



Financial Report Package

June 2025

Fiscal Year: 2026

Prepared for

Parkfairfax Condominium UOA

By

Barkan Management Company, Inc.

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING FUND							
INCOME							
INCOME							
40-4110001 Condo Assessments	\$671,101.18	\$671,009.93	\$91.25	\$671,101.18	\$671,009.93	\$91.25	\$8,052,119.17
TOTAL INCOME	\$671,101.18	\$671,009.93	\$91.25	\$671,101.18	\$671,009.93	\$91.25	\$8,052,119.17
OTHER INCOME							
42-4110000 Rental Income	3,340.10	4,425.52	(1,085.42)	3,340.10	4,425.52	(1,085.42)	53,106.26
42-4110180 Clubhouse Rental	300.00	1,312.50	(1,012.50)	300.00	1,312.50	(1,012.50)	15,750.00
42-4410000 Interest Revenue - Project Operations	6,997.69	10,020.83	(3,023.14)	6,997.69	10,020.83	(3,023.14)	120,250.00
42-4910000 Laundry & Vending Revenue	-	1,000.00	(1,000.00)	-	1,000.00	(1,000.00)	12,000.00
42-4920000 NSF and Late Charges	5,217.55	2,000.00	3,217.55	5,217.55	2,000.00	3,217.55	24,000.00
42-4990000 Miscellaneous Inc	2,550.01	1,500.00	1,050.01	2,550.01	1,500.00	1,050.01	18,000.00
42-4990008 In Unit Maintenance	1,149.90	2,225.00	(1,075.10)	1,149.90	2,225.00	(1,075.10)	26,700.00
42-4990085 Utility Reimbursement Inc	-	50.00	(50.00)	-	50.00	(50.00)	600.00
42-4990190 Storage Unit Fees	1,278.40	4,166.67	(2,888.27)	1,278.40	4,166.67	(2,888.27)	50,000.00
42-4990210 Legal - Collections	-	631.50	(631.50)	-	631.50	(631.50)	7,578.00
42-4990220 Resale Package	4,638.36	3,166.67	1,471.69	4,638.36	3,166.67	1,471.69	38,000.00
42-4990310 Cable Income	1,654.55	1,400.00	254.55	1,654.55	1,400.00	254.55	16,800.00
42-4990600 Key Income	2,689.80	2,391.67	298.13	2,689.80	2,391.67	298.13	28,700.00
42-4990980 Sales	441,700.24	-	441,700.24	441,700.24	-	441,700.24	-
42-4991010 Newsletter Income	176.00	750.00	(574.00)	176.00	750.00	(574.00)	9,000.00
TOTAL OTHER INCOME	\$471,692.60	\$35,040.36	\$436,652.24	\$471,692.60	\$35,040.36	\$436,652.24	\$420,484.26
TOTAL INCOME	\$1,142,793.78	\$706,050.29	\$436,743.49	\$1,142,793.78	\$706,050.29	\$436,743.49	\$8,472,603.43
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	7,764.67	10,213.33	2,448.66	7,764.67	10,213.33	2,448.66	122,560.00
50-5451000 Water	39,664.24	45,325.08	5,660.84	39,664.24	45,325.08	5,660.84	543,901.00
50-5452000 Gas	22,158.56	22,217.98	59.42	22,158.56	22,217.98	59.42	266,615.76
50-5453000 Sewer	101,542.23	87,542.33	(13,999.90)	101,542.23	87,542.33	(13,999.90)	1,050,508.00
50-5459130 Utility Reimbursement	-	50.00	50.00	-	50.00	50.00	600.00
TOTAL UTILITIES	\$171,129.70	\$165,348.72	(\$5,780.98)	\$171,129.70	\$165,348.72	(\$5,780.98)	\$1,984,184.76
CONTRACTS							
53-5360090 Web Site	-	416.67	416.67	-	416.67	416.67	5,000.00
53-5519000 Exterminating Contract	5,265.00	4,697.00	(568.00)	5,265.00	4,697.00	(568.00)	56,364.00
53-5525000 Garbage and Trash Removal	33,993.95	34,178.94	184.99	33,993.95	34,178.94	184.99	410,147.30
53-5537000 Grounds Contract	24,601.00	31,201.17	6,600.17	24,601.00	31,201.17	6,600.17	374,414.04
53-5542010 Door Entry System	-	215.00	215.00	-	215.00	215.00	2,580.00
53-5547000 Swim Pool Maintenance/Contract	36,475.00	34,680.00	(1,795.00)	36,475.00	34,680.00	(1,795.00)	173,400.00
53-5562060 Painting Contract	2,600.00	19,746.42	17,146.42	2,600.00	19,746.42	17,146.42	236,957.04
TOTAL CONTRACTS	\$102,934.95	\$125,135.20	\$22,200.25	\$102,934.95	\$125,135.20	\$22,200.25	\$1,258,862.38

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	\$1,430.24	\$1,625.00	\$194.76	\$1,430.24	\$1,625.00	\$194.76	\$19,500.00
55-5537045 Tree Maintenance	-	2,916.67	2,916.67	-	2,916.67	2,916.67	35,000.00
55-5537096 Landscape Repairs	5,065.22	10,416.67	5,351.45	5,065.22	10,416.67	5,351.45	125,000.00
55-5537101 Tree Pruning & Removal	28,695.00	16,666.67	(12,028.33)	28,695.00	16,666.67	(12,028.33)	200,000.00
55-5537990 Landscaping Repairs	93.26	8,333.33	8,240.07	93.26	8,333.33	8,240.07	100,000.00
55-5541000 Repairs - General	7,124.23	7,650.00	525.77	7,124.23	7,650.00	525.77	91,800.00
55-5541001 Equipment/Tools	2,851.24	333.00	(2,518.24)	2,851.24	333.00	(2,518.24)	3,996.00
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	-	125.00	125.00	1,500.00
55-5541230 Maintenance Supplies	653.95	3,333.33	2,679.38	653.95	3,333.33	2,679.38	40,000.00
55-5541400 Equipment Repairs & Maintenance	-	250.00	250.00	-	250.00	250.00	3,000.00
55-5547021 Pool Supplies & Equipment	890.00	1,600.00	710.00	890.00	1,600.00	710.00	19,200.00
55-5550100 Plumbing Supplies	-	6,216.67	6,216.67	-	6,216.67	6,216.67	74,600.00
55-5550300 In-unit Supplies	1,504.55	1,250.00	(254.55)	1,504.55	1,250.00	(254.55)	15,000.00
55-5562100 Paint Supplies	1,834.40	1,800.00	(34.40)	1,834.40	1,800.00	(34.40)	21,600.00
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	76.49	4,500.00	4,423.51	76.49	4,500.00	4,423.51	54,000.00
TOTAL REPAIR & MAINTENANCE	\$50,218.58	\$67,016.34	\$16,797.76	\$50,218.58	\$67,016.34	\$16,797.76	\$804,196.00
PERSONNEL							
57-5309020 Management Salaries	164,246.03	199,800.53	35,554.50	164,246.03	199,800.53	35,554.50	2,397,606.32
57-5313000 Recruitment, Relocation, Training	236.12	450.00	213.88	236.12	450.00	213.88	5,400.00
57-5518000 Uniforms	248.91	2,000.00	1,751.09	248.91	2,000.00	1,751.09	24,000.00
57-5723000 Payroll Taxes & Benefits	25,286.28	39,142.67	13,856.39	25,286.28	39,142.67	13,856.39	469,712.00
TOTAL PERSONNEL	\$190,017.34	\$241,393.20	\$51,375.86	\$190,017.34	\$241,393.20	\$51,375.86	\$2,896,718.32
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,522.07	7,711.10	189.03	7,522.07	7,711.10	189.03	92,533.16
59-5340000 Legal Expense	17,501.93	2,333.33	(15,168.60)	17,501.93	2,333.33	(15,168.60)	28,000.00
59-5340100 Legal Fees - Collections	-	1,575.00	1,575.00	-	1,575.00	1,575.00	18,900.00
59-5350000 Audit Expense	-	1,673.00	1,673.00	-	1,673.00	1,673.00	20,076.00
TOTAL PROFESSIONAL SERVICES	\$25,024.00	\$13,292.43	(\$11,731.57)	\$25,024.00	\$13,292.43	(\$11,731.57)	\$159,509.16
ADMINISTRATIVE EXPENSES							
60-5301000 Recreation/Resident Activities	248.78	1,116.67	867.89	248.78	1,116.67	867.89	13,400.00
60-5311000 Office Supplies	2,071.34	1,356.25	(715.09)	2,071.34	1,356.25	(715.09)	16,275.00
60-5311010 Printing	-	1,080.00	1,080.00	-	1,080.00	1,080.00	12,960.00
60-5311030 Copier Lease	988.74	1,300.00	311.26	988.74	1,300.00	311.26	15,600.00
60-5311050 Postage	971.31	1,375.00	403.69	971.31	1,375.00	403.69	16,500.00
60-5311130 IT Support Contract	4,167.63	3,878.25	(289.38)	4,167.63	3,878.25	(289.38)	46,539.00
60-5351020 Computer Expenses	2,102.10	1,333.33	(768.77)	2,102.10	1,333.33	(768.77)	16,000.00
60-5360000 Telephone and Answering Service	4,136.79	3,600.00	(536.79)	4,136.79	3,600.00	(536.79)	43,200.00
60-5370000 Bad Debts	-	125.00	125.00	-	125.00	125.00	1,500.00
60-5390000 Misc Administrative Expenses	7,678.46	2,083.33	(5,595.13)	7,678.46	2,083.33	(5,595.13)	25,000.00
60-5390009 Meeting Expenses	465.00	650.00	185.00	465.00	650.00	185.00	7,800.00
60-5390040 Credit Card & Bank Fees	74.06	1,030.00	955.94	74.06	1,030.00	955.94	12,360.00
60-5390180 Association Unit Expense	7,802.72	5,052.56	(2,750.16)	7,802.72	5,052.56	(2,750.16)	60,630.76
60-5390900 Misc Exp - Newsletter	724.00	702.12	(21.88)	724.00	702.12	(21.88)	8,425.44
60-5391000 Dues & Subscriptions	19.99	85.08	65.09	19.99	85.08	65.09	1,021.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	25.00	25.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
TOTAL ADMINISTRATIVE EXPENSES	\$31,450.92	\$26,875.92	(\$4,575.00)	\$31,450.92	\$26,875.92	(\$4,575.00)	\$322,511.20

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TAXES & INSURANCE							
63-5312200 Income Taxes	\$-	\$18,000.00	\$18,000.00	\$-	\$18,000.00	\$18,000.00	\$216,000.00
63-5710000 Real Estate Taxes	-	911.46	911.46	-	911.46	911.46	10,937.50
63-5717000 State Taxes	-	5,666.67	5,666.67	-	5,666.67	5,666.67	68,000.00
63-5718020 Personal Property Taxes	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	312.50	312.50	-	312.50	312.50	3,750.00
63-5720000 Property & Liability Insurance (Hazard)	48,529.91	45,995.69	(2,534.22)	48,529.91	45,995.69	(2,534.22)	577,294.00
TOTAL TAXES & INSURANCE	\$48,529.91	\$71,886.32	\$23,356.41	\$48,529.91	\$71,886.32	\$23,356.41	\$887,981.50
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	6,997.69	9,050.00	2,052.31	6,997.69	9,050.00	2,052.31	108,600.00
69-9901250 Transfer to Operating Reserves	-	4,170.00	4,170.00	-	4,170.00	4,170.00	50,040.00
TOTAL FUND TRANSFERS	\$6,997.69	\$13,220.00	\$6,222.31	\$6,997.69	\$13,220.00	\$6,222.31	\$158,640.00
TOTAL DISBURSEMENTS	\$626,303.09	\$724,168.13	\$97,865.04	\$626,303.09	\$724,168.13	\$97,865.04	\$8,472,603.32
OPERATING FUND NET INCREASE (DECREASE)	\$516,490.69	(\$18,117.84)	\$534,608.53	\$516,490.69	(\$18,117.84)	\$534,608.53	\$0.11

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE FUND							
INCOME							
INCOME							
40-4500000 Reserve Assessments	\$323,651.50	\$323,651.50	\$-	\$323,651.50	\$323,651.50	\$-	\$3,883,818.00
TOTAL INCOME	\$323,651.50	\$323,651.50	\$-	\$323,651.50	\$323,651.50	\$-	\$3,883,818.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	6,997.69	-	6,997.69	6,997.69	-	6,997.69	-
TOTAL OTHER INCOME	\$6,997.69	\$-	\$6,997.69	\$6,997.69	\$-	\$6,997.69	\$-
TOTAL INCOME	\$330,649.19	\$323,651.50	\$6,997.69	\$330,649.19	\$323,651.50	\$6,997.69	\$3,883,818.00
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	32,851.57	-	(32,851.57)	32,851.57	-	(32,851.57)	-
95-9900100 Building Exterior	39,708.86	-	(39,708.86)	39,708.86	-	(39,708.86)	-
95-9900305 Exterior Lighting	2,640.00	-	(2,640.00)	2,640.00	-	(2,640.00)	-
95-9900401 Swimming Pool	230.71	-	(230.71)	230.71	-	(230.71)	-
95-9900502 Electrical Switchgear	390.08	-	(390.08)	390.08	-	(390.08)	-
95-9901202 Riser Replacement & Repair	4,699.00	-	(4,699.00)	4,699.00	-	(4,699.00)	-
95-9901203 HVAC	18,789.77	-	(18,789.77)	18,789.77	-	(18,789.77)	-
95-9901222 Roof Maintenance	36,616.00	-	(36,616.00)	36,616.00	-	(36,616.00)	-
95-9990101 Special Project 1	35,430.44	-	(35,430.44)	35,430.44	-	(35,430.44)	-
95-9990102 Special Project 2	18,656.23	-	(18,656.23)	18,656.23	-	(18,656.23)	-
95-9990103 Special Project 3	35,816.00	-	(35,816.00)	35,816.00	-	(35,816.00)	-
TOTAL DISBURSEMENTS	\$225,828.66	\$-	(\$225,828.66)	\$225,828.66	\$-	(\$225,828.66)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$104,820.53	\$323,651.50	(\$218,830.97)	\$104,820.53	\$323,651.50	(\$218,830.97)	\$3,883,818.00
NET INCREASE (DECREASE)	\$621,311.22	\$305,533.66	\$315,777.56	\$621,311.22	\$305,533.66	\$315,777.56	\$3,883,818.11

Assets
CURRENT ASSETS

10-1110000-00	Petty Cash	\$	500.00
10-1120001-00	Operating Cash		1,495,249.27
10-1130000-00	Accounts Receivable		470,375.59
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		311.60
10-1140000-00	AR-other		(658.01)
10-1142300-00	Due to/from Operating		29,151.94
10-1142310-02	Due to/from Reserve		(29,151.94)
10-4200000-00	Allowance For Bad Debt		(164,660.50)

TOTAL CURRENT ASSETS

\$ 1,846,932.77

RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02	Replacement Reserve-MM	\$	2,321,879.71
13-1320100-02	Replacement Reserve-MM		3,292,476.96
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		10,827.61

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES

\$ 7,820,184.28

PREPAID EXPENSES

15-1240000-00	Prepaid Property & Liability Insurance	\$	195,209.00
15-1290000-00	Prepaid Expense-Operating		109,272.28

TOTAL PREPAID EXPENSES

\$ 304,481.28

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)
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TOTAL ACCUMULATED DEPRECIATION

\$ (882,999.01)

Total Assets

\$ 10,127,915.20

Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00	Accounts Payable	\$	282,489.29
20-2110020-00	Insurance Claim Payable		662.97
20-2120000-00	Accrued Wages and Payroll Taxes Payable		116,097.42
20-2123000-00	Accrued Expense		284,924.87
20-2123060-00	401K Match Payable		34,763.62
20-2210001-00	Prepaid Assessment		313,900.61
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		158,835.80

TOTAL CURRENT LIABILITIES

\$ 1,214,504.27

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		14,679.29

TOTAL DEPOSITS LIABILITIES

\$ 16,913.73

EQUITY

31-3130030-00	Fund Balance	\$	1,833.18
31-3130055-00	Special Project		81,784.20

31-3130060-02	PY-Capital Reserve Fund	6,341,074.69
31-3130850-00	Property Fund	156,316.87
31-3210030-00	Retained Earnings Operating Fnd	1,694,177.04
	Net Income Gain / (Loss)	<u>621,311.22</u>
TOTAL EQUITY		<u>\$ 8,896,497.20</u>
Total Liabilities & Equity		<u>\$ 10,127,915.20</u>

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
OPERATING INCOME														
INCOME														
4110001-00-00 Condo Asses	671,101.18	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.94	8,052,210.42	\$8,052,119.17
Total INCOME	671,101.18	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.93	671,009.94	8,052,210.42	\$8,052,119.17
OTHER INCOME														
4110000-00-00 Rental Incom	3,340.10	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.52	4,425.54	52,020.84	\$53,106.26
4110180-00-00 Clubhouse R	300.00	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	14,737.50	\$15,750.00
4410000-00-00 Interest Reve	6,997.69	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.87	117,226.86	\$120,250.00
4910000-00-00 Laundry & V	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,000.00	\$12,000.00
4920000-00-00 NSF and Lat	5,217.55	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	27,217.55	\$24,000.00
4990000-00-00 Miscellaneous	2,550.01	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	19,050.01	\$18,000.00
4990008-00-00 In Unit Mainte	1,149.90	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	25,624.90	\$26,700.00
4990085-00-00 Utility Reimbu	-	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	550.00	\$600.00
4990190-00-00 Storage Unit	1,278.40	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	47,111.73	\$50,000.00
4990210-00-00 Legal - Colle	-	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	631.50	6,946.50	\$7,578.00
4990220-00-00 Resale Pack	4,638.36	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.63	39,471.69	\$38,000.00
4990310-00-00 Cable Income	1,654.55	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	17,054.55	\$16,800.00
4990600-00-00 Key Income	2,689.80	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.67	2,391.63	28,998.13	\$28,700.00
4990980-00-00 Sales	441,700.24	-	-	-	-	-	-	-	-	-	-	-	441,700.24	\$0.00
4991010-00-00 Newsletter In	176.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	8,426.00	\$9,000.00
Total OTHER INCOME	471,692.60	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.36	35,040.30	857,136.50	\$420,484.26
Total OPERATING INCOME	1,142,793.78	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.29	706,050.24	8,909,346.92	\$8,472,603.43
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,764.67	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.33	10,213.37	120,111.34	\$122,560.00
5451000-00-00 Water	39,664.24	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.08	45,325.12	538,240.16	\$543,901.00
5452000-00-00 Gas	22,158.56	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	266,556.34	\$266,615.76
5453000-00-00 Sewer	101,542.23	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.33	87,542.37	1,064,507.90	\$1,050,508.00
5459130-00-00 Utility Reimbu	-	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	550.00	\$600.00
Total UTILITIES	171,129.70	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.72	165,348.84	1,989,965.74	\$1,984,184.76
CONTRACTS														
5360090-00-00 Web Site	-	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	4,583.33	\$5,000.00
5519000-00-00 Exterminating	5,265.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	56,932.00	\$56,364.00
5525000-00-00 Garbage and	33,993.95	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.94	34,178.96	409,962.31	\$410,147.30
5537000-00-00 Grounds Con	24,601.00	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	367,813.87	\$374,414.04
5542010-00-00 Door Entry S	-	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	2,365.00	\$2,580.00



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: June 2026

Account	June	July	August	Septembe	October	November	December	January	February	March	April	May	Projected Total	Budget
5547000-00-00 Swim Pool M	36,475.00	34,680.00	34,680.00	34,680.00	-	-	-	-	-	-	-	34,680.00	175,195.00	\$173,400.00
5562060-00-00 Painting Con	2,600.00	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	219,810.62	\$236,957.04
Total CONTRACTS	102,934.95	125,135.20	125,135.20	125,135.20	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	90,455.20	125,135.18	1,236,662.13	\$1,258,862.38
REPAIR & MAINTENANCE														
5515000-00-00 Janitor and C	1,430.24	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	19,305.24	\$19,500.00
5537045-00-00 Tree Mainten	-	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.63	32,083.33	\$35,000.00
5537096-00-00 Landscape R	5,065.22	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.63	119,648.55	\$125,000.00
5537101-00-00 Tree Pruning	28,695.00	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.67	16,666.63	212,028.33	\$200,000.00
5537990-00-00 Landscaping	93.26	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.37	91,759.93	\$100,000.00
5541000-00-00 Repairs - Ge	7,124.23	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	91,274.23	\$91,800.00
5541001-00-00 Equipment/To	2,851.24	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	6,514.24	\$3,996.00
5541043-00-00 Exercise Equ	-	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,375.00	\$1,500.00
5541230-00-00 Maintenance	653.95	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.37	37,320.62	\$40,000.00
5541400-00-00 Equipment R	-	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,750.00	\$3,000.00
5547021-00-00 Pool Supplies	890.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	18,490.00	\$19,200.00
5550100-00-00 Plumbing Sup	-	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.67	6,216.63	68,383.33	\$74,600.00
5550300-00-00 In-unit Suppl	1,504.55	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,254.55	\$15,000.00
5562100-00-00 Paint Supplie	1,834.40	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,634.40	\$21,600.00
5570000-00-00 Vehicle/Main	76.49	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	49,576.49	\$54,000.00
Total REPAIR & MAINTENA	50,218.58	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.34	67,016.26	787,398.24	\$804,196.00
PERSONNEL														
5309020-00-00 Management	164,246.03	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.53	199,800.49	2,362,051.82	\$2,397,606.32
5313000-00-00 Recruitment,	236.12	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,186.12	\$5,400.00
5518000-00-00 Uniforms	248.91	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	22,248.91	\$24,000.00
5723000-00-00 Payroll Taxes	25,286.28	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.67	39,142.63	455,855.61	\$469,712.00
Total PERSONNEL	190,017.34	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.20	241,393.12	2,845,342.46	\$2,896,718.32
PROFESSIONAL SERVICES														
5320000-00-00 Management	7,522.07	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.10	7,711.06	92,344.13	\$92,533.16
5340000-00-00 Legal Expen	17,501.93	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	43,168.60	\$28,000.00
5340100-00-00 Legal Fees -	-	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	17,325.00	\$18,900.00
5350000-00-00 Audit Expens	-	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	18,403.00	\$20,076.00
Total PROFESSIONAL SERV	25,024.00	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	171,240.73	\$159,509.16
ADMINISTRATIVE EXPENSES														
5301000-00-00 Recreation/R	248.78	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.67	1,116.63	12,532.11	\$13,400.00
5311000-00-00 Office Suppl	2,071.34	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	16,990.09	\$16,275.00
5311010-00-00 Printing	-	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	11,880.00	\$12,960.00
5311030-00-00 Copier Lease	988.74	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	15,288.74	\$15,600.00

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5311050-00-00 Postage	971.31	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	16,096.31	\$16,500.00
5311130-00-00 IT Support Co	4,167.63	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	46,828.38	\$46,539.00
5351020-00-00 Computer Ex	2,102.10	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.37	16,768.77	\$16,000.00
5360000-00-00 Telephone an	4,136.79	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	43,736.79	\$43,200.00
5370000-00-00 Bad Debts	-	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,375.00	\$1,500.00
5390000-00-00 Misc Adminis	7,678.46	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	30,595.13	\$25,000.00
5390009-00-00 Meeting Expe	465.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,615.00	\$7,800.00
5390040-00-00 Credit Card &	74.06	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	11,404.06	\$12,360.00
5390180-00-00 Association	7,802.72	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.60	63,380.92	\$60,630.76
5390900-00-00 Misc Exp - N	724.00	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	702.12	8,447.32	\$8,425.44
5391000-00-00 Dues & Subs	19.99	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.08	85.12	955.91	\$1,021.00
5392000-00-00 Travel & Ente	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	275.00	\$300.00
5393050-00-00 Engineering	-	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	22,916.67	\$25,000.00
Total ADMINISTRATIVE EXP	31,450.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,876.08	327,086.20	\$322,511.20
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	198,000.00	\$216,000.00
5710000-00-00 Real Estate T	-	911.46	911.46	911.46	911.46	911.46	911.46	911.46	911.46	911.46	911.46	911.44	10,026.04	\$10,937.50
5717000-00-00 State Taxes	-	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.63	62,333.33	\$68,000.00
5718020-00-00 Personal Pro	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,000.00	\$12,000.00
5719000-00-00 Miscellaneou	-	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	3,437.50	\$3,750.00
5720000-00-00 Property & L	48,529.91	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	71,341.41	579,828.22	\$577,294.00
Total TAXES & INSURANCE	48,529.91	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	97,231.98	864,625.09	\$887,981.50
FUND TRANSFERS														
9901031-00-00 Transfer Res	6,997.69	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	106,547.69	\$108,600.00
9901250-00-00 Transfer to O	-	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	45,870.00	\$50,040.00
Total FUND TRANSFERS	6,997.69	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	152,417.69	\$158,640.00
Total OPERATING EXPENSE	626,303.09	724,168.13	724,168.13	724,168.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	749,513.89	8,374,738.28	\$8,472,603.32
Net Income:	516,490.69	(18,117.84)	(18,117.84)	(18,117.84)	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	(43,463.65)	534,608.64	\$0.11