	790,346.09	790,346.09	790,346.07	8,922,509.97	\$8,774,153.08
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,547.55	4,856.57	4,910.53	12,472.85	6,341.84	8,988.48	8,687.97	9,870.58	9,870.58	9,870.58	9,870.58	9,870.58	103,158.69	\$118,446.96
5451000-00-00 Water	47,153.01	49,580.45	46,356.31	51,029.74	45,150.84	60,273.84	112,260.92	43,537.09	43,537.09	43,537.09	43,537.09	43,537.09	629,490.56	\$522,445.08
5452000-00-00 Gas	42,283.01	19,665.61	9,608.97	10,953.62	2,353.74	14,615.26	23,348.09	21,782.33	21,782.33	21,782.33	21,782.33	21,782.33	231,739.95	\$261,387.96
5453000-00-00 Sewer	79,079.34	87,096.42	62,913.32	10,916.34	82,756.80	116,311.28	116,479.75	86,885.83	86,885.83	86,885.83	86,885.83	86,885.87	989,982.44	\$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	41.63	208.31	\$500.00
Total UTILITIES	176,062.91	166,031.47	118,956.71	85,372.55	136,603.22	200,188.86	260,776.73	162,117.50	162,117.50	162,117.50	162,117.50	162,117.50	1,954,579.95	\$1,945,410.00
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	-	-	99.00	99.00	99.00	99.00	99.00	495.00	\$1,188.00
5519000-00-00 Exterminating	12,510.36	12,519.79	7,006.70	9,670.00	12,663.39	3,485.47	6,550.00	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	87,322.36	\$54,999.96



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: December 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
5525000-00-00 Garbage and	41,067.37	36,541.64	37,750.09	37,802.07	34,628.64	3,713.14	44,582.63	34,435.50	34,435.50	34,435.50	34,435.50	34,435.50	408,263.08	\$413,226.00
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	-	22,691.00	45,382.00	22,691.00	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	319,857.85	\$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	1,041.65	\$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	158,266.65	\$153,699.96
5562060-00-00 Painting Con	-	-	54,339.24	69,129.95	-	-	3,748.26	19,171.25	19,171.25	19,171.25	19,171.25	19,171.25	223,073.70	\$230,055.00
Total CONTRACTS	142,668.73	142,315.01	84,064.45	116,602.02	69,983.03	52,580.61	77,571.89	102,506.91	102,506.91	102,506.91	102,506.91	102,506.91	1,198,320.29	\$1,230,082.92
REPAIR & MAINTENANCE														
5515000-00-00 Janitor and C	2,865.63	1,502.84	1,924.48	688.45	791.90	1,606.83	1,105.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	19,235.13	\$21,000.00
5537045-00-00 Tree Mainten	-	-	22,275.00	-	2,931.00	-	1,850.00	2,083.00	2,083.00	2,083.00	2,083.00	2,087.00	37,475.00	\$25,000.00
5537096-00-00 Landscape R	-	-	-	(480.18)	3,308.54	4,671.91	4,866.88	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	64,450.50	\$125,000.04
5537101-00-00 Tree Pruning	-	-	57,025.00	57,811.00	14,968.00	21,240.00	2,150.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	215,694.00	\$150,000.00
5537990-00-00 Landscaping	2,580.22	6,495.54	3,111.93	2,261.27	-	13,560.00	-	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	69,675.61	\$99,999.96
5541000-00-00 Repairs - Ge	9,411.61	14,034.12	-	(440.02)	1,568.70	2,111.40	3,245.08	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	68,264.24	\$92,000.04
5541001-00-00 Equipment/To	-	80.89	1,837.51	1,060.33	568.25	369.94	291.89	323.33	323.33	323.33	323.33	323.33	5,825.46	\$3,879.96
5541043-00-00 Exercise Equ	350.00	-	236.97	350.00	-	624.00	149.00	125.00	125.00	125.00	125.00	125.00	2,334.97	\$1,500.00
5541050-00-00 Repairs-Plum	33,677.55	9,514.56	-	-	245.00	1,003.01	4,035.03	583.33	583.33	583.33	583.33	583.33	51,391.80	\$6,999.96
5541070-00-00 Repairs - Ex	-	-	-	-	-	-	(4,080.00)	-	-	-	-	-	(4,080.00)	\$0.00
5541230-00-00 Maintenance	1,598.64	2,355.49	7,290.91	2,581.99	4,558.52	1,608.18	2,063.44	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	39,973.82	\$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	1,041.65	\$2,499.96
5547021-00-00 Pool Supplies	2,039.58	6,663.00	200.00	2,897.86	-	-	2,550.00	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	22,058.79	\$18,500.04
5550100-00-00 Plumbing Sup	223.47	2,081.73	1,420.88	1,335.40	261.16	592.72	-	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	25,082.01	\$45,999.96
5550300-00-00 In-unit Suppl	722.53	1,392.70	2,681.52	984.85	2,656.57	1,761.00	-	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	15,407.52	\$12,500.04
5562100-00-00 Paint Supplie	2,483.99	2,544.23	1,004.63	1,188.02	1,772.40	504.68	1,262.04	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	19,093.34	\$20,000.04
5570000-00-00 Vehicle/Main	8,667.25	4,942.39	7,699.09	6,022.33	3,791.60	1,080.14	9,868.48	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	62,904.63	\$50,000.04
Total REPAIR & MAINTENA	64,620.47	51,607.49	106,907.84	76,261.30	37,421.64	50,733.81	29,356.84	59,823.00	59,823.00	59,823.00	59,823.00	59,827.00	716,028.39	\$717,880.00
PERSONNEL														
5309020-00-00 Management	163,577.72	165,010.14	161,920.47	159,585.01	239,316.03	163,330.55	160,251.71	187,265.88	187,265.88	187,265.88	187,265.88	187,265.88	2,149,321.03	\$2,247,190.56
5313000-00-00 Recruitment,	831.66	-	-	1,995.00	529.19	600.00	-	-	-	-	-	-	3,955.85	\$5,000.00
5518000-00-00 Uniforms	466.43	1,170.72	1,452.35	2,008.27	1,530.39	3,233.70	5,133.86	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,995.72	\$24,000.00
5723000-00-00 Payroll Taxes	32,138.78	32,184.13	43,791.43	21,722.17	29,576.60	35,399.98	62,501.87	36,384.66	36,384.66	36,384.66	36,384.66	36,384.66	439,238.26	\$436,615.92
Total PERSONNEL	197,014.59	198,364.99	207,164.25	185,310.45	270,952.21	202,564.23	227,887.44	225,650.54	225,650.54	225,650.54	225,650.54	225,650.54	2,617,510.86	\$2,712,806.48
PROFESSIONAL SERVICES														
5320000-00-00 Management	7,198.16	7,198.16	7,522.07	7,522.07	7,522.07	7,522.07	7,522.07	7,428.17	7,428.17	7,428.17	7,428.17	7,428.17	89,147.52	\$89,138.04



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: December 2025

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5340000-00-00 Legal Expen	2,249.19	-	5,802.40	1,618.52	-	5,281.61	2,309.12	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	27,677.49	\$24,999.96
5340100-00-00 Legal Fees -	-	-	3,343.93	-	1,996.03	-	-	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	13,256.61	\$18,999.96
5350000-00-00 Audit Expens	-	-	-	18,975.60	1,100.00	-	-	-	-	-	-	-	20,075.60	\$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)	13,405.50	28,116.19	10,618.10	12,803.68	9,831.19	11,094.83	11,094.83	11,094.83	11,094.83	11,094.83	150,157.22	\$151,637.96
ADMINISTRATIVE EXPENSES														
5301000-00-00 Recreation/R	1,608.85	2,155.88	1,103.60	-	1,187.18	1,317.50	500.07	922.33	922.33	922.33	922.33	922.33	12,484.73	\$11,067.96
5311000-00-00 Office Suppl	5,343.95	9,029.19	-	711.56	944.38	8,713.10	(2,977.13)	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	28,223.40	\$15,500.04
5311010-00-00 Printing	-	277.45	-	3,818.00	3,247.60	2,455.70	2,381.30	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	17,596.70	\$12,999.96
5311030-00-00 Copier Lease	606.98	949.58	633.36	-	2,110.46	786.10	841.63	1,329.50	1,329.50	1,329.50	1,329.50	1,329.50	12,575.61	\$15,954.00
5311050-00-00 Postage	989.03	989.90	1,066.88	1,013.29	861.24	1,466.64	1,106.39	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	16,660.02	\$21,999.96
5311070-00-00 Office Equipm	-	-	906.49	713.95	(78.27)	-	414.11	-	-	-	-	-	1,956.28	\$0.00
5311130-00-00 IT Support Co	1,247.42	1,247.42	9,066.92	4,167.24	10,385.00	3,070.50	7,147.89	3,693.58	3,693.58	3,693.58	3,693.58	3,693.58	54,800.29	\$44,322.96
5351020-00-00 Computer Ex	-	(6,294.89)	-	4,989.68	1,249.40	1,310.10	1,310.10	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	11,314.39	\$21,000.00
5360000-00-00 Telephone an	8,561.72	4,879.06	3,020.46	3,034.59	3,601.28	3,710.49	3,766.49	3,509.46	3,509.46	3,509.46	3,509.46	3,509.46	48,121.39	\$42,113.52
5370000-00-00 Bad Debts	-	-	-	8,258.14	-	-	-	125.00	125.00	125.00	125.00	125.00	8,883.14	\$1,500.00
5390000-00-00 Misc Adminis	1,387.55	693.74	6,904.31	3.76	3,394.80	253.31	3,178.54	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	26,232.66	\$24,999.96
5390009-00-00 Meeting Expe	-	855.00	-	-	440.00	415.00	830.00	633.33	633.33	633.33	633.33	633.33	5,706.65	\$7,599.96
5390040-00-00 Credit Card &	867.05	922.45	1,507.63	1,255.39	1,254.48	1,663.92	1,224.22	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	13,695.14	\$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	8,941.91	10,704.70	11,896.55	6,666.67	6,666.67	6,666.67	6,666.67	6,666.67	112,049.70	\$80,000.04
5390900-00-00 Misc Exp - N	1,024.00	413.40	-	718.70	-	841.64	699.08	681.67	681.67	681.67	681.67	681.67	7,105.17	\$8,180.04
5391000-00-00 Dues & Subs	460.04	99.00	257.40	-	203.46	-	1,038.93	50.00	50.00	50.00	50.00	50.00	2,308.83	\$600.00
5392000-00-00 Travel & Ente	-	-	-	-	-	-	-	25.00	25.00	25.00	25.00	25.00	125.00	\$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	10,416.65	\$24,999.96
5395040-00-00 Events Expe	850.00	-	(850.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
Total ADMINISTRATIVE EXP	45,804.94	27,789.09	31,583.96	33,460.32	37,742.92	36,708.70	33,358.17	28,761.53	28,761.53	28,761.53	28,761.53	28,761.53	390,255.75	\$345,138.36
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	-	-	54,000.00	-	54,000.00	-	12,910.25	12,910.25	12,910.25	12,910.25	12,910.25	172,551.25	\$154,923.00
5710000-00-00 Real Estate T	-	-	-	-	11,331.03	-	-	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	16,539.38	\$12,500.04
5717000-00-00 State Taxes	-	-	350.45	17,000.00	786.42	-	17,000.00	4,082.83	4,082.83	4,082.83	4,082.83	4,082.83	55,551.02	\$48,993.96
5718020-00-00 Personal Pro	-	-	6,973.08	-	-	-	-	-	-	-	-	-	6,973.08	\$22,636.00
5719000-00-00 Miscellaneou	-	-	-	-	5,175.00	-	-	208.33	208.33	208.33	208.33	208.33	6,216.65	\$2,499.96
5720000-00-00 Property & L	45,992.65	45,992.66	45,992.69	45,992.67	45,992.66	48,829.95	46,342.23	45,782.92	45,782.92	45,782.92	45,782.92	45,782.92	554,050.11	\$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	53,316.22	116,992.67	63,285.11	102,829.95	63,342.23	64,026.00	64,026.00	64,026.00	64,026.00	64,026.00	797,066.24	\$790,948.00
FUND TRANSFERS														



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: December 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
9901015-00-00 Transfer Sal	-	-	-	-	-	-	-	118,333.33	118,333.33	118,333.33	118,333.33	118,333.35	591,666.67	\$710,000.00
9901031-00-00 Transfer Res	9,961.57	9,637.95	9,102.95	8,333.51	8,237.77	7,924.97	8,190.15	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	111,493.02	\$120,249.96
9901250-00-00 Transfer to O	-	-	-	-	-	-	-	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	20,833.35	\$50,000.04
Total FUND TRANSFERS	9,961.57	9,637.95	9,102.95	8,333.51	8,237.77	7,924.97	8,190.15	132,520.83	132,520.83	132,520.83	132,520.83	132,520.85	723,993.04	\$880,250.00
EXTRAORDINARY ITEMS														
5547023-00-00 Pool Furnitur	-	111.29	(111.29)	-	-	-	-	-	-	-	-	-	-	\$0.00
Total EXTRAORDINARY ITE	-	111.29	(111.29)	-	-	-	-	-	-	-	-	-	-	\$0.00
Total OPERATING EXPENSE	709,835.02	619,233.95	624,390.59	650,449.01	634,844.00	666,334.81	710,314.64	786,501.14	786,501.14	786,501.14	786,501.14	786,505.16	8,547,911.74	\$8,774,153.72
Net Income:	(32,301.76)	53,021.52	41,926.18	13,987.90	26,370.62	(14,426.60)	266,799.66	3,844.95	3,844.95	3,844.95	3,844.95	3,840.91	374,598.23	(\$0.64)