# Financial Report Package

# April 2025

## Prepared for

## Parkfairfax Condominium UOA

## By

## Barkan Management Company, Inc.

# Income Statement

Parkfairfax Condominium UOA

From 04/01/2025 to 04/30/2025

| | Current Period | | | Year-to-date | | | Annual |
|---|---|---|---|---|---|---|---|
| Description | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **OPERATING FUND** | | | | | | | |
| **INCOME** | | | | | | | |
| **INCOME** | | | | | | | |
| 40-4110001 Condo Assessments | $629,732.55 | $629,740.83 | ($8.28) | $6,927,361.82 | $6,927,149.13 | $212.69 | $7,556,889.96 |
| **TOTAL INCOME** | $629,732.55 | $629,740.83 | ($8.28) | $6,927,361.82 | $6,927,149.13 | $212.69 | $7,556,889.96 |
| **OTHER INCOME** | | | | | | | |
| 42-4110000 Rental Income | 7,273.07 | 9,333.33 | (2,060.26) | 92,365.61 | 102,666.63 | (10,301.02) | 111,999.96 |
| 42-4110180 Clubhouse Rental | 1,850.00 | 1,083.33 | 766.67 | 11,910.00 | 11,916.63 | (6.63) | 12,999.96 |
| 42-4410000 Interest Revenue - Project Operations | 7,333.07 | 10,020.83 | (2,687.76) | 90,977.83 | 110,229.13 | (19,251.30) | 120,249.96 |
| 42-4910000 Laundry & Vending Revenue | 63.34 | 2,000.00 | (1,936.66) | 87.09 | 22,000.00 | (21,912.91) | 24,000.00 |
| 42-4920000 NSF and Late Charges | 4,551.99 | 1,916.67 | 2,635.32 | 56,483.43 | 21,083.37 | 35,400.06 | 23,000.04 |
| 42-4990000 Miscellaneous Inc | 401.83 | 1,295.00 | (893.17) | 13,754.56 | 14,245.00 | (490.44) | 15,540.00 |
| 42-4990008 In Unit Maintenance | 3,713.00 | 2,500.00 | 1,213.00 | 23,377.50 | 27,500.00 | (4,122.50) | 30,000.00 |
| 42-4990035 Transfer Fees | (1,200.56) | - | (1,200.56) | - | - | - | - |
| 42-4990085 Utility Reimbursment Inc | 314.11 | 41.67 | 272.44 | 2,644.17 | 458.37 | 2,185.80 | 500.00 |
| 42-4990190 Storage Unit Fees | 2,494.68 | 5,022.76 | (2,528.08) | 37,441.74 | 55,250.36 | (17,808.62) | 60,273.12 |
| 42-4990210 Legal - Collections | - | 825.00 | (825.00) | 918.83 | 9,075.00 | (8,156.17) | 9,900.00 |
| 42-4990220 Resale Package | 6,250.09 | 3,166.67 | 3,083.42 | 30,001.85 | 34,833.37 | (4,831.52) | 38,000.04 |
| 42-4990310 Cable Income | 1,654.55 | 1,400.00 | 254.55 | 18,200.05 | 15,400.00 | 2,800.05 | 16,800.00 |
| 42-4990600 Key Income | 707.47 | 2,666.67 | (1,959.20) | 10,416.76 | 29,333.37 | (18,916.61) | 32,000.04 |
| 42-4990980 Sales | - | 118,333.33 | (118,333.33) | 282,716.38 | 591,666.65 | (308,950.27) | 710,000.00 |
| 42-4991010 Newsletter Income | 2,268.00 | 1,000.00 | 1,268.00 | 2,742.56 | 11,000.00 | (8,257.44) | 12,000.00 |
| **TOTAL OTHER INCOME** | $37,674.64 | $160,605.26 | ($122,930.62) | $674,038.36 | $1,056,657.88 | ($382,619.52) | $1,217,263.12 |
| **TOTAL INCOME** | **$667,407.19** | **$790,346.09** | **($122,938.90)** | **$7,601,400.18** | **$7,983,807.01** | **($382,406.83)** | **$8,774,153.08** |
| **EXPENSES AND RESERVE FUNDING** | | | | | | | |
| **UTILITIES** | | | | | | | |
| 50-5450000 Electricity | 15,616.83 | 9,870.58 | (5,746.25) | 102,985.77 | 108,576.38 | 5,590.61 | 118,446.96 |
| 50-5451000 Water | 22,112.11 | 43,537.09 | 21,424.98 | 556,876.11 | 478,907.99 | (77,968.12) | 522,445.08 |
| 50-5452000 Gas | 23,978.88 | 21,782.33 | (2,196.55) | 243,256.54 | 239,605.63 | (3,650.91) | 261,387.96 |
| 50-5453000 Sewer | 115,874.16 | 86,885.83 | (28,988.33) | 1,001,782.73 | 955,744.13 | (46,038.60) | 1,042,630.00 |
| 50-5459130 Utility Reimbursement | - | 41.67 | 41.67 | - | 458.37 | 458.37 | 500.00 |
| **TOTAL UTILITIES** | $177,581.98 | $162,117.50 | ($15,464.48) | $1,904,901.15 | $1,783,292.50 | ($121,608.65) | $1,945,410.00 |
| **CONTRACTS** | | | | | | | |
| 53-5360090 Web Site | - | 99.00 | 99.00 | - | 1,089.00 | 1,089.00 | 1,188.00 |
| 53-5519000 Exterminating Contract | 7,058.50 | 4,583.33 | (2,475.17) | 86,796.71 | 50,416.63 | (36,380.08) | 54,999.96 |
| 53-5525000 Garbage and Trash Removal | 30,902.63 | 34,435.50 | 3,532.87 | 399,353.61 | 378,790.50 | (20,563.11) | 413,226.00 |
| 53-5537000 Grounds Contract | 47,292.00 | 31,201.17 | (16,090.83) | 258,865.00 | 343,212.87 | 84,347.87 | 374,414.04 |
| 53-5542010 Door Entry System | - | 208.33 | 208.33 | - | 2,291.63 | 2,291.63 | 2,499.96 |
| 53-5547000 Swim Pool Maintenance/Contract | 34,900.00 | 12,808.33 | (22,091.67) | 132,012.00 | 140,891.63 | 8,879.63 | 153,699.96 |
| 53-5562060 Painting Contract | - | 19,171.25 | 19,171.25 | 127,217.45 | 210,883.75 | 83,666.30 | 230,055.00 |
| **TOTAL CONTRACTS** | $120,153.13 | $102,506.91 | ($17,646.22) | $1,004,244.77 | $1,127,576.01 | $123,331.24 | $1,230,082.92 |

| | Current Period | | | Year-to-date | | | Annual |
|---|---|---|---|---|---|---|---|
| Description | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **REPAIR & MAINTENANCE** | | | | | | | |
| 55-5515000 Janitor and Cleaning Supplies | $2,154.61 | $1,750.00 | ($404.61) | $18,647.62 | $19,250.00 | $602.38 | $21,000.00 |
| 55-5537045 Tree Maintenance | - | 2,083.00 | 2,083.00 | 27,806.00 | 22,913.00 | (4,893.00) | 25,000.00 |
| 55-5537096 Landscape Repairs | 3,493.58 | 10,416.67 | 6,923.09 | 58,232.19 | 114,583.37 | 56,351.18 | 125,000.04 |
| 55-5537101 Tree Pruning & Removal | 7,602.00 | 12,500.00 | 4,898.00 | 200,626.00 | 137,500.00 | (63,126.00) | 150,000.00 |
| 55-5537990 Landscaping Repairs | - | 8,333.33 | 8,333.33 | 48,259.98 | 91,666.63 | 43,406.65 | 99,999.96 |
| 55-5541000 Repairs - General | 2,800.43 | 7,666.67 | 4,866.24 | 36,536.70 | 84,333.37 | 47,796.67 | 92,000.04 |
| 55-5541001 Equipment/Tools | 401.89 | 323.33 | (78.56) | 5,663.01 | 3,556.63 | (2,106.38) | 3,879.96 |
| 55-5541043 Exercise Equipment - Repairs | - | 125.00 | 125.00 | 1,709.97 | 1,375.00 | (334.97) | 1,500.00 |
| 55-5541050 Repairs-Plumbing | 958.09 | 583.33 | (374.76) | 5,140.05 | 6,416.63 | 1,276.58 | 6,999.96 |
| 55-5541070 Repairs - Exterior | 4,080.00 | - | (4,080.00) | - | - | - | - |
| 55-5541230 Maintenance Supplies | 2,989.13 | 3,583.33 | 594.20 | 34,274.92 | 39,416.63 | 5,141.71 | 42,999.96 |
| 55-5541250 Building Supplies - Common | - | - | - | 199.92 | - | (199.92) | - |
| 55-5541400 Equipment Repairs & Maintenance | - | 208.33 | 208.33 | - | 2,291.63 | 2,291.63 | 2,499.96 |
| 55-5541790 Building Supplies Residential | 94.55 | - | (94.55) | - | - | - | - |
| 55-5547021 Pool Supplies & Equipment | 1,242.97 | 1,541.67 | 298.70 | 13,137.41 | 16,958.37 | 3,820.96 | 18,500.04 |
| 55-5550100 Plumbing Supplies | 3,478.32 | 3,833.33 | 355.01 | 20,209.34 | 42,166.63 | 21,957.29 | 45,999.96 |
| 55-5550300 In-unit Supplies | 448.78 | 1,041.67 | 592.89 | 12,096.63 | 11,458.37 | (638.26) | 12,500.04 |
| 55-5562100 Paint Supplies | 1,540.05 | 1,666.67 | 126.62 | 16,889.67 | 18,333.37 | 1,443.70 | 20,000.04 |
| 55-5570000 Vehicle/Maintenance Equipment Operation/Repairs | 3,115.17 | 4,166.67 | 1,051.50 | 60,409.54 | 45,833.37 | (14,576.17) | 50,000.04 |
| **TOTAL REPAIR & MAINTENANCE** | $34,399.57 | $59,823.00 | $25,423.43 | $559,838.95 | $658,053.00 | $98,214.05 | $717,880.00 |
| **PERSONNEL** | | | | | | | |
| 57-5309020 Management Salaries | 149,874.46 | 187,265.88 | 37,391.42 | 1,840,353.96 | 2,059,924.68 | 219,570.72 | 2,247,190.56 |
| 57-5313000 Recruitment, Relocation, Training | 2,720.98 | - | (2,720.98) | 10,644.97 | 5,000.00 | (5,644.97) | 5,000.00 |
| 57-5518000 Uniforms | 1,452.65 | 2,000.00 | 547.35 | 22,896.22 | 22,000.00 | (896.22) | 24,000.00 |
| 57-5723000 Payroll Taxes & Benefits | (32,934.43) | 36,384.66 | 69,319.09 | 360,905.72 | 400,231.26 | 39,325.54 | 436,615.92 |
| **TOTAL PERSONNEL** | $121,113.66 | $225,650.54 | $104,536.88 | $2,234,800.87 | $2,487,155.94 | $252,355.07 | $2,712,806.48 |
| **PROFESSIONAL SERVICES** | | | | | | | |
| 59-5320000 Management Fee | 7,522.07 | 7,428.17 | (93.90) | 82,094.95 | 81,709.87 | (385.08) | 89,138.04 |
| 59-5340000 Legal Expense | 9,234.84 | 2,083.33 | (7,151.51) | 38,795.85 | 22,916.63 | (15,879.22) | 24,999.96 |
| 59-5340100 Legal Fees - Collections | - | 1,583.33 | 1,583.33 | 5,339.96 | 17,416.63 | 12,076.67 | 18,999.96 |
| 59-5350000 Audit Expense | - | - | - | 20,075.60 | 18,500.00 | (1,575.60) | 18,500.00 |
| **TOTAL PROFESSIONAL SERVICES** | $16,756.91 | $11,094.83 | ($5,662.08) | $146,306.36 | $140,543.13 | ($5,763.23) | $151,637.96 |
| **ADMINISTRATIVE EXPENSES** | | | | | | | |
| 60-5301000 Recreation/Resident Activities | 392.89 | 922.33 | 529.44 | 9,557.61 | 10,145.63 | 588.02 | 11,067.96 |
| 60-5311000 Office Supplies | 2,069.10 | 1,291.67 | (777.43) | 27,167.23 | 14,208.37 | (12,958.86) | 15,500.04 |
| 60-5311010 Printing | - | 1,083.33 | 1,083.33 | 12,766.05 | 11,916.63 | (849.42) | 12,999.96 |
| 60-5311030 Copier Lease | 1,060.82 | 1,329.50 | 268.68 | 9,531.24 | 14,624.50 | 5,093.26 | 15,954.00 |
| 60-5311050 Postage | 855.28 | 1,833.33 | 978.05 | 12,823.12 | 20,166.63 | 7,343.51 | 21,999.96 |
| 60-5311070 Office Equipment | - | - | - | 2,395.02 | - | (2,395.02) | - |
| 60-5311130 IT Support Contract | 3,660.00 | 3,693.58 | 33.58 | 48,000.59 | 40,629.38 | (7,371.21) | 44,322.96 |
| 60-5351020 Computer Expenses | 4,548.06 | 1,750.00 | (2,798.06) | 25,320.53 | 19,250.00 | (6,070.53) | 21,000.00 |
| 60-5360000 Telephone and Answering Service | 2,786.83 | 3,509.46 | 722.63 | 39,387.13 | 38,604.06 | (783.07) | 42,113.52 |
| 60-5370000 Bad Debts | - | 125.00 | 125.00 | 8,258.14 | 1,375.00 | (6,883.14) | 1,500.00 |
| 60-5390000 Misc Administrative Expenses | 1,705.74 | 2,083.33 | 377.59 | 23,292.55 | 22,916.63 | (375.92) | 24,999.96 |
| 60-5390009 Meeting Expenses | - | 633.33 | 633.33 | 3,713.89 | 6,966.63 | 3,252.74 | 7,599.96 |
| 60-5390040 Credit Card & Bank Fees | 522.43 | 1,000.00 | 477.57 | 4,623.59 | 11,000.00 | 6,376.41 | 12,000.00 |
| 60-5390180 Association Unit Expense | 7,966.91 | 6,666.67 | (1,300.24) | 95,288.47 | 73,333.37 | (21,955.10) | 80,000.04 |
| 60-5390900 Misc Exp - Newsletter | 1,037.78 | 681.67 | (356.11) | 6,819.14 | 7,498.37 | 679.23 | 8,180.04 |
| 60-5391000 Dues & Subscriptions | 436.95 | 50.00 | (386.95) | 3,460.74 | 550.00 | (2,910.74) | 600.00 |
| 60-5392000 Travel & Entertainment | - | 25.00 | 25.00 | - | 275.00 | 275.00 | 300.00 |
| 60-5393050 Engineering Fees | - | 2,083.33 | 2,083.33 | 1,315.00 | 22,916.63 | 21,601.63 | 24,999.96 |
| **TOTAL ADMINISTRATIVE EXPENSES** | $27,042.79 | $28,761.53 | $1,718.74 | $333,720.04 | $316,376.83 | ($17,343.21) | $345,138.36 |

# Income Statement

Parkfairfax Condominium UOA

From 04/01/2025 to 04/30/2025

| Description | Current Period Actual | Current Period Budget | Current Period Variance | Year-to-date Actual | Year-to-date Budget | Year-to-date Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **TAXES & INSURANCE** | | | | | | | |
| 63-5312200 Income Taxes | $- | $12,910.25 | $12,910.25 | $351,321.63 | $142,012.75 | ($209,308.88) | $154,923.00 |
| 63-5710000 Real Estate Taxes | 15,902.53 | 1,041.67 | (14,860.86) | 26,743.13 | 11,458.37 | (15,284.76) | 12,500.04 |
| 63-5717000 State Taxes | - | 4,082.83 | 4,082.83 | 109,536.87 | 44,911.13 | (64,625.74) | 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 | 2,370.00 | 208.33 | (2,161.67) | 7,980.00 | 2,291.63 | (5,688.37) | 2,499.96 |
| 63-5720000 Property & Liability Insurance (Hazard) | 48,113.78 | 45,782.92 | (2,330.86) | 531,259.26 | 503,612.12 | (27,647.14) | 549,395.04 |
| **TOTAL TAXES & INSURANCE** | $66,386.31 | $64,026.00 | ($2,360.31) | $1,055,149.96 | $726,922.00 | ($328,227.96) | $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 | - | 591,666.65 | 591,666.65 | 710,000.00 |
| 69-9901031 Transfer Reserve Interest | 4,960.77 | 10,020.83 | 5,060.06 | 88,605.53 | 110,229.13 | 21,623.60 | 120,249.96 |
| 69-9901250 Transfer to Operating Reserves | - | 4,166.67 | 4,166.67 | - | 45,833.37 | 45,833.37 | 50,000.04 |
| **TOTAL FUND TRANSFERS** | $4,960.77 | $132,520.83 | $127,560.06 | $88,605.53 | $747,729.15 | $659,123.62 | $880,250.00 |
| **TOTAL DISBURSEMENTS** | **$568,395.12** | **$786,501.14** | **$218,106.02** | **$7,327,267.63** | **$7,987,648.56** | **$660,380.93** | **$8,774,153.72** |
| **OPERATING FUND NET INCREASE (DECREASE)** | $99,012.07 | $3,844.95 | $95,167.12 | $274,132.55 | ($3,841.55) | $277,974.10 | ($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 | $- | $3,555,695.88 | $3,555,695.88 | $- | $3,878,940.96 |
| **TOTAL INCOME** | $323,245.08 | $323,245.08 | $- | $3,555,695.88 | $3,555,695.88 | $- | $3,878,940.96 |
| **OTHER INCOME** | | | | | | | |
| 42-4413000 Interest Income - Reserve | 4,960.77 | - | 4,960.77 | 88,605.53 | - | 88,605.53 | - |
| **TOTAL OTHER INCOME** | $4,960.77 | $- | $4,960.77 | $88,605.53 | $- | $88,605.53 | $- |
| **TOTAL INCOME** | **$328,205.85** | **$323,245.08** | **$4,960.77** | **$3,644,301.41** | **$3,555,695.88** | **$88,605.53** | **$3,878,940.96** |
| **EXPENSES AND RESERVE FUNDING** | | | | | | | |
| 95-9901213 Waterproofing | - | - | - | 94,789.50 | - | (94,789.50) | - |
| 95-9900100 Building Exterior | 161,841.17 | - | (161,841.17) | 1,841,393.37 | - | (1,841,393.37) | - |
| 95-9900101 Roof Replacement | - | - | - | 6,351.00 | - | (6,351.00) | - |
| 95-9900200 Building Interior | 6,249.00 | - | (6,249.00) | 105,224.56 | - | (105,224.56) | - |
| 95-9900303 Gates, Fences and Retaining Walls | (1,050.00) | - | 1,050.00 | 30,779.67 | - | (30,779.67) | - |
| 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 | 197.00 | - | (197.00) | 5,147.00 | - | (5,147.00) | - |
| 95-9900901 Consulting/Engineering | - | - | - | 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) | - |
| 95-9901203 HVAC | 33,462.21 | - | (33,462.21) | 44,129.99 | - | (44,129.99) | - |
| 95-9901205 Lobby Refurbishment | 1,886.35 | - | (1,886.35) | 3,406.35 | - | (3,406.35) | - |
| 95-9901216 Tools & Equipment | - | - | - | 22.28 | - | (22.28) | - |
| 95-9901222 Roof Maintenance | 58,190.84 | - | (58,190.84) | 206,588.68 | - | (206,588.68) | - |
| 95-9901224 Reserve Study - Pipe | - | - | - | 26,466.00 | - | (26,466.00) | - |
| 95-9990101 Special Project 1 | 30,830.00 | - | (30,830.00) | 112,444.12 | - | (112,444.12) | - |
| 95-9990102 Special Project 2 | - | - | - | 21,886.77 | - | (21,886.77) | - |
| 95-9990103 Special Project 3 | 7,890.00 | - | (7,890.00) | 98,843.10 | - | (98,843.10) | - |
| 95-9990104 Special Project 4 | - | - | - | 11,140.00 | - | (11,140.00) | - |
| 95-9990105 Special Project 5 | 24,631.00 | - | (24,631.00) | 24,631.00 | - | (24,631.00) | - |
| 95-9990106 Special Project 6 | 12,492.56 | - | (12,492.56) | 16,637.56 | - | (16,637.56) | - |
| **TOTAL DISBURSEMENTS** | **$336,620.13** | **$-** | **($336,620.13)** | **$2,952,617.32** | **$-** | **($2,952,617.32)** | **$0.00** |
| **RESERVE FUND NET INCREASE (DECREASE)** | ($8,414.28) | $323,245.08 | ($331,659.36) | $691,684.09 | $3,555,695.88 | ($2,864,011.79) | $3,878,940.96 |
| **NET INCREASE (DECREASE)** | $90,597.79 | $327,090.03 | ($236,492.24) | $965,816.64 | $3,551,854.33 | ($2,586,037.69) | $3,878,940.32 |

## Assets

| | | | |
|---|---|---|---|
| **CURRENT ASSETS** | | | |
| 10-1110000-00 | Petty Cash | $ | 500.00 |
| 10-1120001-00 | Operating Cash | | 966,918.20 |
| 10-1130000-00 | Accounts Receivable | | 458,808.63 |
| 10-1132000-00 | Accounts Receivable | | 45,814.82 |
| 10-1134000-00 | A/R Suspense | | (846.07) |
| 10-1142300-00 | Due to/from Operating | | 9,941.11 |
| 10-1142310-02 | Due to/from Reserve | | (9,941.11) |
| 10-4200000-00 | Allowance For Bad Debt | | (164,660.50) |
| **TOTAL CURRENT ASSETS** | | $ | 1,306,535.08 |
| **RESTRICTED DEPOSITS & FUNDED RESERVES** | | | |
| 13-1320000-02 | Replacement Reserve-MM | $ | 2,288,929.84 |
| 13-1320100-02 | Replacement Reserve-MM | | 3,112,382.28 |
| 13-1320200-02 | Replacement Reserve-CD | | 2,195,000.00 |
| 13-1320600-00 | Accrued Interest Receivable | | 29,322.11 |
| **TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES** | | $ | 7,625,634.23 |
| **PREPAID EXPENSES** | | | |
| 15-1240000-00 | Prepaid Property & Liability Insurance | $ | 197,228.18 |
| 15-1290000-00 | Prepaid Expense-Operating | | 34,395.52 |
| **TOTAL PREPAID EXPENSES** | | $ | 231,623.70 |
| **PROPERTY & EQUIPMENT** | | | |
| 17-1420000-00 | Buildings | $ | 505,000.00 |
| 17-1480000-00 | Motor Vehicles | | 534,315.88 |
| **TOTAL PROPERTY & EQUIPMENT** | | $ | 1,039,315.88 |
| **ACCUMULATED DEPRECIATION** | | | |
| 18-1700000-00 | Accumulated Depreciation | $ | (882,999.01) |
| **TOTAL ACCUMULATED DEPRECIATION** | | $ | (882,999.01) |
| **Total Assets** | | **$** | **9,320,109.88** |

## Liabilities & Equity

| | | | |
|---|---|---|---|
| **CURRENT LIABILITIES** | | | |
| 20-2110000-00 | Accounts Payable | $ | 148,836.82 |
| 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 | | 116,673.42 |
| 20-2123000-00 | Accrued Expense | | 176,243.99 |
| 20-2123060-00 | 401K Match Payable | | 44,331.64 |
| 20-2124000-00 | Accrued Income Taxes Payable | | 220,943.00 |
| 20-2210001-00 | Prepaid Assessment | | 279,174.05 |
| 20-2210100-00 | Prepaid Assessments or Rents - Prev. Owner | | 22,829.69 |
| 20-2240000-00 | Deferred Income | | 162,144.90 |
| **TOTAL CURRENT LIABILITIES** | | $ | 1,175,151.71 |
| **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 | | (632.35) |
| **TOTAL DEPOSITS LIABILITIES** | | $ | 1,602.09 |
| **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) | | 965,816.64 |
| **TOTAL EQUITY** | | $ | 8,143,356.08 |
| **Total Liabilities & Equity** | | **$** | **9,320,109.88** |

BARKAN

# Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: April 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 | 629,732.55 | 629,740.83 | 7,557,102.65 | $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** | **629,732.55** | 629,740.83 | **7,557,102.65** | **$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 | 7,273.07 | 9,333.33 | 101,698.94 | $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 | 1,850.00 | 1,083.33 | 12,993.33 | $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 | 7,333.07 | 10,020.83 | 100,998.66 | $120,249.96 |
| 4910000-00-00 Laundry & V | - | - | 23.75 | - | - | - | - | - | - | - | 63.34 | 2,000.00 | 2,087.09 | $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 | 4,551.99 | 1,916.67 | 58,400.10 | $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 | 401.83 | 1,295.00 | 15,049.56 | $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 | 3,713.00 | 2,500.00 | 25,877.50 | $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 | 314.11 | 41.63 | 2,685.80 | $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 | 2,494.68 | 5,022.76 | 42,464.50 | $60,273.12 |
| 4990210-00-00 Legal - Colle | - | - | - | (815.85) | 298.20 | - | - | - | - | 1,436.48 | - | 825.00 | 1,743.83 | $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 | 6,250.09 | 3,166.67 | 33,168.52 | $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 | 1,654.55 | 1,400.00 | 19,600.05 | $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 | 707.47 | 2,666.67 | 13,083.43 | $32,000.04 |
| 4990980-00-00 Sales | - | - | - | - | - | (8,900.00) | (11,550.00) | (4,250.00) | 307,416.38 | - | - | 118,333.35 | 401,049.73 | $710,000.00 |
| 4991010-00-00 Newsletter In | - | 165.00 | (652.56) | 396.98 | - | 22.00 | 510.14 | - | 33.00 | - | 2,268.00 | 1,000.00 | 3,742.56 | $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** | **37,674.64** | 160,605.24 | **834,643.60** | **$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** | **667,407.19** | 790,346.07 | **8,391,746.25** | **$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 | 15,616.83 | 9,870.58 | 112,856.35 | $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 | 22,112.11 | 43,537.09 | 600,413.20 | $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 | 23,978.88 | 21,782.33 | 265,038.87 | $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 | 115,874.16 | 86,885.87 | 1,088,668.60 | $1,042,630.00 |
| 5454500-00-00 Internet Serv | - | 4,832.42 | (4,832.42) | - | - | - | - | - | - | - | - | - | - | $0.00 |
| 5459130-00-00 Utility Reimbu | - | - | - | - | - | - | - | - | - | - | - | 41.63 | 41.63 | $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** | **177,581.98** | 162,117.50 | **2,067,018.65** | **$1,945,410.00** |
| **CONTRACTS** | | | | | | | | | | | | | | |
| 5360090-00-00 Web Site | - | - | - | - | - | - | - | - | - | - | - | 99.00 | 99.00 | $1,188.00 |

BARKAN

**Budget Fiscal Year Report**

Parkfairfax Condominium UOA

Fiscal Period: April 2025

| 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 | 7,058.50 | *4,583.33* | 91,380.04 | $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 | 30,902.63 | *34,435.50* | 433,789.11 | $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 | 47,292.00 | *31,201.17* | 290,066.17 | $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 | $2,499.96 |
| 5547000-00-00 Swim Pool M | 28,540.00 | 31,640.00 | 33,145.00 | - | - | - | - | 3,787.00 | - | - | 34,900.00 | *12,808.33* | 144,820.33 | $153,699.96 |
| 5562060-00-00 Painting Con | - | - | 54,339.24 | 69,129.95 | - | - | 3,748.26 | - | - | - | - | *19,171.25* | 146,388.70 | $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** | **120,153.13** | *102,506.91* | **1,106,751.68** | **$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 | 2,154.61 | *1,750.00* | 20,397.62 | $21,000.00 |
| 5537045-00-00 Tree Mainten | - | - | 22,275.00 | - | 2,931.00 | - | 1,850.00 | - | - | 750.00 | - | *2,087.00* | 29,893.00 | $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 | 3,493.58 | *10,416.67* | 68,648.86 | $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 | 7,602.00 | *12,500.00* | 213,126.00 | $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* | 56,593.31 | $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 | 2,800.43 | *7,666.67* | 44,203.37 | $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 | 401.89 | *323.33* | 5,986.34 | $3,879.96 |
| 5541043-00-00 Exercise Equ | 350.00 | - | 236.97 | 350.00 | - | 624.00 | 149.00 | - | - | - | - | *125.00* | 1,834.97 | $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) | 958.09 | *583.33* | 5,723.38 | $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 | 2,989.13 | *3,583.33* | 37,858.25 | $42,999.96 |
| 5541250-00-00 Building Sup | - | - | 199.92 | - | - | - | - | - | - | - | - | - | 199.92 | $0.00 |
| 5541400-00-00 Equipment R | - | - | - | - | - | - | - | - | - | - | - | *208.33* | 208.33 | $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 | - | - | - | 1,242.97 | *1,541.67* | 14,679.08 | $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 | 3,478.32 | *3,833.33* | 24,042.67 | $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 | 448.78 | *1,041.67* | 13,138.30 | $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 | 1,540.05 | *1,666.67* | 18,556.34 | $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 | 3,115.17 | *4,166.67* | 64,576.21 | $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** | **34,399.57** | *59,827.00* | **619,665.95** | **$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 | 149,874.46 | *187,265.88* | 2,027,619.84 | $2,247,190.56 |
| 5313000-00-00 Recruitment, | 576.94 | - | - | 1,995.00 | 529.19 | 600.00 | - | 308.80 | 3,573.49 | 340.57 | 2,720.98 | - | 10,644.97 | $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 | 1,452.65 | *2,000.00* | 24,896.22 | $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 | (32,934.43) | *36,384.66* | 397,290.38 | $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** | **121,113.66** | *225,650.54* | **2,460,451.41** | **$2,712,806.48** |

| 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 | 7,522.07 | *7,428.17* | 89,523.12 | $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 | 9,234.84 | *2,083.33* | 40,879.18 | $24,999.96 |
| 5340100-00-00 Legal Fees - | - | - | 3,343.93 | - | 1,996.03 | - | - | - | - | - | - | *1,583.33* | 6,923.29 | $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** | **16,756.91** | *11,094.83* | **157,401.19** | **$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 | 392.89 | *922.33* | 10,479.94 | $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 | 2,069.10 | *1,291.67* | 28,458.90 | $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* | 13,849.38 | $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 | 1,060.82 | *1,329.50* | 10,860.74 | $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 | 855.28 | *1,833.33* | 14,656.45 | $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 | 3,660.00 | *3,693.58* | 51,694.17 | $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 | 4,548.06 | *1,750.00* | 27,070.53 | $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 | 2,786.83 | *3,509.46* | 42,896.59 | $42,113.52 |
| 5370000-00-00 Bad Debts | - | - | - | 8,258.14 | - | - | - | - | - | - | - | *125.00* | 8,383.14 | $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 | 1,705.74 | *2,083.33* | 25,375.88 | $24,999.96 |
| 5390009-00-00 Meeting Expe | - | 855.00 | - | - | 440.00 | 415.00 | 830.00 | 50.00 | - | 1,123.89 | - | *633.33* | 4,347.22 | $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 | 522.43 | *1,000.00* | 5,623.59 | $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 | 7,966.91 | *6,666.67* | 101,955.14 | $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 | 1,037.78 | *681.67* | 7,500.81 | $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 | 436.95 | *50.00* | 3,510.74 | $600.00 |
| 5392000-00-00 Travel & Ente | - | - | - | - | - | - | - | - | - | - | - | *25.00* | 25.00 | $300.00 |
| 5393050-00-00 Engineering | - | - | 3,605.00 | (3,605.00) | - | - | - | 1,315.00 | - | - | - | *2,083.33* | 3,398.33 | $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** | **27,042.79** | *28,761.53* | **362,481.57** | **$345,138.36** |
| **TAXES & INSURANCE** | | | | | | | | | | | | | | |
| 5312200-00-00 Income Taxe | - | - | - | 54,000.00 | - | 54,000.00 | - | - | 243,321.63 | - | - | *12,910.25* | 364,231.88 | $154,923.00 |
| 5710000-00-00 Real Estate T | - | - | - | - | 11,331.03 | - | - | - | (2,555.52) | 2,065.09 | 15,902.53 | *1,041.67* | 27,784.80 | $12,500.04 |
| 5717000-00-00 State Taxes | - | - | 350.45 | 17,000.00 | 786.42 | - | 17,000.00 | - | 74,400.00 | - | - | *4,082.83* | 113,619.70 | $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 | - | - | 2,370.00 | *208.33* | 8,188.33 | $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 | 48,113.78 | *45,782.92* | 577,042.18 | $549,395.04 |
| 5720060-00-00 Insurance Re | - | (14,815.25) | - | - | - | - | - | - | - | 14,815.25 | - | - | - | $0.00 |

| 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** | **$83,555.16** | **$66,386.31** | *$64,026.00* | **$1,119,175.96** | **$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 | - | - | - | - | - | - | - | - | - | - | - | *118,333.35* | 118,333.35 | $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 | 4,960.77 | *10,020.83* | 98,626.36 | $120,249.96 |
| 9901250-00-00 Transfer to O | - | - | - | - | - | - | - | - | - | - | - | *4,166.67* | 4,166.67 | $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** | **4,960.77** | *132,520.85* | **221,126.38** | **$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** | **568,395.12** | *786,505.16* | **8,113,772.79** | **$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** | **99,012.07** | *3,840.91* | **277,973.46** | **($0.64)** |