Financial Report Package

May 2025

Prepared for

Parkfairfax Condominium UOA

By

Barkan Management Company, Inc.

Income Statement

Parkfairfax Condominium UOA

From 05/01/2025 to 05/31/2025

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	$7,557,124.39	$7,556,889.96	$234.43	$7,556,889.96
TOTAL INCOME	$629,762.57	$629,740.83	$21.74	$7,557,124.39	$7,556,889.96	$234.43	$7,556,889.96
OTHER INCOME							
42-4110000 Rental Income	7,273.07	9,333.33	(2,060.26)	99,638.68	111,999.96	(12,361.28)	111,999.96
42-4110180 Clubhouse Rental	-	1,083.33	(1,083.33)	11,910.00	12,999.96	(1,089.96)	12,999.96
42-4410000 Interest Revenue - Project Operations	7,457.68	10,020.83	(2,563.15)	98,435.51	120,249.96	(21,814.45)	120,249.96
42-4910000 Laundry & Vending Revenue	-	2,000.00	(2,000.00)	87.09	24,000.00	(23,912.91)	24,000.00
42-4920000 NSF and Late Charges	4,328.47	1,916.67	2,411.80	60,811.90	23,000.04	37,811.86	23,000.04
42-4990000 Miscellaneous Inc	2,266.87	1,295.00	971.87	16,021.43	15,540.00	481.43	15,540.00
42-4990008 In Unit Maintenance	1,595.80	2,500.00	(904.20)	24,973.30	30,000.00	(5,026.70)	30,000.00
42-4990085 Utility Reimbursment Inc	257.14	41.63	215.51	2,901.31	500.00	2,401.31	500.00
42-4990190 Storage Unit Fees	7,845.00	5,022.76	2,822.24	45,286.74	60,273.12	(14,986.38)	60,273.12
42-4990210 Legal - Collections	312.28	825.00	(512.72)	1,231.11	9,900.00	(8,668.89)	9,900.00
42-4990220 Resale Package	5,991.98	3,166.67	2,825.31	35,993.83	38,000.04	(2,006.21)	38,000.04
42-4990310 Cable Income	1,654.55	1,400.00	254.55	19,854.60	16,800.00	3,054.60	16,800.00
42-4990600 Key Income	880.20	2,666.67	(1,786.47)	11,296.96	32,000.04	(20,703.08)	32,000.04
42-4990980 Sales	(540.56)	118,333.35	(118,873.91)	282,175.82	710,000.00	(427,824.18)	710,000.00
42-4991010 Newsletter Income	138.00	1,000.00	(862.00)	2,880.56	12,000.00	(9,119.44)	12,000.00
TOTAL OTHER INCOME	$39,460.48	$160,605.24	($121,144.76)	$713,498.84	$1,217,263.12	($503,764.28)	$1,217,263.12
TOTAL INCOME	**$669,223.05**	**$790,346.07**	**($121,123.02)**	**$8,270,623.23**	**$8,774,153.08**	**($503,529.85)**	**$8,774,153.08**
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	21,137.27	9,870.58	(11,266.69)	124,123.04	118,446.96	(5,676.08)	118,446.96
50-5451000 Water	(6,347.63)	43,537.09	49,884.72	550,528.48	522,445.08	(28,083.40)	522,445.08
50-5452000 Gas	52,917.54	21,782.33	(31,135.21)	296,174.08	261,387.96	(34,786.12)	261,387.96
50-5453000 Sewer	128,381.00	86,885.87	(41,495.13)	1,130,163.73	1,042,630.00	(87,533.73)	1,042,630.00
50-5459130 Utility Reimbursement	-	41.63	41.63	-	500.00	500.00	500.00
TOTAL UTILITIES	$196,088.18	$162,117.50	($33,970.68)	$2,100,989.33	$1,945,410.00	($155,579.33)	$1,945,410.00
CONTRACTS							
53-5360090 Web Site	-	99.00	99.00	-	1,188.00	1,188.00	1,188.00
53-5519000 Exterminating Contract	10,650.50	4,583.33	(6,067.17)	97,447.21	54,999.96	(42,447.25)	54,999.96
53-5525000 Garbage and Trash Removal	29,530.12	34,435.50	4,905.38	428,883.73	413,226.00	(15,657.73)	413,226.00
53-5537000 Grounds Contract	24,601.00	31,201.17	6,600.17	283,466.00	374,414.04	90,948.04	374,414.04
53-5542010 Door Entry System	-	208.33	208.33	-	2,499.96	2,499.96	2,499.96
53-5547000 Swim Pool Maintenance/Contract	35,650.00	12,808.33	(22,841.67)	167,662.00	153,699.96	(13,962.04)	153,699.96
53-5562060 Painting Contract	66,792.43	19,171.25	(47,621.18)	194,009.88	230,055.00	36,045.12	230,055.00
TOTAL CONTRACTS	$167,224.05	$102,506.91	($64,717.14)	$1,171,468.82	$1,230,082.92	$58,614.10	$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	$1,793.19	$1,750.00	($43.19)	$20,440.81	$21,000.00	$559.19	$21,000.00
55-5537045 Tree Maintenance	-	2,087.00	2,087.00	27,806.00	25,000.00	(2,806.00)	25,000.00
55-5537096 Landscape Repairs	5,695.73	10,416.67	4,720.94	63,927.92	125,000.04	61,072.12	125,000.04
55-5537101 Tree Pruning & Removal	25,055.00	12,500.00	(12,555.00)	225,681.00	150,000.00	(75,681.00)	150,000.00
55-5537990 Landscaping Repairs	1,361.28	8,333.33	6,972.05	49,621.26	99,999.96	50,378.70	99,999.96
55-5541000 Repairs - General	7,402.42	7,666.67	264.25	43,939.12	92,000.04	48,060.92	92,000.04
55-5541001 Equipment/Tools	266.74	323.33	56.59	5,929.75	3,879.96	(2,049.79)	3,879.96
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	1,709.97	1,500.00	(209.97)	1,500.00
55-5541050 Repairs-Plumbing	-	583.33	583.33	5,140.05	6,999.96	1,859.91	6,999.96
55-5541230 Maintenance Supplies	392.13	3,583.33	3,191.20	34,667.05	42,999.96	8,332.91	42,999.96
55-5541250 Building Supplies - Common	(199.92)	-	199.92	-	-	-	-
55-5541400 Equipment Repairs & Maintenance	-	208.33	208.33	-	2,499.96	2,499.96	2,499.96
55-5547021 Pool Supplies & Equipment	4,970.50	1,541.67	(3,428.83)	18,107.91	18,500.04	392.13	18,500.04
55-5550100 Plumbing Supplies	2,896.45	3,833.33	936.88	23,105.79	45,999.96	22,894.17	45,999.96
55-5550300 In-unit Supplies	-	1,041.67	1,041.67	12,096.63	12,500.04	403.41	12,500.04
55-5562100 Paint Supplies	2,034.59	1,666.67	(367.92)	18,924.26	20,000.04	1,075.78	20,000.04
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	(7,399.32)	4,166.67	11,565.99	53,010.22	50,000.04	(3,010.18)	50,000.04
TOTAL REPAIR & MAINTENANCE	$44,268.79	$59,827.00	$15,558.21	$604,107.74	$717,880.00	$113,772.26	$717,880.00
PERSONNEL							
57-5309020 Management Salaries	238,727.00	187,265.88	(51,461.12)	2,079,080.96	2,247,190.56	168,109.60	2,247,190.56
57-5313000 Recruitment, Relocation, Training	913.20	-	(913.20)	11,558.17	5,000.00	(6,558.17)	5,000.00
57-5518000 Uniforms	165.36	2,000.00	1,834.64	23,061.58	24,000.00	938.42	24,000.00
57-5723000 Payroll Taxes & Benefits	24,683.99	36,384.66	11,700.67	385,589.71	436,615.92	51,026.21	436,615.92
TOTAL PERSONNEL	$264,489.55	$225,650.54	($38,839.01)	$2,499,290.42	$2,712,806.48	$213,516.06	$2,712,806.48
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,522.07	7,428.17	(93.90)	89,617.02	89,138.04	(478.98)	89,138.04
59-5340000 Legal Expense	3,760.04	2,083.33	(1,676.71)	42,555.89	24,999.96	(17,555.93)	24,999.96
59-5340100 Legal Fees - Collections	-	1,583.33	1,583.33	5,339.96	18,999.96	13,660.00	18,999.96
59-5350000 Audit Expense	-	-	-	20,075.60	18,500.00	(1,575.60)	18,500.00
TOTAL PROFESSIONAL SERVICES	$11,282.11	$11,094.83	($187.28)	$157,588.47	$151,637.96	($5,950.51)	$151,637.96
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	732.22	922.33	190.11	10,289.83	11,067.96	778.13	11,067.96
60-5311000 Office Supplies	813.13	1,291.67	478.54	27,980.36	15,500.04	(12,480.32)	15,500.04
60-5311010 Printing	-	1,083.33	1,083.33	12,766.05	12,999.96	233.91	12,999.96
60-5311030 Copier Lease	400.92	1,329.50	928.58	9,932.16	15,954.00	6,021.84	15,954.00
60-5311050 Postage	463.63	1,833.33	1,369.70	13,286.75	21,999.96	8,713.21	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	51,660.59	44,322.96	(7,337.63)	44,322.96
60-5351020 Computer Expenses	2,103.09	1,750.00	(353.09)	27,423.62	21,000.00	(6,423.62)	21,000.00
60-5360000 Telephone and Answering Service	4,486.06	3,509.46	(976.60)	43,873.19	42,113.52	(1,759.67)	42,113.52
60-5370000 Bad Debts	20,700.04	125.00	(20,575.04)	28,958.18	1,500.00	(27,458.18)	1,500.00
60-5390000 Misc Administrative Expenses	2,817.94	2,083.33	(734.61)	26,110.49	24,999.96	(1,110.53)	24,999.96
60-5390009 Meeting Expenses	780.00	633.33	(146.67)	4,493.89	7,599.96	3,106.07	7,599.96
60-5390040 Credit Card & Bank Fees	397.60	1,000.00	602.40	5,021.19	12,000.00	6,978.81	12,000.00
60-5390180 Association Unit Expense	8,839.33	6,666.67	(2,172.66)	104,127.80	80,000.04	(24,127.76)	80,000.04
60-5390900 Misc Exp - Newsletter	(132.00)	681.67	813.67	6,687.14	8,180.04	1,492.90	8,180.04
60-5391000 Dues & Subscriptions	309.93	50.00	(259.93)	3,770.67	600.00	(3,170.67)	600.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	300.00	300.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	1,315.00	24,999.96	23,684.96	24,999.96
TOTAL ADMINISTRATIVE EXPENSES	$46,371.89	$28,761.53	($17,610.36)	$380,091.93	$345,138.36	($34,953.57)	$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	($114,138.00)	$12,910.25	$127,048.25	$237,183.63	$154,923.00	($82,260.63)	$154,923.00
63-5710000 Real Estate Taxes	18,454.81	1,041.67	(17,413.14)	45,197.94	12,500.04	(32,697.90)	12,500.04
63-5717000 State Taxes	(35,805.00)	4,082.83	39,887.83	73,731.87	48,993.96	(24,737.91)	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	614.40	208.33	(406.07)	8,594.40	2,499.96	(6,094.44)	2,499.96
63-5720000 Property & Liability Insurance (Hazard)	50,610.58	45,782.92	(4,827.66)	581,869.84	549,395.04	(32,474.80)	549,395.04
TOTAL TAXES & INSURANCE	($80,263.21)	$64,026.00	$144,289.21	$974,886.75	$790,948.00	($183,938.75)	$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	-	118,333.35	118,333.35	-	710,000.00	710,000.00	710,000.00
69-9901031 Transfer Reserve Interest	7,457.68	10,020.83	2,563.15	96,063.21	120,249.96	24,186.75	120,249.96
69-9901250 Transfer to Operating Reserves	-	4,166.67	4,166.67	-	50,000.04	50,000.04	50,000.04
TOTAL FUND TRANSFERS	$7,457.68	$132,520.85	$125,063.17	$96,063.21	$880,250.00	$784,186.79	$880,250.00
TOTAL DISBURSEMENTS	**$656,919.04**	**$786,505.16**	**$129,586.12**	**$7,984,186.67**	**$8,774,153.72**	**$789,967.05**	**$8,774,153.72**
OPERATING FUND NET INCREASE (DECREASE)	$12,304.01	$3,840.91	$8,463.10	$286,436.56	($0.64)	$286,437.20	($0.64)

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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	$-	$3,878,940.96	$3,878,940.96	$-	$3,878,940.96
TOTAL INCOME	$323,245.08	$323,245.08	$-	$3,878,940.96	$3,878,940.96	$-	$3,878,940.96
OTHER INCOME							
42-4413000 Interest Income - Reserve	7,457.68	-	7,457.68	96,063.21	-	96,063.21	-
TOTAL OTHER INCOME	$7,457.68	$-	$7,457.68	$96,063.21	$-	$96,063.21	$-
TOTAL INCOME	**$330,702.76**	**$323,245.08**	**$7,457.68**	**$3,975,004.17**	**$3,878,940.96**	**$96,063.21**	**$3,878,940.96**
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	-	-	-	94,789.50	-	(94,789.50)	-
95-9900100 Building Exterior	68,069.28	-	(68,069.28)	1,909,462.65	-	(1,909,462.65)	-
95-9900101 Roof Replacement	-	-	-	6,351.00	-	(6,351.00)	-
95-9900200 Building Interior	1,936.07	-	(1,936.07)	107,160.63	-	(107,160.63)	-
95-9900303 Gates, Fences and Retaining Walls	4,250.67	-	(4,250.67)	35,030.34	-	(35,030.34)	-
95-9900305 Exterior lighting	-	-	-	25,087.56	-	(25,087.56)	-
95-9900309 Sidewalk Replacement	1,890.00	-	(1,890.00)	29,130.00	-	(29,130.00)	-
95-9900401 Swimming Pool	450.00	-	(450.00)	4,045.90	-	(4,045.90)	-
95-9900500 Mechanical & Electrical Systems	-	-	-	4,857.00	-	(4,857.00)	-
95-9900502 Electrical Switchgear	7,000.00	-	(7,000.00)	12,147.00	-	(12,147.00)	-
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	5,445.00	-	(5,445.00)	52,423.00	-	(52,423.00)	-
95-9901203 HVAC	-	-	-	44,129.99	-	(44,129.99)	-
95-9901205 Lobby Refurbishment	700.00	-	(700.00)	4,106.35	-	(4,106.35)	-
95-9901216 Tools & Equipment	-	-	-	22.28	-	(22.28)	-
95-9901222 Roof Maintenance	85,555.85	-	(85,555.85)	292,144.53	-	(292,144.53)	-
95-9901224 Reserve Study - Pipe	-	-	-	26,466.00	-	(26,466.00)	-
95-9990101 Special Project 1	-	-	-	112,444.12	-	(112,444.12)	-
95-9990102 Special Project 2	16,900.00	-	(16,900.00)	38,786.77	-	(38,786.77)	-
95-9990103 Special Project 3	15,780.00	-	(15,780.00)	114,623.10	-	(114,623.10)	-
95-9990104 Special Project 4	3,200.00	-	(3,200.00)	14,340.00	-	(14,340.00)	-
95-9990105 Special Project 5	-	-	-	24,631.00	-	(24,631.00)	-
95-9990106 Special Project 6	-	-	-	16,637.56	-	(16,637.56)	-
TOTAL DISBURSEMENTS	**$211,176.87**	**$-**	**($211,176.87)**	**$3,163,794.19**	**$-**	**($3,163,794.19)**	**$0.00**
RESERVE FUND NET INCREASE (DECREASE)	$119,525.89	$323,245.08	($203,719.19)	$811,209.98	$3,878,940.96	($3,067,730.98)	$3,878,940.96
NET INCREASE (DECREASE)	$131,829.90	$327,085.99	($195,256.09)	$1,097,646.54	$3,878,940.32	($2,781,293.78)	$3,878,940.32

Assets

CURRENT ASSETS		
10-1110000-00	Petty Cash	$ 500.00
10-1120001-00	Operating Cash	837,368.68
10-1130000-00	Accounts Receivable	446,313.96
10-1132000-00	Accounts Receivable	45,814.82
10-1142300-00	Due to/from Operating	29,336.94
10-1142310-02	Due to/from Reserve	(29,336.94)
10-4200000-00	Allowance For Bad Debt	(164,660.50)
TOTAL CURRENT ASSETS		$ 1,165,336.96
RESTRICTED DEPOSITS & FUNDED RESERVES		
13-1320000-02	Replacement Reserve-MM	$ 2,302,342.23
13-1320100-02	Replacement Reserve-MM	3,217,414.14
13-1320200-02	Replacement Reserve-CD	2,195,000.00
13-1320600-00	Accrued Interest Receivable	23,367.40
TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		$ 7,738,123.77
PREPAID EXPENSES		
15-1240000-00	Prepaid Property & Liability Insurance	$ 195,178.26
15-1290000-00	Prepaid Expense-Operating	38,164.43
TOTAL PREPAID EXPENSES		$ 233,342.69
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		**$ 9,293,120.29**

Liabilities & Equity

CURRENT LIABILITIES		
20-2110000-00	Accounts Payable	$ 178,985.64
20-2110020-00	Insurance Claim Payable	662.97
20-2120000-00	Accrued Wages and Payroll Taxes Payable	116,673.42
20-2123000-00	Accrued Expense	197,345.98
20-2123060-00	401K Match Payable	39,415.06
20-2210001-00	Prepaid Assessment	299,296.76
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner	22,829.69
20-2240000-00	Deferred Income	160,490.35
TOTAL CURRENT LIABILITIES		$ 1,015,699.87
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	5,529,864.71
31-3130850-00	Property Fund	156,316.87
31-3210030-00	Retained Earnings Operating Fnd	1,407,740.48

Net Income Gain / (Loss)	1,097,646.54
TOTAL EQUITY	$ 8,275,185.98
Total Liabilities & Equity	**$ 9,293,120.29**

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: May 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	629,762.57	7,557,124.39	$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**	**629,762.57**	**7,557,124.39**	**$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	7,273.07	99,638.68	$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	-	11,910.00	$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	7,457.68	98,435.51	$120,249.96
4910000-00-00 Laundry & V	-	-	23.75	-	-	-	-	-	-	-	63.34	-	87.09	$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	4,328.47	60,811.90	$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	2,266.87	16,021.43	$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	1,595.80	24,973.30	$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	257.14	2,901.31	$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	7,845.00	45,286.74	$60,273.12
4990210-00-00 Legal - Colle	-	-	-	(815.85)	298.20	-	-	-	-	1,436.48	-	312.28	1,231.11	$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	5,991.98	35,993.83	$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	1,654.55	19,854.60	$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	880.20	11,296.96	$32,000.04
4990980-00-00 Sales	-	-	-	-	-	(8,900.00)	(11,550.00)	(4,250.00)	307,416.38	-	-	(540.56)	282,175.82	$710,000.00
4991010-00-00 Newsletter In	-	165.00	(652.56)	396.98	-	22.00	510.14	-	33.00	-	2,268.00	138.00	2,880.56	$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**	**39,460.48**	**713,498.84**	**$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**	**669,223.05**	**8,270,623.23**	**$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	21,137.27	124,123.04	$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	(6,347.63)	550,528.48	$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	52,917.54	296,174.08	$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	128,381.00	1,130,163.73	$1,042,630.00
5454500-00-00 Internet Serv	-	4,832.42	(4,832.42)	-	-	-	-	-	-	-	-	-	-	$0.00
5459130-00-00 Utility Reimbu	-	-	-	-	-	-	-	-	-	-	-	-	-	$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**	**196,088.18**	**2,100,989.33**	**$1,945,410.00**
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	-	-	-	-	-	-	-	-	$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	7,058.50	10,650.50	97,447.21	$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	29,530.12	428,883.73	$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	24,601.00	283,466.00	$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	-	-	-	-	-	-	-	-	-	-	-	-	-	$2,499.96
5547000-00-00 Swim Pool M	28,540.00	31,640.00	33,145.00	-	-	-	-	3,787.00	-	-	34,900.00	35,650.00	167,662.00	$153,699.96
5562060-00-00 Painting Con	-	-	54,339.24	69,129.95	-	-	3,748.26	-	-	-	-	66,792.43	194,009.88	$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**	**167,224.05**	**1,171,468.82**	**$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	1,793.19	20,440.81	$21,000.00
5537045-00-00 Tree Mainten	-	-	22,275.00	-	2,931.00	-	1,850.00	-	-	750.00	-	-	27,806.00	$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	5,695.73	63,927.92	$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	25,055.00	225,681.00	$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	-	1,361.28	49,621.26	$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	7,402.42	43,939.12	$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	266.74	5,929.75	$3,879.96
5541043-00-00 Exercise Equ	350.00	-	236.97	350.00	-	624.00	149.00	-	-	-	-	-	1,709.97	$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	-	5,140.05	$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	392.13	34,667.05	$42,999.96
5541250-00-00 Building Sup	-	-	199.92	-	-	-	-	-	-	-	-	(199.92)	-	$0.00
5541400-00-00 Equipment R	-	-	-	-	-	-	-	-	-	-	-	-	-	$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	4,970.50	18,107.91	$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	2,896.45	23,105.79	$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	-	12,096.63	$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	2,034.59	18,924.26	$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	(7,399.32)	53,010.22	$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**	**44,268.79**	**604,107.74**	**$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	238,727.00	2,079,080.96	$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	913.20	11,558.17	$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	165.36	23,061.58	$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)	24,683.99	385,589.71	$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**	**264,489.55**	**2,499,290.42**	**$2,712,806.48**

BARKAN

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: May 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	7,522.07	7,522.07	89,617.02	$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	3,760.04	42,555.89	$24,999.96
5340100-00-00 Legal Fees -	-	-	3,343.93	-	1,996.03	-	-	-	-	-	-	-	5,339.96	$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**	**11,282.11**	**157,588.47**	**$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	732.22	10,289.83	$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	813.13	27,980.36	$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	-	-	12,766.05	$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	400.92	9,932.16	$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	463.63	13,286.75	$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	3,660.00	51,660.59	$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	2,103.09	27,423.62	$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	4,486.06	43,873.19	$42,113.52
5370000-00-00 Bad Debts	-	-	-	8,258.14	-	-	-	-	-	-	-	20,700.04	28,958.18	$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	2,817.94	26,110.49	$24,999.96
5390009-00-00 Meeting Expe	-	855.00	-	-	440.00	415.00	830.00	50.00	-	1,123.89	-	780.00	4,493.89	$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	397.60	5,021.19	$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	8,839.33	104,127.80	$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	(132.00)	6,687.14	$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	309.93	3,770.67	$600.00
5392000-00-00 Travel & Ente	-	-	-	-	-	-	-	-	-	-	-	-	-	$300.00
5393050-00-00 Engineering	-	-	3,605.00	(3,605.00)	-	-	-	1,315.00	-	-	-	-	1,315.00	$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**	**46,371.89**	**380,091.93**	**$345,138.36**
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	-	-	54,000.00	-	54,000.00	-	-	243,321.63	-	-	(114,138.00)	237,183.63	$154,923.00
5710000-00-00 Real Estate T	-	-	-	-	11,331.03	-	-	-	(2,555.52)	2,065.09	15,902.53	18,454.81	45,197.94	$12,500.04
5717000-00-00 State Taxes	-	-	350.45	17,000.00	786.42	-	17,000.00	-	74,400.00	-	-	(35,805.00)	73,731.87	$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	614.40	8,594.40	$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	50,610.58	581,869.84	$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**	**($80,263.21)**	**$974,886.75**	**$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	-	-	-	-	-	-	-	-	-	-	-	-	-	$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	7,457.68	96,063.21	$120,249.96
9901250-00-00 Transfer to O	-	-	-	-	-	-	-	-	-	-	-	-	-	$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**	**7,457.68**	**96,063.21**	**$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**	**656,919.04**	**7,984,186.67**	**$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**	**12,304.01**	**286,436.56**	**($0.64)**