Financial Report Package

March 2025

Prepared for

Parkfairfax Condominium UOA

By

Barkan Management Company, Inc.

BARKAN

Income Statement

Parkfairfax Condominium UOA

From 03/01/2025 to 03/31/2025

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	$6,297,629.27	$6,297,408.30	$220.97	$7,556,889.96
TOTAL INCOME	$629,762.57	$629,740.83	$21.74	$6,297,629.27	$6,297,408.30	$220.97	$7,556,889.96
OTHER INCOME							
42-4110000 Rental Income	6,143.07	9,333.33	(3,190.26)	85,092.54	93,333.30	(8,240.76)	111,999.96
42-4110180 Clubhouse Rental	900.00	1,083.33	(183.33)	10,060.00	10,833.30	(773.30)	12,999.96
42-4410000 Interest Revenue - Project Operations	7,577.49	10,020.83	(2,443.34)	83,644.76	100,208.30	(16,563.54)	120,249.96
42-4910000 Laundry & Vending Revenue	-	2,000.00	(2,000.00)	23.75	20,000.00	(19,976.25)	24,000.00
42-4920000 NSF and Late Charges	3,822.17	1,916.67	1,905.50	51,931.44	19,166.70	32,764.74	23,000.04
42-4990000 Miscellaneous Inc	589.25	1,295.00	(705.75)	13,352.73	12,950.00	402.73	15,540.00
42-4990008 In Unit Maintenance	2,848.51	2,500.00	348.51	19,664.50	25,000.00	(5,335.50)	30,000.00
42-4990035 Transfer Fees	493.96	-	493.96	1,200.56	-	1,200.56	-
42-4990085 Utility Reimbursment Inc	317.61	41.67	275.94	2,330.06	416.70	1,913.36	500.00
42-4990190 Storage Unit Fees	5,471.20	5,022.76	448.44	34,947.06	50,227.60	(15,280.54)	60,273.12
42-4990210 Legal - Collections	1,436.48	825.00	611.48	918.83	8,250.00	(7,331.17)	9,900.00
42-4990220 Resale Package	2,560.00	3,166.67	(606.67)	23,751.76	31,666.70	(7,914.94)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	16,545.50	14,000.00	2,545.50	16,800.00
42-4990600 Key Income	1,089.42	2,666.67	(1,577.25)	9,709.29	26,666.70	(16,957.41)	32,000.04
42-4990980 Sales	-	118,333.33	(118,333.33)	282,716.38	473,333.32	(190,616.94)	710,000.00
42-4991010 Newsletter Income	-	1,000.00	(1,000.00)	474.56	10,000.00	(9,525.44)	12,000.00
TOTAL OTHER INCOME	$34,903.71	$160,605.26	($125,701.55)	$636,363.72	$896,052.62	($259,688.90)	$1,217,263.12
TOTAL INCOME	**$664,666.28**	**$790,346.09**	**($125,679.81)**	**$6,933,992.99**	**$7,193,460.92**	**($259,467.93)**	**$8,774,153.08**
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	15,262.14	9,870.58	(5,391.56)	87,368.94	98,705.80	11,336.86	118,446.96
50-5450001 Electricity - Other	4,317.07	-	(4,317.07)	-	-	-	-
50-5451000 Water	47,532.40	43,537.09	(3,995.31)	534,764.00	435,370.90	(99,393.10)	522,445.08
50-5452000 Gas	23,959.44	21,782.33	(2,177.11)	219,277.66	217,823.30	(1,454.36)	261,387.96
50-5453000 Sewer	79,220.16	86,885.83	7,665.67	885,908.57	868,858.30	(17,050.27)	1,042,630.00
50-5459130 Utility Reimbursement	-	41.67	41.67	-	416.70	416.70	500.00
TOTAL UTILITIES	$170,291.21	$162,117.50	($8,173.71)	$1,727,319.17	$1,621,175.00	($106,144.17)	$1,945,410.00
CONTRACTS							
53-5360090 Web Site	-	99.00	99.00	-	990.00	990.00	1,188.00
53-5519000 Exterminating Contract	5,875.00	4,583.33	(1,291.67)	79,738.21	45,833.30	(33,904.91)	54,999.96
53-5525000 Garbage and Trash Removal	45,683.95	34,435.50	(11,248.45)	368,450.98	344,355.00	(24,095.98)	413,226.00
53-5537000 Grounds Contract	48,486.00	31,201.17	(17,284.83)	211,573.00	312,011.70	100,438.70	374,414.04
53-5542010 Door Entry System	-	208.33	208.33	-	2,083.30	2,083.30	2,499.96
53-5547000 Swim Pool Maintenance/Contract	-	12,808.33	12,808.33	97,112.00	128,083.30	30,971.30	153,699.96
53-5562060 Painting Contract	-	19,171.25	19,171.25	127,217.45	191,712.50	64,495.05	230,055.00
TOTAL CONTRACTS	$100,044.95	$102,506.91	$2,461.96	$884,091.64	$1,025,069.10	$140,977.46	$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	$2,602.02	$1,750.00	($852.02)	$16,493.01	$17,500.00	$1,006.99	$21,000.00
55-5537045 Tree Maintenance	750.00	2,083.00	1,333.00	27,806.00	20,830.00	(6,976.00)	25,000.00
55-5537096 Landscape Repairs	431.86	10,416.67	9,984.81	54,738.61	104,166.70	49,428.09	125,000.04
55-5537101 Tree Pruning & Removal	12,740.00	12,500.00	(240.00)	193,024.00	125,000.00	(68,024.00)	150,000.00
55-5537990 Landscaping Repairs	13,416.00	8,333.33	(5,082.67)	48,259.98	83,333.30	35,073.32	99,999.96
55-5541000 Repairs - General	4,905.38	7,666.67	2,761.29	33,736.27	76,666.70	42,930.43	92,000.04
55-5541001 Equipment/Tools	455.42	323.33	(132.09)	5,261.12	3,233.30	(2,027.82)	3,879.96
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	1,709.97	1,250.00	(459.97)	1,500.00
55-5541050 Repairs-Plumbing	(39,112.55)	583.33	39,695.88	4,181.96	5,833.30	1,651.34	6,999.96
55-5541070 Repairs - Exterior	-	-	-	(4,080.00)	-	4,080.00	-
55-5541230 Maintenance Supplies	1,590.20	3,583.33	1,993.13	31,285.79	35,833.30	4,547.51	42,999.96
55-5541250 Building Supplies - Common	-	-	-	199.92	-	(199.92)	-
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	-	2,083.30	2,083.30	2,499.96
55-5541790 Building Supplies Residential	-	-	-	(94.55)	-	94.55	-
55-5547021 Pool Supplies & Equipment	-	1,541.67	1,541.67	11,894.44	15,416.70	3,522.26	18,500.04
55-5550100 Plumbing Supplies	1,865.87	3,833.33	1,967.46	16,731.02	38,333.30	21,602.28	45,999.96
55-5550300 In-unit Supplies	392.70	1,041.67	648.97	11,647.85	10,416.70	(1,231.15)	12,500.04
55-5562100 Paint Supplies	1,968.71	1,666.67	(302.04)	15,349.62	16,666.70	1,317.08	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	1,860.84	4,166.67	2,305.83	57,294.37	41,666.70	(15,627.67)	50,000.04
TOTAL REPAIR & MAINTENANCE	$3,866.45	$59,823.00	$55,956.55	$525,439.38	$598,230.00	$72,790.62	$717,880.00
PERSONNEL							
57-5309020 Management Salaries	151,280.20	187,265.88	35,985.68	1,690,479.50	1,872,658.80	182,179.30	2,247,190.56
57-5313000 Recruitment, Relocation, Training	340.57	-	(340.57)	7,923.99	5,000.00	(2,923.99)	5,000.00
57-5518000 Uniforms	3,004.76	2,000.00	(1,004.76)	21,443.57	20,000.00	(1,443.57)	24,000.00
57-5723000 Payroll Taxes & Benefits	56,917.19	36,384.66	(20,532.53)	393,840.15	363,846.60	(29,993.55)	436,615.92
TOTAL PERSONNEL	$211,542.72	$225,650.54	$14,107.82	$2,113,687.21	$2,261,505.40	$147,818.19	$2,712,806.48
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,522.07	7,428.17	(93.90)	74,572.88	74,281.70	(291.18)	89,138.04
59-5340000 Legal Expense	5,444.97	2,083.33	(3,361.64)	29,561.01	20,833.30	(8,727.71)	24,999.96
59-5340100 Legal Fees - Collections	-	1,583.33	1,583.33	5,339.96	15,833.30	10,493.34	18,999.96
59-5350000 Audit Expense	-	-	-	20,075.60	18,500.00	(1,575.60)	18,500.00
TOTAL PROFESSIONAL SERVICES	$12,967.04	$11,094.83	($1,872.21)	$129,549.45	$129,448.30	($101.15)	$151,637.96
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	105.22	922.33	817.11	9,164.72	9,223.30	58.58	11,067.96
60-5311000 Office Supplies	1,716.04	1,291.67	(424.37)	25,098.13	12,916.70	(12,181.43)	15,500.04
60-5311010 Printing	2,425.50	1,083.33	(1,342.17)	12,766.05	10,833.30	(1,932.75)	12,999.96
60-5311030 Copier Lease	1,419.95	1,329.50	(90.45)	8,470.42	13,295.00	4,824.58	15,954.00
60-5311050 Postage	3,169.27	1,833.33	(1,335.94)	11,967.84	18,333.30	6,365.46	21,999.96
60-5311070 Office Equipment	246.19	-	(246.19)	2,395.02	-	(2,395.02)	-
60-5311130 IT Support Contract	4,577.43	3,693.58	(883.85)	44,340.59	36,935.80	(7,404.79)	44,322.96
60-5351020 Computer Expenses	1,310.10	1,750.00	439.90	20,772.47	17,500.00	(3,272.47)	21,000.00
60-5360000 Telephone and Answering Service	3,259.28	3,509.46	250.18	36,600.30	35,094.60	(1,505.70)	42,113.52
60-5370000 Bad Debts	-	125.00	125.00	8,258.14	1,250.00	(7,008.14)	1,500.00
60-5390000 Misc Administrative Expenses	1,563.68	2,083.33	519.65	21,586.81	20,833.30	(753.51)	24,999.96
60-5390009 Meeting Expenses	1,123.89	633.33	(490.56)	3,713.89	6,333.30	2,619.41	7,599.96
60-5390040 Credit Card & Bank Fees	390.70	1,000.00	609.30	4,101.16	10,000.00	5,898.84	12,000.00
60-5390180 Association Unit Expense	7,966.91	6,666.67	(1,300.24)	87,321.56	66,666.70	(20,654.86)	80,000.04
60-5390900 Misc Exp - Newsletter	923.82	681.67	(242.15)	5,781.36	6,816.70	1,035.34	8,180.04
60-5391000 Dues & Subscriptions	44.98	50.00	5.02	3,023.79	500.00	(2,523.79)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	250.00	250.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	1,315.00	20,833.30	19,518.30	24,999.96
TOTAL ADMINISTRATIVE EXPENSES	$30,242.96	$28,761.53	($1,481.43)	$306,677.25	$287,615.30	($19,061.95)	$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	$-	$12,910.25	$12,910.25	$351,321.63	$129,102.50	($222,219.13)	$154,923.00
63-5710000 Real Estate Taxes	2,065.09	1,041.67	(1,023.42)	10,840.60	10,416.70	(423.90)	12,500.04
63-5717000 State Taxes	-	4,082.83	4,082.83	109,536.87	40,828.30	(68,708.57)	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	2,083.30	(3,526.70)	2,499.96
63-5720000 Property & Liability Insurance (Hazard)	66,674.82	45,782.92	(20,891.90)	483,145.48	457,829.20	(25,316.28)	549,395.04
63-5720060 Insurance Reimburse Deductible	14,815.25	-	(14,815.25)	-	-	-	-
TOTAL TAXES & INSURANCE	$83,555.16	$64,026.00	($19,529.16)	$988,763.65	$662,896.00	($325,867.65)	$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	-	473,333.32	473,333.32	710,000.00
69-9901031 Transfer Reserve Interest	7,577.49	10,020.83	2,443.34	83,644.76	100,208.30	16,563.54	120,249.96
69-9901250 Transfer to Operating Reserves	-	4,166.67	4,166.67	-	41,666.70	41,666.70	50,000.04
TOTAL FUND TRANSFERS	$7,577.49	$132,520.83	$124,943.34	$83,644.76	$615,208.32	$531,563.56	$880,250.00
TOTAL DISBURSEMENTS	**$620,087.98**	**$786,501.14**	**$166,413.16**	**$6,758,872.51**	**$7,201,147.42**	**$442,274.91**	**$8,774,153.72**
OPERATING FUND NET INCREASE (DECREASE)	$44,578.30	$3,844.95	$40,733.35	$175,120.48	($7,686.50)	$182,806.98	($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	$-	$3,232,450.80	$3,232,450.80	$-	$3,878,940.96
TOTAL INCOME	$323,245.08	$323,245.08	$-	$3,232,450.80	$3,232,450.80	$-	$3,878,940.96
OTHER INCOME							
42-4413000 Interest Income - Reserve	7,577.49	-	7,577.49	83,644.76	-	83,644.76	-
TOTAL OTHER INCOME	$7,577.49	$-	$7,577.49	$83,644.76	$-	$83,644.76	$-
TOTAL INCOME	**$330,822.57**	**$323,245.08**	**$7,577.49**	**$3,316,095.56**	**$3,232,450.80**	**$83,644.76**	**$3,878,940.96**
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	6,445.00	-	(6,445.00)	94,789.50	-	(94,789.50)	-
95-9900100 Building Exterior	63,165.62	-	(63,165.62)	1,679,552.20	-	(1,679,552.20)	-
95-9900101 Roof Replacement	-	-	-	6,351.00	-	(6,351.00)	-
95-9900200 Building Interior	9,266.92	-	(9,266.92)	98,975.56	-	(98,975.56)	-
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	600.00	-	(600.00)	4,950.00	-	(4,950.00)	-
95-9900901 Consulting/Engineering	2,250.00	-	(2,250.00)	20,850.16	-	(20,850.16)	-
95-9901000 Reserve Expens	-	-	-	174,127.75	-	(174,127.75)	-
95-9901202 Riser Replacement & Repair	46,978.00	-	(46,978.00)	46,978.00	-	(46,978.00)	-
95-9901203 HVAC	7,197.89	-	(7,197.89)	10,667.78	-	(10,667.78)	-
95-9901205 Lobby Refurbishment	1,520.00	-	(1,520.00)	1,520.00	-	(1,520.00)	-
95-9901216 Tools & Equipment	-	-	-	22.28	-	(22.28)	-
95-9901222 Roof Maintenance	40,168.49	-	(40,168.49)	148,397.84	-	(148,397.84)	-
95-9901224 Reserve Study - Pipe	-	-	-	26,466.00	-	(26,466.00)	-
95-9990101 Special Project 1	984.12	-	(984.12)	81,614.12	-	(81,614.12)	-
95-9990102 Special Project 2	-	-	-	21,886.77	-	(21,886.77)	-
95-9990103 Special Project 3	28,621.00	-	(28,621.00)	90,953.10	-	(90,953.10)	-
95-9990104 Special Project 4	2,345.00	-	(2,345.00)	11,140.00	-	(11,140.00)	-
95-9990106 Special Project 6	4,145.00	-	(4,145.00)	4,145.00	-	(4,145.00)	-
TOTAL DISBURSEMENTS	**$213,687.04**	**$-**	**($213,687.04)**	**$2,615,997.19**	**$-**	**($2,615,997.19)**	**$0.00**
RESERVE FUND NET INCREASE (DECREASE)	$117,135.53	$323,245.08	($206,109.55)	$700,098.37	$3,232,450.80	($2,532,352.43)	$3,878,940.96
NET INCREASE (DECREASE)	$161,713.83	$327,090.03	($165,376.20)	$875,218.85	$3,224,764.30	($2,349,545.45)	$3,878,940.32

Balance Sheet - Detailed

Parkfairfax Condominium UOA
As of: 03/31/2025

Assets		
CURRENT ASSETS		
10-1110000-00	Petty Cash	$ 500.00
10-1120001-00	Operating Cash	1,105,493.13
10-1130000-00	Accounts Receivable	439,298.17
10-1132000-00	Accounts Receivable	45,814.82
10-1134000-00	A/R Suspense	(1,264.15)
10-1140000-00	AR-other	13,219.91
10-1140020-00	Insurance Receivable	(1,050.00)
10-1142300-00	Due to/from Operating	7,197.89
10-1142310-02	Due to/from Reserve	(7,197.89)
10-1180000-00	Developer Receivable	(5,255.31)
10-4200000-00	Allowance For Bad Debt	(164,660.50)
TOTAL CURRENT ASSETS		$ 1,432,096.07
RESTRICTED DEPOSITS & FUNDED RESERVES		
13-1320000-02	Replacement Reserve-MM	$ 2,287,743.69
13-1320100-02	Replacement Reserve-MM	3,055,809.25
13-1320200-02	Replacement Reserve-CD	2,195,000.00
13-1320600-00	Accrued Interest Receivable	23,175.19
TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		$ 7,561,728.13
PREPAID EXPENSES		
15-1240000-00	Prepaid Property & Liability Insurance	$ 32,353.37
15-1271000-00	Prepaid Income Taxes	1,909.00
15-1290000-00	Prepaid Expense-Operating	35,705.62
TOTAL PREPAID EXPENSES		$ 69,967.99
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		**$ 9,218,475.60**
Liabilities & Equity		
CURRENT LIABILITIES		
20-2110000-00	Accounts Payable	$ 65,585.82
20-2110020-00	Insurance Claim Payable	662.97
20-2111000-00	Ap Other	3,311.23
20-2120000-00	Accrued Wages and Payroll Taxes Payable	119,808.42
20-2123000-00	Accrued Expense	183,337.28
20-2123060-00	401K Match Payable	93,606.34
20-2124000-00	Accrued Income Taxes Payable	222,852.00
20-2210001-00	Prepaid Assessment	287,689.67
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner	22,829.69
20-2240000-00	Deferred Income	163,799.45
TOTAL CURRENT LIABILITIES		$ 1,163,482.87
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)		875,218.85
TOTAL EQUITY		$	8,052,758.29
Total Liabilities & Equity		**$**	**9,218,475.60**

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: March 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	629,762.57	629,740.83	629,740.83	7,557,110.93	$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**	**629,762.57**	629,740.83	629,740.83	**7,557,110.93**	**$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	6,143.07	9,333.33	9,333.33	103,759.20	$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	900.00	1,083.33	1,083.33	12,226.66	$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	7,577.49	10,020.83	10,020.83	103,686.42	$120,249.96
4910000-00-00 Laundry & V	-	-	23.75	-	-	-	-	-	-	-	2,000.00	2,000.00	4,023.75	$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	3,822.17	1,916.67	1,916.67	55,764.78	$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	589.25	1,295.00	1,295.00	15,942.73	$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	2,848.51	2,500.00	2,500.00	24,664.50	$30,000.00
4990035-00-00 Transfer Fee	-	-	-	-	-	-	565.28	141.32	-	493.96	-	-	1,200.56	$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	317.61	41.67	41.63	2,413.36	$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	5,471.20	5,022.76	5,022.76	44,992.58	$60,273.12
4990210-00-00 Legal - Colle	-	-	-	(815.85)	298.20	-	-	-	-	1,436.48	825.00	825.00	2,568.83	$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	2,560.00	3,166.67	3,166.67	30,085.10	$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	1,654.55	1,400.00	1,400.00	19,345.50	$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	1,089.42	2,666.67	2,666.67	15,042.63	$32,000.04
4990980-00-00 Sales	-	-	-	-	-	(8,900.00)	(11,550.00)	(4,250.00)	307,416.38	-	118,333.33	118,333.35	519,383.06	$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	2,474.56	$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**	**34,903.71**	160,605.26	160,605.24	**957,574.22**	**$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**	**664,666.28**	790,346.09	790,346.07	**8,514,685.15**	**$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	15,262.14	9,870.58	9,870.58	107,110.10	$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	47,532.40	43,537.09	43,537.09	621,838.18	$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	23,959.44	21,782.33	21,782.33	262,842.32	$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	88,194.69	79,220.16	86,885.83	86,885.87	1,059,680.27	$1,042,630.00
5454500-00-00 Internet Serv	-	4,832.42	(4,832.42)	-	-	-	-	-	-	-	-	-	-	$0.00
5459130-00-00 Utility Reimbu	-	-	-	-	-	-	-	-	-	-	41.67	41.63	83.30	$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**	**170,291.21**	162,117.50	162,117.50	**2,051,554.17**	**$1,945,410.00**
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	-	-	-	-	-	99.00	99.00	198.00	$1,188.00

Account	June	July	August	Septembe	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	5,875.00	*4,583.33*	*4,583.33*	88,904.87	$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	45,683.95	*34,435.50*	*34,435.50*	437,321.98	$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)	48,486.00	*31,201.17*	*31,201.17*	273,975.34	$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*	416.66	$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*	122,728.66	$153,699.96
5562060-00-00 Painting Con	-	-	54,339.24	69,129.95	-	-	3,748.26	-	-	-	*19,171.25*	*19,171.25*	165,559.95	$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**	**100,044.95**	*102,506.91*	*102,506.91*	**1,089,105.46**	**$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	2,602.02	*1,750.00*	*1,750.00*	19,993.01	$21,000.00
5537045-00-00 Tree Mainten	-	-	22,275.00	-	2,931.00	-	1,850.00	-	-	750.00	*2,083.00*	*2,087.00*	31,976.00	$25,000.00
5537096-00-00 Landscape R	-	-	-	(480.18)	3,308.54	4,671.91	4,866.88	262.88	41,676.72	431.86	*10,416.67*	*10,416.67*	75,571.95	$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	12,740.00	*12,500.00*	*12,500.00*	218,024.00	$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	13,416.00	*8,333.33*	*8,333.33*	64,926.64	$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	-	-	4,905.38	*7,666.67*	*7,666.67*	49,069.61	$92,000.04
5541001-00-00 Equipment/To	-	80.89	1,837.51	1,060.33	568.25	369.94	291.89	596.89	-	455.42	*323.33*	*323.33*	5,907.78	$3,879.96
5541043-00-00 Exercise Equ	350.00	-	236.97	350.00	-	624.00	149.00	-	-	-	*125.00*	*125.00*	1,959.97	$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)	(39,112.55)	*583.33*	*583.33*	5,348.62	$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	1,590.20	*3,583.33*	*3,583.33*	38,452.45	$42,999.96
5541250-00-00 Building Sup	-	-	199.92	-	-	-	-	-	-	-	-	-	199.92	$0.00
5541400-00-00 Equipment R	-	-	-	-	-	-	-	-	-	-	*208.33*	*208.33*	416.66	$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*	14,977.78	$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	1,865.87	*3,833.33*	*3,833.33*	24,397.68	$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	-	-	392.70	*1,041.67*	*1,041.67*	13,731.19	$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	1,968.71	*1,666.67*	*1,666.67*	18,682.96	$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	1,860.84	*4,166.67*	*4,166.67*	65,627.71	$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**	**3,866.45**	*59,823.00*	*59,827.00*	**645,089.38**	**$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	151,280.20	*187,265.88*	*187,265.88*	2,065,011.26	$2,247,190.56
5313000-00-00 Recruitment,	576.94	-	-	1,995.00	529.19	600.00	-	308.80	3,573.49	340.57	-	-	7,923.99	$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	3,004.76	*2,000.00*	*2,000.00*	25,443.57	$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	56,917.19	*36,384.66*	*36,384.66*	466,609.47	$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**	**211,542.72**	*225,650.54*	*225,650.54*	**2,564,988.29**	**$2,712,806.48**

BARKAN

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: March 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	7,522.07	*7,428.17*	*7,428.17*	89,429.22	$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	5,444.97	*2,083.33*	*2,083.33*	33,727.67	$24,999.96
5340100-00-00 Legal Fees -	-	-	3,343.93	-	1,996.03	-	-	-	-	-	*1,583.33*	*1,583.33*	8,506.62	$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**	**12,967.04**	*11,094.83*	*11,094.83*	**151,739.11**	**$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	105.22	*922.33*	*922.33*	11,009.38	$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	-	1,716.04	*1,291.67*	*1,291.67*	27,681.47	$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	2,425.50	*1,083.33*	*1,083.33*	14,932.71	$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	1,419.95	*1,329.50*	*1,329.50*	11,129.42	$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	3,169.27	*1,833.33*	*1,833.33*	15,634.50	$21,999.96
5311070-00-00 Office Equipm	(235.85)	-	906.49	713.95	(78.27)	-	414.11	674.59	(246.19)	246.19	-	-	2,395.02	$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	4,577.43	*3,693.58*	*3,693.58*	51,727.75	$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	1,310.10	*1,750.00*	*1,750.00*	24,272.47	$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	3,259.28	*3,509.46*	*3,509.46*	43,619.22	$42,113.52
5370000-00-00 Bad Debts	-	-	-	8,258.14	-	-	-	-	-	-	*125.00*	*125.00*	8,508.14	$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	1,563.68	*2,083.33*	*2,083.33*	25,753.47	$24,999.96
5390009-00-00 Meeting Expe	-	855.00	-	-	440.00	415.00	830.00	50.00	-	1,123.89	*633.33*	*633.33*	4,980.55	$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	390.70	*1,000.00*	*1,000.00*	6,101.16	$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	7,966.91	*6,666.67*	*6,666.67*	100,654.90	$80,000.04
5390900-00-00 Misc Exp - N	1,024.00	413.40	-	718.70	-	841.64	699.08	434.60	726.12	923.82	*681.67*	*681.67*	7,144.70	$8,180.04
5391000-00-00 Dues & Subs	460.04	99.00	257.40	-	203.46	-	1,038.93	332.46	587.52	44.98	*50.00*	*50.00*	3,123.79	$600.00
5392000-00-00 Travel & Ente	-	-	-	-	-	-	-	-	-	-	*25.00*	*25.00*	50.00	$300.00
5393050-00-00 Engineering	-	-	3,605.00	(3,605.00)	-	-	-	1,315.00	-	-	*2,083.33*	*2,083.33*	5,481.66	$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**	**30,242.96**	*28,761.53*	*28,761.53*	**364,200.31**	**$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*	377,142.13	$154,923.00
5710000-00-00 Real Estate T	-	-	-	-	11,331.03	-	-	-	(2,555.52)	2,065.09	*1,041.67*	*1,041.67*	12,923.94	$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*	117,702.53	$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*	6,026.66	$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	66,674.82	*45,782.92*	*45,782.92*	574,711.32	$549,395.04
5720060-00-00 Insurance Re	-	(14,815.25)	-	-	-	-	-	-	-	14,815.25	-	-	-	$0.00

Account	June	July	August	September	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**	**$83,555.16**	*$64,026.00*	*$64,026.00*	**$1,116,815.65**	**$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*	*118,333.35*	236,666.68	$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	7,577.49	*10,020.83*	*10,020.83*	103,686.42	$120,249.96
9901250-00-00 Transfer to O	-	-	-	-	-	-	-	-	-	-	*4,166.67*	*4,166.67*	8,333.34	$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**	**7,577.49**	*132,520.83*	*132,520.85*	**348,686.44**	**$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**	**620,087.98**	*786,501.14*	*786,505.16*	**8,331,878.81**	**$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)**	**44,578.30**	*3,844.95*	*3,840.91*	**182,806.34**	**($0.64)**