



Financial Report Package

January 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	\$306,547.66	\$629,740.83	(\$323,193.17)	\$5,038,104.13	\$5,037,926.64	\$177.49	\$7,556,889.96
TOTAL INCOME	\$306,547.66	\$629,740.83	(\$323,193.17)	\$5,038,104.13	\$5,037,926.64	\$177.49	\$7,556,889.96
OTHER INCOME							
42-4110000 Rental Income	5,709.97	9,333.33	(3,623.36)	69,248.30	74,666.64	(5,418.34)	111,999.96
42-4110180 Clubhouse Rental	1,450.00	1,083.33	366.67	8,260.00	8,666.64	(406.64)	12,999.96
42-4410000 Interest Revenue - Project Operations	7,834.24	10,020.83	(2,186.59)	69,223.11	80,166.64	(10,943.53)	120,249.96
42-4910000 Laundry & Vending Revenue	-	2,000.00	(2,000.00)	23.75	16,000.00	(15,976.25)	24,000.00
42-4920000 NSF and Late Charges	4,551.94	1,916.67	2,635.27	45,249.95	15,333.36	29,916.59	23,000.04
42-4990000 Miscellaneous Inc	636.26	1,295.00	(658.74)	12,549.74	10,360.00	2,189.74	15,540.00
42-4990008 In Unit Maintenance	1,291.09	2,500.00	(1,208.91)	14,802.97	20,000.00	(5,197.03)	30,000.00
42-4990035 Transfer Fees	141.32	-	141.32	706.60	-	706.60	-
42-4990085 Utility Reimbursement Inc	754.34	41.67	712.67	1,159.28	333.36	825.92	500.00
42-4990190 Storage Unit Fees	1,570.00	5,022.76	(3,452.76)	26,481.86	40,182.08	(13,700.22)	60,273.12
42-4990210 Legal - Collections	-	825.00	(825.00)	(517.65)	6,600.00	(7,117.65)	9,900.00
42-4990220 Resale Package	1,707.80	3,166.67	(1,458.87)	18,556.76	25,333.36	(6,776.60)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	13,236.40	11,200.00	2,036.40	16,800.00
42-4990600 Key Income	606.47	2,666.67	(2,060.20)	8,158.42	21,333.36	(13,174.94)	32,000.04
42-4990980 Sales	(4,250.00)	118,333.33	(122,583.33)	(24,700.00)	236,666.66	(261,366.66)	710,000.00
42-4991010 Newsletter Income	-	1,000.00	(1,000.00)	441.56	8,000.00	(7,558.44)	12,000.00
TOTAL OTHER INCOME	\$23,657.98	\$160,605.26	(\$136,947.28)	\$262,881.05	\$574,842.10	(\$311,961.05)	\$1,217,263.12
TOTAL INCOME	\$330,205.64	\$790,346.09	(\$460,140.45)	\$5,300,985.18	\$5,612,768.74	(\$311,783.56)	\$8,774,153.08
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	16,130.60	9,870.58	(6,260.02)	69,936.39	78,964.64	9,028.25	118,446.96
50-5451000 Water	29,023.49	43,537.09	14,513.60	440,828.60	348,296.72	(92,531.88)	522,445.08
50-5452000 Gas	12,997.26	21,782.33	8,785.07	154,261.00	174,258.64	19,997.64	261,387.96
50-5453000 Sewer	90,595.80	86,885.83	(3,709.97)	718,493.72	695,086.64	(23,407.08)	1,042,630.00
50-5459130 Utility Reimbursement	-	41.67	41.67	-	333.36	333.36	500.00
TOTAL UTILITIES	\$148,747.15	\$162,117.50	\$13,370.35	\$1,383,519.71	\$1,296,940.00	(\$86,579.71)	\$1,945,410.00
CONTRACTS							
53-5360090 Web Site	-	99.00	99.00	-	792.00	792.00	1,188.00
53-5519000 Exterminating Contract	3,900.00	4,583.33	683.33	68,305.71	36,666.64	(31,639.07)	54,999.96
53-5525000 Garbage and Trash Removal	40,713.45	34,435.50	(6,277.95)	304,139.34	275,484.00	(28,655.34)	413,226.00
53-5537000 Grounds Contract	22,691.00	31,201.17	8,510.17	186,543.00	249,609.36	63,066.36	374,414.04
53-5542010 Door Entry System	-	208.33	208.33	-	1,666.64	1,666.64	2,499.96
53-5547000 Swim Pool Maintenance/Contract	3,787.00	12,808.33	9,021.33	98,012.00	102,466.64	4,454.64	153,699.96
53-5562060 Painting Contract	-	19,171.25	19,171.25	127,217.45	153,370.00	26,152.55	230,055.00
TOTAL CONTRACTS	\$71,091.45	\$102,506.91	\$31,415.46	\$784,217.50	\$820,055.28	\$35,837.78	\$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	\$1,731.00	\$1,750.00	\$19.00	\$12,717.15	\$14,000.00	\$1,282.85	\$21,000.00
55-5537045 Tree Maintenance	-	2,083.00	2,083.00	27,056.00	16,664.00	(10,392.00)	25,000.00
55-5537096 Landscape Repairs	262.88	10,416.67	10,153.79	12,630.03	83,333.36	70,703.33	125,000.04
55-5537101 Tree Pruning & Removal	10,890.00	12,500.00	1,610.00	166,709.00	100,000.00	(66,709.00)	150,000.00
55-5537990 Landscaping Repairs	2,441.81	8,333.33	5,891.52	30,450.77	66,666.64	36,215.87	99,999.96
55-5541000 Repairs - General	-	7,666.67	7,666.67	29,930.89	61,333.36	31,402.47	92,000.04
55-5541001 Equipment/Tools	596.89	323.33	(273.56)	4,805.70	2,586.64	(2,219.06)	3,879.96
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	1,709.97	1,000.00	(709.97)	1,500.00
55-5541050 Repairs-Plumbing	(4,385.37)	583.33	4,968.70	44,440.12	4,666.64	(39,773.48)	6,999.96
55-5541070 Repairs - Exterior	-	-	-	(4,080.00)	-	4,080.00	-
55-5541230 Maintenance Supplies	6,742.86	3,583.33	(3,159.53)	29,178.27	28,666.64	(511.63)	42,999.96
55-5541250 Building Supplies - Common	-	-	-	199.92	-	(199.92)	-
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	-	1,666.64	1,666.64	2,499.96
55-5547021 Pool Supplies & Equipment	-	1,541.67	1,541.67	14,350.44	12,333.36	(2,017.08)	18,500.04
55-5550100 Plumbing Supplies	6,523.84	3,833.33	(2,690.51)	12,439.20	30,666.64	18,227.44	45,999.96
55-5550300 In-unit Supplies	-	1,041.67	1,041.67	11,255.15	8,333.36	(2,921.79)	12,500.04
55-5562100 Paint Supplies	1,530.81	1,666.67	135.86	12,396.69	13,333.36	936.67	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	2,352.01	4,166.67	1,814.66	44,423.29	33,333.36	(11,089.93)	50,000.04
TOTAL REPAIR & MAINTENANCE	\$28,686.73	\$59,823.00	\$31,136.27	\$450,612.59	\$478,584.00	\$27,971.41	\$717,880.00
PERSONNEL							
57-5309020 Management Salaries	-	187,265.88	187,265.88	1,212,991.63	1,498,127.04	285,135.41	2,247,190.56
57-5313000 Recruitment, Relocation, Training	308.80	-	(308.80)	4,264.65	5,000.00	735.35	5,000.00
57-5518000 Uniforms	-	2,000.00	2,000.00	15,969.71	16,000.00	30.29	24,000.00
57-5723000 Payroll Taxes & Benefits	45,673.65	36,384.66	(9,288.99)	313,250.78	291,077.28	(22,173.50)	436,615.92
TOTAL PERSONNEL	\$45,982.45	\$225,650.54	\$179,668.09	\$1,546,476.77	\$1,810,204.32	\$263,727.55	\$2,712,806.48
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,522.07	7,428.17	(93.90)	59,528.74	59,425.36	(103.38)	89,138.04
59-5340000 Legal Expense	3,092.03	2,083.33	(1,008.70)	20,352.87	16,666.64	(3,686.23)	24,999.96
59-5340100 Legal Fees - Collections	-	1,583.33	1,583.33	5,339.96	12,666.64	7,326.68	18,999.96
59-5350000 Audit Expense	-	-	-	20,075.60	18,500.00	(1,575.60)	18,500.00
TOTAL PROFESSIONAL SERVICES	\$10,614.10	\$11,094.83	\$480.73	\$105,297.17	\$107,258.64	\$1,961.47	\$151,637.96
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	1,000.05	922.33	(77.72)	8,873.13	7,378.64	(1,494.49)	11,067.96
60-5311000 Office Supplies	1,073.39	1,291.67	218.28	23,382.09	10,333.36	(13,048.73)	15,500.04
60-5311010 Printing	-	1,083.33	1,083.33	12,180.05	8,666.64	(3,513.41)	12,999.96
60-5311030 Copier Lease	683.79	1,329.50	645.71	6,611.90	10,636.00	4,024.10	15,954.00
60-5311050 Postage	591.76	1,833.33	1,241.57	8,085.13	14,666.64	6,581.51	21,999.96
60-5311070 Office Equipment	674.59	-	(674.59)	2,630.87	-	(2,630.87)	-
60-5311130 IT Support Contract	-	3,693.58	3,693.58	37,999.39	29,548.64	(8,450.75)	44,322.96
60-5351020 Computer Expenses	5,682.28	1,750.00	(3,932.28)	8,246.67	14,000.00	5,753.33	21,000.00
60-5360000 Telephone and Answering Service	3,525.31	3,509.46	(15.85)	34,305.29	28,075.68	(6,229.61)	42,113.52
60-5370000 Bad Debts	-	125.00	125.00	8,258.14	1,000.00	(7,258.14)	1,500.00
60-5390000 Misc Administrative Expenses	1,149.98	2,083.33	933.35	19,551.85	16,666.64	(2,885.21)	24,999.96
60-5390009 Meeting Expenses	50.00	633.33	583.33	2,590.00	5,066.64	2,476.64	7,599.96
60-5390040 Credit Card & Bank Fees	(5,383.27)	1,000.00	6,383.27	3,311.87	8,000.00	4,688.13	12,000.00
60-5390180 Association Unit Expense	7,997.08	6,666.67	(1,330.41)	86,854.36	53,333.36	(33,521.00)	80,000.04
60-5390900 Misc Exp - Newsletter	434.60	681.67	247.07	4,131.42	5,453.36	1,321.94	8,180.04
60-5391000 Dues & Subscriptions	332.46	50.00	(282.46)	2,391.29	400.00	(1,991.29)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	200.00	200.00	300.00
60-5393050 Engineering Fees	1,315.00	2,083.33	768.33	1,315.00	16,666.64	15,351.64	24,999.96
TOTAL ADMINISTRATIVE EXPENSES	\$19,127.02	\$28,761.53	\$9,634.51	\$270,718.45	\$230,092.24	(\$40,626.21)	\$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	\$103,282.00	(\$4,718.00)	\$154,923.00
63-5710000 Real Estate Taxes	-	1,041.67	1,041.67	11,331.03	8,333.36	(2,997.67)	12,500.04
63-5717000 State Taxes	-	4,082.83	4,082.83	35,136.87	32,662.64	(2,474.23)	48,993.96
63-5718020 Personal Property Taxes	21,335.99	-	(21,335.99)	28,309.07	22,636.00	(5,673.07)	22,636.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	435.00	208.33	(226.67)	5,610.00	1,666.64	(3,943.36)	2,499.96
63-5720000 Property & Liability Insurance (Hazard)	46,499.84	45,782.92	(716.92)	371,635.35	366,263.36	(5,371.99)	549,395.04
63-5720060 Insurance Reimburse Deductible	-	-	-	(14,815.25)	-	14,815.25	-
TOTAL TAXES & INSURANCE	\$68,270.83	\$64,026.00	(\$4,244.83)	\$545,207.07	\$534,844.00	(\$10,363.07)	\$790,948.00
FUND TRANSFERS							
69-9901015 Transfer Sales Proceeds	-	118,333.33	118,333.33	-	236,666.66	236,666.66	710,000.00
69-9901031 Transfer Reserve Interest	7,834.24	10,020.83	2,186.59	69,223.11	80,166.64	10,943.53	120,249.96
69-9901250 Transfer to Operating Reserves	-	4,166.67	4,166.67	-	33,333.36	33,333.36	50,000.04
TOTAL FUND TRANSFERS	\$7,834.24	\$132,520.83	\$124,686.59	\$69,223.11	\$350,166.66	\$280,943.55	\$880,250.00
TOTAL DISBURSEMENTS	\$400,353.97	\$786,501.14	\$386,147.17	\$5,155,272.37	\$5,628,145.14	\$472,872.77	\$8,774,153.72
OPERATING FUND NET INCREASE (DECREASE)	(\$70,148.33)	\$3,844.95	(\$73,993.28)	\$145,712.81	(\$15,376.40)	\$161,089.21	(\$0.64)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
INCOME							
40-450000 Reserve Assessments	\$646,490.16	\$323,245.08	\$323,245.08	\$2,585,960.64	\$2,585,960.64	\$-	\$3,878,940.96
TOTAL INCOME	\$646,490.16	\$323,245.08	\$323,245.08	\$2,585,960.64	\$2,585,960.64	\$-	\$3,878,940.96
OTHER INCOME							
42-4413000 Interest Income - Reserve	7,834.24	-	7,834.24	69,223.11	-	69,223.11	-
TOTAL OTHER INCOME	\$7,834.24	\$-	\$7,834.24	\$69,223.11	\$-	\$69,223.11	\$-
TOTAL INCOME	\$654,324.40	\$323,245.08	\$331,079.32	\$2,655,183.75	\$2,585,960.64	\$69,223.11	\$3,878,940.96
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	-	-	-	64,216.50	-	(64,216.50)	-
95-9900100 Building Exterior	341,726.48	-	(341,726.48)	1,558,094.58	-	(1,558,094.58)	-
95-9900101 Roof Replacement	-	-	-	6,351.00	-	(6,351.00)	-
95-9900200 Building Interior	14,313.69	-	(14,313.69)	89,708.64	-	(89,708.64)	-
95-9900303 Gates, Fences and Retaining Walls	-	-	-	31,829.67	-	(31,829.67)	-
95-9900305 Exterior lighting	-	-	-	25,087.56	-	(25,087.56)	-
95-9900309 Sidewalk Replacement	-	-	-	27,240.00	-	(27,240.00)	-
95-9900401 Swimming Pool	1,459.61	-	(1,459.61)	3,595.90	-	(3,595.90)	-
95-9900500 Mechanical & Electrical Systems	-	-	-	4,857.00	-	(4,857.00)	-
95-9900502 Electrical Switchgear	4,100.00	-	(4,100.00)	4,100.00	-	(4,100.00)	-
95-9900901 Consulting/Engineering	-	-	-	18,600.16	-	(18,600.16)	-
95-9901000 Reserve Expens	-	-	-	174,127.75	-	(174,127.75)	-
95-9901203 HVAC	3,469.89	-	(3,469.89)	3,469.89	-	(3,469.89)	-
95-9901216 Tools & Equipment	-	-	-	22.28	-	(22.28)	-
95-9901222 Roof Maintenance	8,090.00	-	(8,090.00)	101,653.60	-	(101,653.60)	-
95-9901224 Reserve Study - Pipe	-	-	-	26,466.00	-	(26,466.00)	-
95-9990101 Special Project 1	13,600.00	-	(13,600.00)	24,490.00	-	(24,490.00)	-
95-9990102 Special Project 2	5,996.77	-	(5,996.77)	21,886.77	-	(21,886.77)	-
95-9990103 Special Project 3	13,963.00	-	(13,963.00)	38,852.00	-	(38,852.00)	-
95-9990104 Special Project 4	-	-	-	7,195.00	-	(7,195.00)	-
TOTAL DISBURSEMENTS	\$406,719.44	\$-	(\$406,719.44)	\$2,231,844.30	\$-	(\$2,231,844.30)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$247,604.96	\$323,245.08	(\$75,640.12)	\$423,339.45	\$2,585,960.64	(\$2,162,621.19)	\$3,878,940.96
NET INCREASE (DECREASE)	\$177,456.63	\$327,090.03	(\$149,633.40)	\$569,052.26	\$2,570,584.24	(\$2,001,531.98)	\$3,878,940.32

Assets
CURRENT ASSETS

10-1110000-00	Petty Cash	\$	500.00
10-1120001-00	Operating Cash		1,218,387.94
10-1130000-00	Accounts Receivable		426,163.40
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		(753.85)
10-1140000-00	AR-other		21,710.94
10-1140020-00	Insurance Receivable		(1,050.00)
10-1142300-00	Due to/from Operating		3,344.08
10-1142310-02	Due to/from Reserve		(3,344.08)
10-4200000-00	Allowance For Bad Debt		(151,276.02)

TOTAL CURRENT ASSETS		\$	<u>1,559,497.23</u>
-----------------------------	--	----	---------------------

RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02	Replacement Reserve-MM	\$	2,285,479.69
13-1320100-02	Replacement Reserve-MM		2,999,089.47
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		11,017.54

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		\$	<u>7,490,586.70</u>
--	--	----	---------------------

PREPAID EXPENSES

15-1240000-00	Prepaid Property & Liability Insurance	\$	126,319.99
15-1271000-00	Prepaid Income Taxes		1,909.00
15-1290000-00	Prepaid Expense-Operating		11,790.83

TOTAL PREPAID EXPENSES		\$	<u>140,019.82</u>
-------------------------------	--	----	-------------------

PROPERTY & EQUIPMENT

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

TOTAL PROPERTY & EQUIPMENT		\$	<u>1,126,649.88</u>
---------------------------------------	--	----	---------------------

ACCUMULATED DEPRECIATION

18-1700000-00	Accumulated Depreciation	\$	(958,250.38)
---------------	--------------------------	----	--------------

TOTAL ACCUMULATED DEPRECIATION		\$	<u>(958,250.38)</u>
---------------------------------------	--	----	---------------------

Total Assets		\$	<u>9,358,503.25</u>
---------------------	--	----	----------------------------

Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00	Accounts Payable	\$	729,593.70
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		306,351.04
20-2123060-00	401K Match Payable		62,411.17
20-2210001-00	Prepaid Assessment		294,346.67
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		178,645.75

TOTAL CURRENT LIABILITIES		\$	<u>1,717,045.77</u>
----------------------------------	--	----	---------------------

DEPOSITS LIABILITIES

22-2191000-00	Tenant Security Deposits Held in Trust (Contra)	\$	3,230.00
22-2191050-00	Refund Clearing Account		(995.56)
22-2191060-00	Suspense Clearing		(149,791.82)



Balance Sheet - Detailed

Parkfairfax Condominium UOA

As of: 01/31/2025

TOTAL DEPOSITS LIABILITIES	<u>\$ (147,557.38)</u>
LONG TERM LIABILITIES	
23-2361000-00 Deferred Cable Income	\$ (8,532.05)
TOTAL LONG TERM LIABILITIES	<u>\$ (8,532.05)</u>
EQUITY	
31-3130000-00 Owner Equity/Certificates Held in Treasury (Coops)	\$ (176.81)
31-3130030-00 Fund Balance	34,216.61
31-3130055-00 Special Project	81,961.01
31-3130060-02 PY-Capital Reserve Fund	5,097,328.64
31-3130065-00 Pool/Maint Bldg Capital Proj	(31,640.00)
31-3130850-00 Property Fund	149,510.50
31-3210030-00 Retained Earnings Operating Fnd	1,897,294.70
Net Income Gain / (Loss)	569,052.26
TOTAL EQUITY	<u>\$ 7,797,546.91</u>
Total Liabilities & Equity	<u>\$ 9,358,503.25</u>



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: January 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	306,547.66	629,740.83	629,740.83	629,740.83	629,740.83	7,557,067.45	\$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	306,547.66	629,740.83	629,740.83	629,740.83	629,740.83	7,557,067.45	\$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	5,709.97	9,333.33	9,333.33	9,333.33	9,333.33	106,581.62	\$111,999.96
4110180-00-00 Clubhouse R	900.00	300.00	2,310.00	900.00	-	1,800.00	600.00	1,450.00	1,083.33	1,083.33	1,083.33	1,083.33	12,593.32	\$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	7,834.24	10,020.83	10,020.83	10,020.83	10,020.83	109,306.43	\$120,249.96
4910000-00-00 Laundry & V	-	-	23.75	-	-	-	-	-	2,000.00	2,000.00	2,000.00	2,000.00	8,023.75	\$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	4,551.94	1,916.67	1,916.67	1,916.67	1,916.67	52,916.63	\$23,000.04
4990000-00-00 Miscellaneous	3,587.10	1,276.17	2,808.52	1,207.12	1,966.98	850.40	217.19	636.26	1,295.00	1,295.00	1,295.00	1,295.00	17,729.74	\$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	1,291.09	2,500.00	2,500.00	2,500.00	2,500.00	24,802.97	\$30,000.00
4990035-00-00 Transfer Fee	-	-	-	-	-	-	565.28	141.32	-	-	-	-	706.60	\$0.00
4990040-00-00 Bike Registra	-	1,360.00	(1,360.00)	-	-	-	-	-	-	-	-	-	-	\$0.00
4990085-00-00 Utility Reimbu	-	-	154.94	-	250.00	-	-	754.34	41.67	41.67	41.67	41.63	1,325.92	\$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	1,570.00	5,022.76	5,022.76	5,022.76	5,022.76	46,572.90	\$60,273.12
4990210-00-00 Legal - Colle	-	-	-	(815.85)	298.20	-	-	-	825.00	825.00	825.00	825.00	2,782.35	\$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	1,707.80	3,166.67	3,166.67	3,166.67	3,166.67	31,223.44	\$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	1,654.55	1,400.00	1,400.00	1,400.00	1,400.00	18,836.40	\$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	606.47	2,666.67	2,666.67	2,666.67	2,666.67	18,825.10	\$32,000.04
4990980-00-00 Sales	-	-	-	-	-	(8,900.00)	(11,550.00)	(4,250.00)	118,333.33	118,333.33	118,333.33	118,333.35	448,633.34	\$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	4,441.56	\$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	23,657.98	160,605.26	160,605.26	160,605.26	160,605.24	905,302.07	\$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	330,205.64	790,346.09	790,346.09	790,346.09	790,346.07	8,462,369.52	\$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	16,130.60	9,870.58	9,870.58	9,870.58	9,870.58	109,418.71	\$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	29,023.49	43,537.09	43,537.09	43,537.09	43,537.09	614,976.96	\$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	41,783.53	12,997.26	21,782.33	21,782.33	21,782.33	21,782.33	241,390.32	\$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	188,824.42	90,595.80	86,885.83	86,885.83	86,885.83	86,885.87	1,066,037.08	\$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	41.63	166.64	\$500.00
Total UTILITIES	176,062.91	166,031.47	118,956.71	85,372.55	136,603.22	200,188.86	351,556.84	148,747.15	162,117.50	162,117.50	162,117.50	162,117.50	2,031,989.71	\$1,945,410.00
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	-	-	-	99.00	99.00	99.00	99.00	396.00	\$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	3,900.00	4,583.33	4,583.33	4,583.33	4,583.33	86,639.03	\$54,999.96



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: January 2025

Account	June	July	August	September	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	71,922.94	40,713.45	34,435.50	34,435.50	34,435.50	34,435.50	441,881.34	\$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	22,691.00	31,201.17	31,201.17	31,201.17	31,201.17	311,347.68	\$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	833.32	\$2,499.96
5547000-00-00 Swim Pool M	29,440.00	31,640.00	33,145.00	-	-	-	-	3,787.00	12,808.33	12,808.33	12,808.33	12,808.33	149,245.32	\$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	203,902.45	\$230,055.00
Total CONTRACTS	142,668.73	142,315.01	84,064.45	116,602.02	69,983.03	52,580.61	104,912.20	71,091.45	102,506.91	102,506.91	102,506.91	102,506.91	1,194,245.14	\$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	1,606.02	1,731.00	1,750.00	1,750.00	1,750.00	1,750.00	19,717.15	\$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	2,087.00	35,392.00	\$25,000.00
5537096-00-00 Landscape R	-	-	-	(480.18)	3,308.54	4,671.91	4,866.88	262.88	10,416.67	10,416.67	10,416.67	10,416.67	54,296.71	\$125,000.04
5537101-00-00 Tree Pruning	-	-	57,025.00	57,811.00	14,968.00	21,240.00	4,775.00	10,890.00	12,500.00	12,500.00	12,500.00	12,500.00	216,709.00	\$150,000.00
5537990-00-00 Landscaping	2,580.22	6,495.54	3,111.93	2,261.27	-	13,560.00	-	2,441.81	8,333.33	8,333.33	8,333.33	8,333.33	63,784.09	\$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	60,597.57	\$92,000.04
5541001-00-00 Equipment/To	-	80.89	1,837.51	1,060.33	568.25	369.94	291.89	596.89	323.33	323.33	323.33	323.33	6,099.02	\$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	2,209.97	\$1,500.00
5541050-00-00 Repairs-Plum	33,677.55	9,514.56	-	-	245.00	1,003.01	4,385.37	(4,385.37)	583.33	583.33	583.33	583.33	46,773.44	\$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	2,441.68	6,742.86	3,583.33	3,583.33	3,583.33	3,583.33	43,511.59	\$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	833.32	\$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	20,517.12	\$18,500.04
5550100-00-00 Plumbing Sup	223.47	2,081.73	1,420.88	1,335.40	261.16	592.72	-	6,523.84	3,833.33	3,833.33	3,833.33	3,833.33	27,772.52	\$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	1,055.98	-	1,041.67	1,041.67	1,041.67	1,041.67	15,421.83	\$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	1,367.93	1,530.81	1,666.67	1,666.67	1,666.67	1,666.67	19,063.37	\$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	2,352.01	4,166.67	4,166.67	4,166.67	4,166.67	61,089.97	\$50,000.04
Total REPAIR & MAINTENA	64,620.47	51,607.49	106,907.84	76,261.30	37,421.64	50,733.81	34,373.31	28,686.73	59,823.00	59,823.00	59,823.00	59,827.00	689,908.59	\$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	1,962,055.15	\$2,247,190.56
5313000-00-00 Recruitment,	831.66	-	-	1,995.00	529.19	600.00	-	308.80	-	-	-	-	4,264.65	\$5,000.00
5518000-00-00 Uniforms	466.43	1,170.72	1,452.35	2,008.27	1,530.39	3,233.70	6,107.85	-	2,000.00	2,000.00	2,000.00	2,000.00	23,969.71	\$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	72,764.04	45,673.65	36,384.66	36,384.66	36,384.66	36,384.66	458,789.42	\$436,615.92
Total PERSONNEL	197,014.59	198,364.99	207,164.25	185,310.45	270,952.21	202,564.23	239,123.60	45,982.45	225,650.54	225,650.54	225,650.54	225,650.54	2,449,078.93	\$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	7,522.07	7,428.17	7,428.17	7,428.17	7,428.17	89,241.42	\$89,138.04



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: January 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	3,092.03	2,083.33	2,083.33	2,083.33	2,083.33	28,686.19	\$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	11,673.28	\$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	10,614.10	11,094.83	11,094.83	11,094.83	11,094.83	149,676.49	\$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	1,000.05	922.33	922.33	922.33	922.33	12,562.45	\$11,067.96
5311000-00-00 Office Suppl	5,343.95	9,029.19	-	711.56	944.38	8,713.10	(2,433.48)	1,073.39	1,291.67	1,291.67	1,291.67	1,291.67	28,548.77	\$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	16,513.37	\$12,999.96
5311030-00-00 Copier Lease	606.98	949.58	633.36	-	2,110.46	786.10	841.63	683.79	1,329.50	1,329.50	1,329.50	1,329.50	11,929.90	\$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	591.76	1,833.33	1,833.33	1,833.33	1,833.33	15,418.45	\$21,999.96
5311070-00-00 Office Equipm	-	-	906.49	713.95	(78.27)	-	414.11	674.59	-	-	-	-	2,630.87	\$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	8,814.89	-	3,693.58	3,693.58	3,693.58	3,693.58	52,773.71	\$44,322.96
5351020-00-00 Computer Ex	-	(6,294.89)	-	4,989.68	1,249.40	1,310.10	1,310.10	5,682.28	1,750.00	1,750.00	1,750.00	1,750.00	15,246.67	\$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	3,972.38	3,525.31	3,509.46	3,509.46	3,509.46	3,509.46	48,343.13	\$42,113.52
5370000-00-00 Bad Debts	-	-	-	8,258.14	-	-	-	-	125.00	125.00	125.00	125.00	8,758.14	\$1,500.00
5390000-00-00 Misc Adminis	1,387.55	693.74	6,904.31	3.76	3,394.80	253.31	5,764.40	1,149.98	2,083.33	2,083.33	2,083.33	2,083.33	27,885.17	\$24,999.96
5390009-00-00 Meeting Expe	-	855.00	-	-	440.00	415.00	830.00	50.00	633.33	633.33	633.33	633.33	5,123.32	\$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	(5,383.27)	1,000.00	1,000.00	1,000.00	1,000.00	7,311.87	\$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	12,037.48	7,997.08	6,666.67	6,666.67	6,666.67	6,666.67	113,521.04	\$80,000.04
5390900-00-00 Misc Exp - N	1,024.00	413.40	-	718.70	-	841.64	699.08	434.60	681.67	681.67	681.67	681.67	6,858.10	\$8,180.04
5391000-00-00 Dues & Subs	460.04	99.00	257.40	-	203.46	-	1,038.93	332.46	50.00	50.00	50.00	50.00	2,591.29	\$600.00
5392000-00-00 Travel & Ente	-	-	-	-	-	-	-	-	25.00	25.00	25.00	25.00	100.00	\$300.00
5393050-00-00 Engineering	-	-	3,605.00	(3,605.00)	-	-	-	1,315.00	2,083.33	2,083.33	2,083.33	2,083.33	9,648.32	\$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	38,501.50	19,127.02	28,761.53	28,761.53	28,761.53	28,761.53	385,764.57	\$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	159,641.00	\$154,923.00
5710000-00-00 Real Estate T	-	-	-	-	11,331.03	-	-	-	1,041.67	1,041.67	1,041.67	1,041.67	15,497.71	\$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	51,468.19	\$48,993.96
5718020-00-00 Personal Pro	-	-	6,973.08	-	-	-	-	21,335.99	-	-	-	-	28,309.07	\$22,636.00
5719000-00-00 Miscellaneou	-	-	-	-	5,175.00	-	-	435.00	208.33	208.33	208.33	208.33	6,443.32	\$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	46,499.84	45,782.92	45,782.92	45,782.92	45,782.92	554,767.03	\$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	68,270.83	64,026.00	64,026.00	64,026.00	64,026.00	801,311.07	\$790,948.00
FUND TRANSFERS														



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: January 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	118,333.35	473,333.34	\$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	7,834.24	10,020.83	10,020.83	10,020.83	10,020.83	109,306.43	\$120,249.96
9901250-00-00 Transfer to O	-	-	-	-	-	-	-	-	4,166.67	4,166.67	4,166.67	4,166.67	16,666.68	\$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	7,834.24	132,520.83	132,520.83	132,520.83	132,520.85	599,306.45	\$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	849,831.02	400,353.97	786,501.14	786,501.14	786,501.14	786,505.16	8,301,280.95	\$8,774,153.72
Net Income:	(32,301.76)	53,021.52	41,926.18	13,987.90	26,370.62	(14,426.60)	127,283.28	(70,148.33)	3,844.95	3,844.95	3,844.95	3,840.91	161,088.57	(\$0.64)