Financial Report Package

February 2025

Prepared for

Parkfairfax Condominium UOA

By

Barkan Management Company, Inc.

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING FUND							
INCOME							
INCOME							
40-4110001 Condo Assessments	$629,762.57	$629,740.83	$21.74	$5,667,866.70	$5,667,667.47	$199.23	$7,556,889.96
TOTAL INCOME	$629,762.57	$629,740.83	$21.74	$5,667,866.70	$5,667,667.47	$199.23	$7,556,889.96
OTHER INCOME							
42-4110000 Rental Income	9,701.17	9,333.33	367.84	78,949.47	83,999.97	(5,050.50)	111,999.96
42-4110180 Clubhouse Rental	900.00	1,083.33	(183.33)	9,160.00	9,749.97	(589.97)	12,999.96
42-4410000 Interest Revenue - Project Operations	6,844.16	10,020.83	(3,176.67)	76,067.27	90,187.47	(14,120.20)	120,249.96
42-4910000 Laundry & Vending Revenue	-	2,000.00	(2,000.00)	23.75	18,000.00	(17,976.25)	24,000.00
42-4920000 NSF and Late Charges	2,859.32	1,916.67	942.65	48,109.27	17,250.03	30,859.24	23,000.04
42-4990000 Miscellaneous Inc	213.74	1,295.00	(1,081.26)	12,763.48	11,655.00	1,108.48	15,540.00
42-4990008 In Unit Maintenance	2,013.02	2,500.00	(486.98)	16,815.99	22,500.00	(5,684.01)	30,000.00
42-4990035 Transfer Fees	-	-	-	706.60	-	706.60	-
42-4990085 Utility Reimbursment Inc	853.17	41.67	811.50	2,012.45	375.03	1,637.42	500.00
42-4990190 Storage Unit Fees	2,994.00	5,022.76	(2,028.76)	29,475.86	45,204.84	(15,728.98)	60,273.12
42-4990210 Legal - Collections	-	825.00	(825.00)	(517.65)	7,425.00	(7,942.65)	9,900.00
42-4990220 Resale Package	2,635.00	3,166.67	(531.67)	21,191.76	28,500.03	(7,308.27)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	14,890.95	12,600.00	2,290.95	16,800.00
42-4990600 Key Income	461.45	2,666.67	(2,205.22)	8,619.87	24,000.03	(15,380.16)	32,000.04
42-4990980 Sales	307,416.38	118,333.33	189,083.05	282,716.38	354,999.99	(72,283.61)	710,000.00
42-4991010 Newsletter Income	33.00	1,000.00	(967.00)	474.56	9,000.00	(8,525.44)	12,000.00
TOTAL OTHER INCOME	$338,578.96	$160,605.26	$177,973.70	$601,460.01	$735,447.36	($133,987.35)	$1,217,263.12
TOTAL INCOME	**$968,341.53**	**$790,346.09**	**$177,995.44**	**$6,269,326.71**	**$6,403,114.83**	**($133,788.12)**	**$8,774,153.08**
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	2,170.41	9,870.58	7,700.17	72,106.80	88,835.22	16,728.42	118,446.96
50-5450001 Electricity - Other	-	-	-	(4,317.07)	-	4,317.07	-
50-5451000 Water	46,994.00	43,537.09	(3,456.91)	487,231.60	391,833.81	(95,397.79)	522,445.08
50-5452000 Gas	41,057.22	21,782.33	(19,274.89)	195,318.22	196,040.97	722.75	261,387.96
50-5453000 Sewer	88,194.69	86,885.83	(1,308.86)	806,688.41	781,972.47	(24,715.94)	1,042,630.00
50-5459130 Utility Reimbursement	-	41.67	41.67	-	375.03	375.03	500.00
TOTAL UTILITIES	$178,416.32	$162,117.50	($16,298.82)	$1,557,027.96	$1,459,057.50	($97,970.46)	$1,945,410.00
CONTRACTS							
53-5360090 Web Site	-	99.00	99.00	-	891.00	891.00	1,188.00
53-5519000 Exterminating Contract	5,557.50	4,583.33	(974.17)	73,863.21	41,249.97	(32,613.24)	54,999.96
53-5525000 Garbage and Trash Removal	28,596.20	34,435.50	5,839.30	322,767.03	309,919.50	(12,847.53)	413,226.00
53-5537000 Grounds Contract	(22,691.00)	31,201.17	53,892.17	163,087.00	280,810.53	117,723.53	374,414.04
53-5542010 Door Entry System	-	208.33	208.33	-	1,874.97	1,874.97	2,499.96
53-5547000 Swim Pool Maintenance/Contract	-	12,808.33	12,808.33	97,112.00	115,274.97	18,162.97	153,699.96
53-5562060 Painting Contract	-	19,171.25	19,171.25	127,217.45	172,541.25	45,323.80	230,055.00
TOTAL CONTRACTS	$11,462.70	$102,506.91	$91,044.21	$784,046.69	$922,562.19	$138,515.50	$1,230,082.92

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	$1,173.84	$1,750.00	$576.16	$13,890.99	$15,750.00	$1,859.01	$21,000.00
55-5537045 Tree Maintenance	-	2,083.00	2,083.00	27,056.00	18,747.00	(8,309.00)	25,000.00
55-5537096 Landscape Repairs	41,676.72	10,416.67	(31,260.05)	54,306.75	93,750.03	39,443.28	125,000.04
55-5537101 Tree Pruning & Removal	13,575.00	12,500.00	(1,075.00)	180,284.00	112,500.00	(67,784.00)	150,000.00
55-5537990 Landscaping Repairs	4,393.21	8,333.33	3,940.12	34,843.98	74,999.97	40,155.99	99,999.96
55-5541000 Repairs - General	-	7,666.67	7,666.67	28,830.89	69,000.03	40,169.14	92,000.04
55-5541001 Equipment/Tools	-	323.33	323.33	4,805.70	2,909.97	(1,895.73)	3,879.96
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	1,709.97	1,125.00	(584.97)	1,500.00
55-5541050 Repairs-Plumbing	(1,145.61)	583.33	1,728.94	43,294.51	5,249.97	(38,044.54)	6,999.96
55-5541070 Repairs - Exterior	-	-	-	(4,080.00)	-	4,080.00	-
55-5541230 Maintenance Supplies	517.32	3,583.33	3,066.01	29,695.59	32,249.97	2,554.38	42,999.96
55-5541250 Building Supplies - Common	-	-	-	199.92	-	(199.92)	-
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	-	1,874.97	1,874.97	2,499.96
55-5541790 Building Supplies Residential	(94.55)	-	94.55	(94.55)	-	94.55	-
55-5547021 Pool Supplies & Equipment	-	1,541.67	1,541.67	11,894.44	13,875.03	1,980.59	18,500.04
55-5550100 Plumbing Supplies	2,425.95	3,833.33	1,407.38	14,865.15	34,499.97	19,634.82	45,999.96
55-5550300 In-unit Supplies	-	1,041.67	1,041.67	11,255.15	9,375.03	(1,880.12)	12,500.04
55-5562100 Paint Supplies	984.22	1,666.67	682.45	13,380.91	15,000.03	1,619.12	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	16,748.04	4,166.67	(12,581.37)	55,433.53	37,500.03	(17,933.50)	50,000.04
TOTAL REPAIR & MAINTENANCE	$80,254.14	$59,823.00	($20,431.14)	$521,572.93	$538,407.00	$16,834.07	$717,880.00
PERSONNEL							
57-5309020 Management Salaries	326,207.67	187,265.88	(138,941.79)	1,539,199.30	1,685,392.92	146,193.62	2,247,190.56
57-5313000 Recruitment, Relocation, Training	3,573.49	-	(3,573.49)	7,583.42	5,000.00	(2,583.42)	5,000.00
57-5518000 Uniforms	2,469.10	2,000.00	(469.10)	18,438.81	18,000.00	(438.81)	24,000.00
57-5723000 Payroll Taxes & Benefits	24,362.18	36,384.66	12,022.48	336,922.96	327,461.94	(9,461.02)	436,615.92
TOTAL PERSONNEL	$356,612.44	$225,650.54	($130,961.90)	$1,902,144.49	$2,035,854.86	$133,710.37	$2,712,806.48
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,522.07	7,428.17	(93.90)	67,050.81	66,853.53	(197.28)	89,138.04
59-5340000 Legal Expense	6,012.36	2,083.33	(3,929.03)	24,116.04	18,749.97	(5,366.07)	24,999.96
59-5340100 Legal Fees - Collections	-	1,583.33	1,583.33	5,339.96	14,249.97	8,910.01	18,999.96
59-5350000 Audit Expense	-	-	-	20,075.60	18,500.00	(1,575.60)	18,500.00
TOTAL PROFESSIONAL SERVICES	$13,534.43	$11,094.83	($2,439.60)	$116,582.41	$118,353.47	$1,771.06	$151,637.96
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	186.37	922.33	735.96	9,059.50	8,300.97	(758.53)	11,067.96
60-5311000 Office Supplies	-	1,291.67	1,291.67	23,382.09	11,625.03	(11,757.06)	15,500.04
60-5311010 Printing	2,268.50	1,083.33	(1,185.17)	10,340.55	9,749.97	(590.58)	12,999.96
60-5311030 Copier Lease	438.57	1,329.50	890.93	7,050.47	11,965.50	4,915.03	15,954.00
60-5311050 Postage	1,034.08	1,833.33	799.25	8,798.57	16,499.97	7,701.40	21,999.96
60-5311070 Office Equipment	(246.19)	-	246.19	2,148.83	-	(2,148.83)	-
60-5311130 IT Support Contract	1,763.77	3,693.58	1,929.81	39,763.16	33,242.22	(6,520.94)	44,322.96
60-5351020 Computer Expenses	11,215.70	1,750.00	(9,465.70)	19,462.37	15,750.00	(3,712.37)	21,000.00
60-5360000 Telephone and Answering Service	2,605.73	3,509.46	903.73	33,341.02	31,585.14	(1,755.88)	42,113.52
60-5370000 Bad Debts	-	125.00	125.00	8,258.14	1,125.00	(7,133.14)	1,500.00
60-5390000 Misc Administrative Expenses	1,266.28	2,083.33	817.05	20,023.13	18,749.97	(1,273.16)	24,999.96
60-5390009 Meeting Expenses	-	633.33	633.33	2,590.00	5,699.97	3,109.97	7,599.96
60-5390040 Credit Card & Bank Fees	398.59	1,000.00	601.41	3,710.46	9,000.00	5,289.54	12,000.00
60-5390180 Association Unit Expense	7,391.73	6,666.67	(725.06)	79,354.65	60,000.03	(19,354.62)	80,000.04
60-5390900 Misc Exp - Newsletter	726.12	681.67	(44.45)	4,857.54	6,135.03	1,277.49	8,180.04
60-5391000 Dues & Subscriptions	587.52	50.00	(537.52)	2,978.81	450.00	(2,528.81)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	225.00	225.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	1,315.00	18,749.97	17,434.97	24,999.96
TOTAL ADMINISTRATIVE EXPENSES	$29,636.77	$28,761.53	($875.24)	$276,434.29	$258,853.77	($17,580.52)	$345,138.36

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
TAXES & INSURANCE							
63-5312200 Income Taxes	$243,321.63	$12,910.25	($230,411.38)	$351,321.63	$116,192.25	($235,129.38)	$154,923.00
63-5710000 Real Estate Taxes	(2,555.52)	1,041.67	3,597.19	8,775.51	9,375.03	599.52	12,500.04
63-5717000 State Taxes	74,400.00	4,082.83	(70,317.17)	109,536.87	36,745.47	(72,791.40)	48,993.96
63-5718020 Personal Property Taxes	-	-	-	28,309.07	22,636.00	(5,673.07)	22,636.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	208.33	208.33	5,610.00	1,874.97	(3,735.03)	2,499.96
63-5720000 Property & Liability Insurance (Hazard)	44,835.31	45,782.92	947.61	416,470.66	412,046.28	(4,424.38)	549,395.04
63-5720060 Insurance Reimburse Deductible	-	-	-	(14,815.25)	-	14,815.25	-
TOTAL TAXES & INSURANCE	$360,001.42	$64,026.00	($295,975.42)	$905,208.49	$598,870.00	($306,338.49)	$790,948.00
OTHER EXPENSE							
65-5390090 Other Controllables - G&A	-	-	-	(300.00)	-	300.00	-
TOTAL OTHER EXPENSE	$-	$-	$-	($300.00)	$-	$300.00	$-
FUND TRANSFERS							
69-9901015 Transfer Sales Proceeds	-	118,333.33	118,333.33	-	354,999.99	354,999.99	710,000.00
69-9901031 Transfer Reserve Interest	6,844.16	10,020.83	3,176.67	76,067.27	90,187.47	14,120.20	120,249.96
69-9901250 Transfer to Operating Reserves	-	4,166.67	4,166.67	-	37,500.03	37,500.03	50,000.04
TOTAL FUND TRANSFERS	$6,844.16	$132,520.83	$125,676.67	$76,067.27	$482,687.49	$406,620.22	$880,250.00
TOTAL DISBURSEMENTS	**$1,036,762.38**	**$786,501.14**	**($250,261.24)**	**$6,138,784.53**	**$6,414,646.28**	**$275,861.75**	**$8,774,153.72**
OPERATING FUND NET INCREASE (DECREASE)	($68,420.85)	$3,844.95	($72,265.80)	$130,542.18	($11,531.45)	$142,073.63	($0.64)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE FUND							
INCOME							
INCOME							
40-4500000 Reserve Assessments	$323,245.08	$323,245.08	$-	$2,909,205.72	$2,909,205.72	$-	$3,878,940.96
TOTAL INCOME	$323,245.08	$323,245.08	$-	$2,909,205.72	$2,909,205.72	$-	$3,878,940.96
OTHER INCOME							
42-4413000 Interest Income - Reserve	6,844.16	-	6,844.16	76,067.27	-	76,067.27	-
TOTAL OTHER INCOME	$6,844.16	$-	$6,844.16	$76,067.27	$-	$76,067.27	$-
TOTAL INCOME	**$330,089.24**	**$323,245.08**	**$6,844.16**	**$2,985,272.99**	**$2,909,205.72**	**$76,067.27**	**$3,878,940.96**
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	24,128.00	-	(24,128.00)	88,344.50	-	(88,344.50)	-
95-9900100 Building Exterior	58,292.00	-	(58,292.00)	1,616,386.58	-	(1,616,386.58)	-
95-9900101 Roof Replacement	-	-	-	6,351.00	-	(6,351.00)	-
95-9900200 Building Interior	-	-	-	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	-	-	-	3,595.90	-	(3,595.90)	-
95-9900500 Mechanical & Electrical Systems	-	-	-	4,857.00	-	(4,857.00)	-
95-9900502 Electrical Switchgear	250.00	-	(250.00)	4,350.00	-	(4,350.00)	-
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)	-
95-9901216 Tools & Equipment	-	-	-	22.28	-	(22.28)	-
95-9901222 Roof Maintenance	6,575.75	-	(6,575.75)	108,229.35	-	(108,229.35)	-
95-9901224 Reserve Study - Pipe	-	-	-	26,466.00	-	(26,466.00)	-
95-9990101 Special Project 1	56,140.00	-	(56,140.00)	80,630.00	-	(80,630.00)	-
95-9990102 Special Project 2	-	-	-	21,886.77	-	(21,886.77)	-
95-9990103 Special Project 3	23,480.10	-	(23,480.10)	62,332.10	-	(62,332.10)	-
95-9990104 Special Project 4	1,600.00	-	(1,600.00)	8,795.00	-	(8,795.00)	-
TOTAL DISBURSEMENTS	**$170,465.85**	**$-**	**($170,465.85)**	**$2,402,310.15**	**$-**	**($2,402,310.15)**	**$0.00**
RESERVE FUND NET INCREASE (DECREASE)	$159,623.39	$323,245.08	($163,621.69)	$582,962.84	$2,909,205.72	($2,326,242.88)	$3,878,940.96
NET INCREASE (DECREASE)	$91,202.54	$327,090.03	($235,887.49)	$713,505.02	$2,897,674.27	($2,184,169.25)	$3,878,940.32

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Balance Sheet - Detailed

Parkfairfax Condominium UOA
As of: 02/28/2025

Assets			
CURRENT ASSETS			
10-1110000-00	Petty Cash	$	500.00
10-1120001-00	Operating Cash		1,000,843.27
10-1130000-00	Accounts Receivable		440,539.59
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		(720.78)
10-1140000-00	AR-other		15,169.91
10-1140020-00	Insurance Receivable		(1,050.00)
10-1142300-00	Due to/from Operating		(944.92)
10-1142310-02	Due to/from Reserve		944.92
10-4200000-00	Allowance For Bad Debt		(164,660.50)
TOTAL CURRENT ASSETS		$	1,336,436.31
RESTRICTED DEPOSITS & FUNDED RESERVES			
13-1320000-02	Replacement Reserve-MM	$	2,286,658.82
13-1320100-02	Replacement Reserve-MM		2,920,156.03
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		16,682.57
TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		$	7,418,497.42
PREPAID EXPENSES			
15-1240000-00	Prepaid Property & Liability Insurance	$	89,499.06
15-1271000-00	Prepaid Income Taxes		1,909.00
15-1290000-00	Prepaid Expense-Operating		37,015.72
TOTAL PREPAID EXPENSES		$	128,423.78
PROPERTY & EQUIPMENT			
17-1420000-00	Buildings	$	505,000.00
17-1450907-00	Real Estate Taxes		(1,633.46)
17-1480000-00	Motor Vehicles		534,315.88
TOTAL PROPERTY & EQUIPMENT		$	1,037,682.42
ACCUMULATED DEPRECIATION			
18-1700000-00	Accumulated Depreciation	$	(882,999.01)
TOTAL ACCUMULATED DEPRECIATION		$	(882,999.01)
Total Assets		**$**	**9,038,040.92**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2110000-00	Accounts Payable	$	49,946.08
20-2110020-00	Insurance Claim Payable		662.97
20-2111000-00	Ap Other		5,436.15
20-2120000-00	Accrued Wages and Payroll Taxes Payable		119,232.42
20-2123000-00	Accrued Expense		182,798.88
20-2123060-00	401K Match Payable		84,342.88
20-2124000-00	Accrued Income Taxes Payable		222,852.00
20-2210001-00	Prepaid Assessment		291,206.95
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		165,454.00
TOTAL CURRENT LIABILITIES		$	1,144,762.02
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
EQUITY			
31-3130030-00	Fund Balance	$	1,833.18
31-3130055-00	Special Project		81,784.20
31-3130060-02	PY-Capital Reserve Fund		5,079,183.07
31-3130850-00	Property Fund		156,316.87
31-3210030-00	Retained Earnings Operating Fnd		1,858,422.12
	Net Income Gain / (Loss)		713,505.02
TOTAL EQUITY		$	7,891,044.46
Total Liabilities & Equity		**$**	**9,038,040.92**

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: February 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	629,762.57	*629,740.83*	*629,740.83*	*629,740.83*	7,557,089.19	$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**	**629,762.57**	*629,740.83*	*629,740.83*	*629,740.83*	**7,557,089.19**	**$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	9,701.17	*9,333.33*	*9,333.33*	*9,333.33*	106,949.46	$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	900.00	*1,083.33*	*1,083.33*	*1,083.33*	12,409.99	$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	6,844.16	*10,020.83*	*10,020.83*	*10,020.83*	106,129.76	$120,249.96
4910000-00-00 Laundry & V	-	-	23.75	-	-	-	-	-	-	*2,000.00*	*2,000.00*	*2,000.00*	6,023.75	$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	2,859.32	*1,916.67*	*1,916.67*	*1,916.67*	53,859.28	$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	636.26	213.74	*1,295.00*	*1,295.00*	*1,295.00*	16,648.48	$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	1,291.09	2,013.02	*2,500.00*	*2,500.00*	*2,500.00*	24,315.99	$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	853.17	*41.67*	*41.67*	*41.63*	2,137.42	$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	2,994.00	*5,022.76*	*5,022.76*	*5,022.76*	44,544.14	$60,273.12
4990210-00-00 Legal - Colle	-	-	-	(815.85)	298.20	-	-	-	-	*825.00*	*825.00*	*825.00*	1,957.35	$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	2,635.00	*3,166.67*	*3,166.67*	*3,166.67*	30,691.77	$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	1,654.55	*1,400.00*	*1,400.00*	*1,400.00*	19,090.95	$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	461.45	*2,666.67*	*2,666.67*	*2,666.67*	16,619.88	$32,000.04
4990980-00-00 Sales	-	-	-	-	-	(8,900.00)	(11,550.00)	(4,250.00)	307,416.38	*118,333.33*	*118,333.33*	*118,333.35*	637,716.39	$710,000.00
4991010-00-00 Newsletter In	-	165.00	(652.56)	396.98	-	22.00	510.14	-	33.00	*1,000.00*	*1,000.00*	*1,000.00*	3,474.56	$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**	**338,578.96**	*160,605.26*	*160,605.26*	*160,605.24*	**1,083,275.77**	**$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**	**968,341.53**	*790,346.09*	*790,346.09*	*790,346.07*	**8,640,364.96**	**$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	2,170.41	*9,870.58*	*9,870.58*	*9,870.58*	101,718.54	$118,446.96
5450001-00-00 Electricity - O	(4,317.07)	-	-	-	-	-	-	-	-	-	-	-	(4,317.07)	$0.00
5451000-00-00 Water	46,562.01	49,580.45	46,356.31	51,029.74	45,150.84	60,273.84	112,260.92	29,023.49	46,994.00	*43,537.09*	*43,537.09*	*43,537.09*	617,842.87	$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	41,057.22	*21,782.33*	*21,782.33*	*21,782.33*	260,665.21	$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	88,194.69	*86,885.83*	*86,885.83*	*86,885.87*	1,067,345.94	$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*	*41.63*	124.97	$500.00
Total UTILITIES	**171,154.84**	**166,031.47**	**118,956.71**	**85,372.55**	**136,603.22**	**200,188.86**	**351,556.84**	**148,747.15**	**178,416.32**	*162,117.50*	*162,117.50*	*162,117.50*	**2,043,380.46**	**$1,945,410.00**
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	-	-	-	-	*99.00*	*99.00*	*99.00*	297.00	$1,188.00

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
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	5,557.50	*4,583.33*	*4,583.33*	*4,583.33*	87,613.20	$54,999.96
5525000-00-00 Garbage and	31,098.86	36,541.64	37,750.09	37,802.07	34,628.64	3,713.14	71,922.94	40,713.45	28,596.20	*34,435.50*	*34,435.50*	*34,435.50*	426,073.53	$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	22,691.00	26,941.00	22,691.00	-	22,691.00	45,382.00	22,691.00	22,691.00	(22,691.00)	*31,201.17*	*31,201.17*	*31,201.17*	256,690.51	$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*	624.99	$2,499.96
5547000-00-00 Swim Pool M	28,540.00	31,640.00	33,145.00	-	-	-	-	3,787.00	-	*12,808.33*	*12,808.33*	*12,808.33*	135,536.99	$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*	184,731.20	$230,055.00
Total CONTRACTS	**131,035.22**	**142,315.01**	**84,064.45**	**116,602.02**	**69,983.03**	**52,580.61**	**104,912.20**	**71,091.45**	**11,462.70**	*102,506.91*	*102,506.91*	*102,506.91*	**1,091,567.42**	**$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	1,173.84	*1,750.00*	*1,750.00*	*1,750.00*	19,140.99	$21,000.00
5537045-00-00 Tree Mainten	-	-	22,275.00	-	2,931.00	-	1,850.00	-	-	*2,083.00*	*2,083.00*	*2,087.00*	33,309.00	$25,000.00
5537096-00-00 Landscape R	-	-	-	(480.18)	3,308.54	4,671.91	4,866.88	262.88	41,676.72	*10,416.67*	*10,416.67*	*10,416.67*	85,556.76	$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	13,575.00	*12,500.00*	*12,500.00*	*12,500.00*	217,784.00	$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	4,393.21	*8,333.33*	*8,333.33*	*8,333.33*	59,843.97	$99,999.96
5541000-00-00 Repairs - Ge	8,311.61	14,034.12	-	(440.02)	1,568.70	2,111.40	3,245.08	-	-	*7,666.67*	*7,666.67*	*7,666.67*	51,830.90	$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*	5,775.69	$3,879.96
5541043-00-00 Exercise Equ	350.00	-	236.97	350.00	-	624.00	149.00	-	-	*125.00*	*125.00*	*125.00*	2,084.97	$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)	(1,145.61)	*583.33*	*583.33*	*583.33*	45,044.50	$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	517.32	*3,583.33*	*3,583.33*	*3,583.33*	40,445.58	$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*	624.99	$2,499.96
5541790-00-00 Building Sup	-	-	-	-	-	-	-	-	(94.55)	-	-	-	(94.55)	$0.00
5547021-00-00 Pool Supplies	(416.42)	6,663.00	200.00	2,897.86	-	-	2,550.00	-	-	*1,541.67*	*1,541.67*	*1,541.67*	16,519.45	$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	2,425.95	*3,833.33*	*3,833.33*	*3,833.33*	26,365.14	$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*	14,380.16	$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	984.22	*1,666.67*	*1,666.67*	*1,666.67*	18,380.92	$20,000.04
5570000-00-00 Vehicle/Main	5,374.52	4,942.39	5,254.02	6,022.33	3,791.60	1,080.14	9,868.48	2,352.01	16,748.04	*4,166.67*	*4,166.67*	*4,166.67*	67,933.54	$50,000.04
Total REPAIR & MAINTENA	**57,771.74**	**51,607.49**	**104,462.77**	**76,261.30**	**37,421.64**	**50,733.81**	**34,373.31**	**28,686.73**	**80,254.14**	*59,823.00*	*59,823.00*	*59,827.00*	**701,045.93**	**$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	-	326,207.67	*187,265.88*	*187,265.88*	*187,265.88*	2,100,996.94	$2,247,190.56
5313000-00-00 Recruitment,	576.94	-	-	1,995.00	529.19	600.00	-	308.80	3,573.49	-	-	-	7,583.42	$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	-	2,469.10	*2,000.00*	*2,000.00*	*2,000.00*	24,438.81	$24,000.00
5723000-00-00 Payroll Taxes	31,448.78	32,184.13	43,791.43	21,722.17	29,576.60	35,399.98	72,764.04	45,673.65	24,362.18	*36,384.66*	*36,384.66*	*36,384.66*	446,076.94	$436,615.92
Total PERSONNEL	**196,069.87**	**198,364.99**	**207,164.25**	**185,310.45**	**270,952.21**	**202,564.23**	**239,123.60**	**45,982.45**	**356,612.44**	*225,650.54*	*225,650.54*	*225,650.54*	**2,579,096.11**	**$2,712,806.48**

BARKAN

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: February 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
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	7,522.07	7,428.17	7,428.17	7,428.17	89,335.32	$89,138.04
5340000-00-00 Legal Expen	-	-	5,802.40	1,618.52	-	5,281.61	2,309.12	3,092.03	6,012.36	2,083.33	2,083.33	2,083.33	30,366.03	$24,999.96
5340100-00-00 Legal Fees -	-	-	3,343.93	-	1,996.03	-	-	-	-	1,583.33	1,583.33	1,583.33	10,089.95	$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	**25,459.97**	**(7,800.75)**	**13,405.50**	**28,116.19**	**10,618.10**	**12,803.68**	**9,831.19**	**10,614.10**	**13,534.43**	11,094.83	11,094.83	11,094.83	**149,866.90**	**$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	186.37	922.33	922.33	922.33	11,826.49	$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	27,257.10	$15,500.04
5311010-00-00 Printing	(4,108.00)	277.45	-	3,818.00	3,247.60	2,455.70	2,381.30	-	2,268.50	1,083.33	1,083.33	1,083.33	13,590.54	$12,999.96
5311030-00-00 Copier Lease	606.98	949.58	633.36	-	2,110.46	786.10	841.63	683.79	438.57	1,329.50	1,329.50	1,329.50	11,038.97	$15,954.00
5311050-00-00 Postage	668.39	989.90	1,066.88	1,013.29	861.24	1,466.64	1,106.39	591.76	1,034.08	1,833.33	1,833.33	1,833.33	14,298.56	$21,999.96
5311070-00-00 Office Equipm	(235.85)	-	906.49	713.95	(78.27)	-	414.11	674.59	(246.19)	-	-	-	2,148.83	$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	-	1,763.77	3,693.58	3,693.58	3,693.58	50,843.90	$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	11,215.70	1,750.00	1,750.00	1,750.00	24,712.37	$21,000.00
5360000-00-00 Telephone an	4,991.72	4,879.06	3,020.46	3,034.59	3,601.28	3,710.49	3,972.38	3,525.31	2,605.73	3,509.46	3,509.46	3,509.46	43,869.40	$42,113.52
5370000-00-00 Bad Debts	-	-	-	8,258.14	-	-	-	-	-	125.00	125.00	125.00	8,633.14	$1,500.00
5390000-00-00 Misc Adminis	592.55	693.74	6,904.31	3.76	3,394.80	253.31	5,764.40	1,149.98	1,266.28	2,083.33	2,083.33	2,083.33	26,273.12	$24,999.96
5390009-00-00 Meeting Expe	-	855.00	-	-	440.00	415.00	830.00	50.00	-	633.33	633.33	633.33	4,489.99	$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)	398.59	1,000.00	1,000.00	1,000.00	6,710.46	$12,000.00
5390170-00-00 Reserve Stu	-	3,605.00	(3,605.00)	-	-	-	-	-	-	-	-	-	-	$0.00
5390180-00-00 Association	7,966.91	7,966.91	7,966.91	8,381.02	8,941.91	10,704.70	12,037.48	7,997.08	7,391.73	6,666.67	6,666.67	6,666.67	99,354.66	$80,000.04
5390900-00-00 Misc Exp - N	1,024.00	413.40	-	718.70	-	841.64	699.08	434.60	726.12	681.67	681.67	681.67	6,902.55	$8,180.04
5391000-00-00 Dues & Subs	460.04	99.00	257.40	-	203.46	-	1,038.93	332.46	587.52	50.00	50.00	50.00	3,128.81	$600.00
5392000-00-00 Travel & Ente	-	-	-	-	-	-	-	-	-	25.00	25.00	25.00	75.00	$300.00
5393050-00-00 Engineering	-	-	3,605.00	(3,605.00)	-	-	-	1,315.00	-	2,083.33	2,083.33	2,083.33	7,564.99	$24,999.96
5395040-00-00 Events Expe	850.00	-	(850.00)	-	-	-	-	-	-	-	-	-	-	$0.00
Total ADMINISTRATIVE EXP	**21,884.01**	**27,789.09**	**31,583.96**	**33,460.32**	**37,742.92**	**36,708.70**	**38,501.50**	**19,127.02**	**29,636.77**	28,761.53	28,761.53	28,761.53	**362,718.88**	**$345,138.36**
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	-	-	54,000.00	-	54,000.00	-	-	243,321.63	12,910.25	12,910.25	12,910.25	390,052.38	$154,923.00
5710000-00-00 Real Estate T	-	-	-	-	11,331.03	-	-	-	(2,555.52)	1,041.67	1,041.67	1,041.67	11,900.52	$12,500.04
5717000-00-00 State Taxes	-	-	350.45	17,000.00	786.42	-	17,000.00	-	74,400.00	4,082.83	4,082.83	4,082.83	121,785.36	$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	6,234.99	$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	44,835.31	45,782.92	45,782.92	45,782.92	553,819.42	$549,395.04
5720060-00-00 Insurance Re	-	(14,815.25)	-	-	-	-	-	-	-	-	-	-	(14,815.25)	$0.00

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Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: February 2025

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
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**	**$360,001.42**	*$64,026.00*	*$64,026.00*	*$64,026.00*	**$1,097,286.49**	**$790,948.00**
OTHER EXPENSE														
5390090-00-00 Other Contro	(300.00)	-	-	-	-	-	-	-	-	-	-	-	(300.00)	$0.00
Total OTHER EXPENSE	**(300.00)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	-	-	-	**(300.00)**	**$0.00**
FUND TRANSFERS														
9901015-00-00 Transfer Sal	-	-	-	-	-	-	-	-	-	*118,333.33*	*118,333.33*	*118,333.35*	355,000.01	$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	6,844.16	*10,020.83*	*10,020.83*	*10,020.83*	106,129.76	$120,249.96
9901250-00-00 Transfer to O	-	-	-	-	-	-	-	-	-	*4,166.67*	*4,166.67*	*4,166.67*	12,500.01	$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**	**6,844.16**	*132,520.83*	*132,520.83*	*132,520.85*	**473,629.78**	**$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	**659,029.87**	**619,233.95**	**621,945.52**	**650,449.01**	**634,844.00**	**666,334.81**	**849,831.02**	**400,353.97**	**1,036,762.38**	*786,501.14*	*786,501.14*	*786,505.16*	**8,498,291.97**	**$8,774,153.72**
Net Income:	**18,503.39**	**53,021.52**	**44,371.25**	**13,987.90**	**26,370.62**	**(14,426.60)**	**127,283.28**	**(70,148.33)**	**(68,420.85)**	*3,844.95*	*3,844.95*	*3,840.91*	**142,072.99**	**($0.64)**