Financial Report Package

October 2025
Fiscal Year: 2026

Prepared for

Parkfairfax Condominium UOA

By

Barkan Management Company, Inc.

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING FUND							
INCOME							
INCOME							
40-4110001 Condo Assessments	$664,048.49	$ 671,009.93	($ 6,961.44)	$3,348,337.90	$3,355,049.65	($ 6,711.75)	$8,052,119.17
TOTAL INCOME	$664,048.49	$ 671,009.93	($ 6,961.44)	$3,348,337.90	$3,355,049.65	($ 6,711.75)	$8,052,119.17
OTHER INCOME							
42-4110000 Rental Income	3,395.38	4,425.52	(1,030.14)	15,532.98	22,127.60	(6,594.62)	53,106.26
42-4110180 Clubhouse Rental	1,650.00	1,312.50	337.50	2,250.00	6,562.50	(4,312.50)	15,750.00
42-4410000 Interest Revenue - Project Operations	-	10,020.83	(10,020.83)	53,614.09	50,104.15	3,509.94	120,250.00
42-4910000 Laundry & Vending Revenue	-	1,000.00	(1,000.00)	-	5,000.00	(5,000.00)	12,000.00
42-4920000 NSF and Late Charges	3,774.49	2,000.00	1,774.49	22,413.91	10,000.00	12,413.91	24,000.00
42-4920030 Other Fine Income	-	-	-	450.00	-	450.00	-
42-4990000 Miscellaneous Inc	950.80	1,500.00	(549.20)	9,109.81	7,500.00	1,609.81	18,000.00
42-4990008 In Unit Maintenance	4,065.75	2,225.00	1,840.75	15,075.16	11,125.00	3,950.16	26,700.00
42-4990085 Utility Reimbursment Inc	830.36	50.00	780.36	2,250.85	250.00	2,000.85	600.00
42-4990190 Storage Unit Fees	1,435.00	4,166.67	(2,731.67)	7,223.40	20,833.35	(13,609.95)	50,000.00
42-4990210 Legal - Collections	3,155.82	631.50	2,524.32	13,630.91	3,157.50	10,473.41	7,578.00
42-4990220 Resale Package	3,914.15	3,166.67	747.48	19,019.80	15,833.35	3,186.45	38,000.00
42-4990310 Cable Income	1,654.55	1,400.00	254.55	8,272.75	7,000.00	1,272.75	16,800.00
42-4990600 Key Income	966.60	2,391.67	(1,425.07)	7,073.80	11,958.35	(4,884.55)	28,700.00
42-4990980 Sales	-	-	-	441,700.24	-	441,700.24	-
42-4991010 Newsletter Income	-	750.00	(750.00)	273.00	3,750.00	(3,477.00)	9,000.00
TOTAL OTHER INCOME	$ 25,792.90	$ 35,040.36	($ 9,247.46)	$617,890.70	$175,201.80	$442,688.90	$ 420,484.26
TOTAL INCOME	**$689,841.39**	**$ 706,050.29**	**($ 16,208.90)**	**$3,966,228.60**	**$3,530,251.45**	**$435,977.15**	**$8,472,603.43**
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	1,657.80	10,213.33	8,555.53	64,359.27	51,066.65	(13,292.62)	122,560.00
50-5451000 Water	45,999.79	45,325.08	(674.71)	215,248.27	226,625.40	11,377.13	543,901.00
50-5452000 Gas	18,381.85	22,217.98	3,836.13	93,393.40	111,089.90	17,696.50	266,615.76
50-5453000 Sewer	91,119.98	87,542.33	(3,577.65)	527,310.36	437,711.65	(89,598.71)	1,050,508.00
50-5459130 Utility Reimbursement	-	50.00	50.00	-	250.00	250.00	600.00
TOTAL UTILITIES	$157,159.42	$ 165,348.72	$ 8,189.30	$900,311.30	$826,743.60	($ 73,567.70)	$1,984,184.76
CONTRACTS							
53-5360090 Web Site	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
53-5519000 Exterminating Contract	15,299.87	4,697.00	(10,602.87)	49,615.87	23,485.00	(26,130.87)	56,364.00
53-5525000 Garbage and Trash Removal	33,382.80	34,178.94	796.14	172,695.38	170,894.70	(1,800.68)	410,147.30
53-5537000 Grounds Contract	24,601.00	31,201.17	6,600.17	123,005.00	156,005.85	33,000.85	374,414.04
53-5542010 Door Entry System	-	215.00	215.00	-	1,075.00	1,075.00	2,580.00
53-5547000 Swim Pool Maintenance/Contract	-	-	-	112,943.00	138,720.00	25,777.00	173,400.00
53-5562060 Painting Contract	94,655.56	19,746.42	(74,909.14)	175,180.07	98,732.10	(76,447.97)	236,957.04
TOTAL CONTRACTS	$167,939.23	$ 90,455.20	($ 77,484.03)	$633,439.32	$590,996.00	($ 42,443.32)	$1,258,862.38

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	$919.05	$1,625.00	$705.95	$8,961.77	$8,125.00	($836.77)	$19,500.00
55-5537045 Tree Maintenance	-	2,916.67	2,916.67	1,375.00	14,583.35	13,208.35	35,000.00
55-5537096 Landscape Repairs	1,992.06	10,416.67	8,424.61	12,379.96	52,083.35	39,703.39	125,000.00
55-5537101 Tree Pruning & Removal	12,170.00	16,666.67	4,496.67	111,698.00	83,333.35	(28,364.65)	200,000.00
55-5537990 Landscaping Repairs	-	8,333.33	8,333.33	4,668.26	41,666.65	36,998.39	100,000.00
55-5541000 Repairs - General	7,917.27	7,650.00	(267.27)	41,953.53	38,250.00	(3,703.53)	91,800.00
55-5541001 Equipment/Tools	34.89	333.00	298.11	7,806.33	1,665.00	(6,141.33)	3,996.00
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	-	625.00	625.00	1,500.00
55-5541230 Maintenance Supplies	1,177.61	3,333.33	2,155.72	8,373.70	16,666.65	8,292.95	40,000.00
55-5541400 Equipment Repairs & Maintenance	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
55-5541750 Water/Sewer Repairs	829.65	-	(829.65)	829.65	-	(829.65)	-
55-5547021 Pool Supplies & Equipment	-	1,600.00	1,600.00	4,222.23	8,000.00	3,777.77	19,200.00
55-5550100 Plumbing Supplies	3,621.05	6,216.67	2,595.62	17,763.31	31,083.35	13,320.04	74,600.00
55-5550300 In-unit Supplies	6,289.76	1,250.00	(5,039.76)	11,838.99	6,250.00	(5,588.99)	15,000.00
55-5562100 Paint Supplies	1,333.83	1,800.00	466.17	9,540.86	9,000.00	(540.86)	21,600.00
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	1,142.17	4,500.00	3,357.83	19,028.65	22,500.00	3,471.35	54,000.00
TOTAL REPAIR & MAINTENANCE	$37,427.34	$67,016.34	$29,589.00	$260,440.24	$335,081.70	$74,641.46	$804,196.00
PERSONNEL							
57-5309020 Management Salaries	263,875.43	199,800.53	(64,074.90)	933,835.93	999,002.65	65,166.72	2,397,606.32
57-5313000 Recruitment, Relocation, Training	18,873.66	450.00	(18,423.66)	31,482.71	2,250.00	(29,232.71)	5,400.00
57-5518000 Uniforms	745.49	2,000.00	1,254.51	12,671.74	10,000.00	(2,671.74)	24,000.00
57-5723000 Payroll Taxes & Benefits	36,286.51	39,142.67	2,856.16	142,637.74	195,713.35	53,075.61	469,712.00
TOTAL PERSONNEL	$319,781.09	$241,393.20	($78,387.89)	$1,120,628.12	$1,206,966.00	$86,337.88	$2,896,718.32
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,838.00	7,711.10	(126.90)	39,190.01	38,555.50	(634.51)	92,533.16
59-5340000 Legal Expense	-	2,333.33	2,333.33	28,582.36	11,666.65	(16,915.71)	28,000.00
59-5340100 Legal Fees - Collections	7,140.68	1,575.00	(5,565.68)	11,781.27	7,875.00	(3,906.27)	18,900.00
59-5350000 Audit Expense	-	1,673.00	1,673.00	-	8,365.00	8,365.00	20,076.00
TOTAL PROFESSIONAL SERVICES	$14,978.68	$13,292.43	($1,686.25)	$79,553.64	$66,462.15	($13,091.49)	$159,509.16
ADMINISTRATIVE EXPENSES							
60-5210000 Advertising	(132.00)	-	132.00	(132.00)	-	132.00	-
60-5301000 Recreation/Resident Activities	165.52	1,116.67	951.15	3,069.07	5,583.35	2,514.28	13,400.00
60-5311000 Office Supplies	2,294.32	1,356.25	(938.07)	11,275.61	6,781.25	(4,494.36)	16,275.00
60-5311010 Printing	-	1,080.00	1,080.00	442.13	5,400.00	4,957.87	12,960.00
60-5311030 Copier Lease	215.00	1,300.00	1,085.00	5,227.75	6,500.00	1,272.25	15,600.00
60-5311050 Postage	557.01	1,375.00	817.99	4,629.16	6,875.00	2,245.84	16,500.00
60-5311130 IT Support Contract	6,251.19	3,878.25	(2,372.94)	31,921.44	19,391.25	(12,530.19)	46,539.00
60-5351020 Computer Expenses	2,587.60	1,333.33	(1,254.27)	10,689.50	6,666.65	(4,022.85)	16,000.00
60-5360000 Telephone and Answering Service	3,440.55	3,600.00	159.45	18,333.08	18,000.00	(333.08)	43,200.00
60-5370000 Bad Debts	-	125.00	125.00	-	625.00	625.00	1,500.00
60-5390000 Misc Administrative Expenses	1,389.83	2,083.33	693.50	15,200.64	10,416.65	(4,783.99)	25,000.00
60-5390009 Meeting Expenses	855.00	650.00	(205.00)	1,810.00	3,250.00	1,440.00	7,800.00
60-5390040 Credit Card & Bank Fees	426.52	1,030.00	603.48	2,070.67	5,150.00	3,079.33	12,360.00
60-5390180 Association Unit Expense	2,266.82	5,052.56	2,785.74	31,676.81	25,262.80	(6,414.01)	60,630.76
60-5390900 Misc Exp - Newsletter	1,361.75	702.12	(659.63)	4,349.77	3,510.60	(839.17)	8,425.44
60-5391000 Dues & Subscriptions	-	85.08	85.08	794.70	425.40	(369.30)	1,021.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	125.00	125.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	10,416.65	10,416.65	25,000.00
TOTAL ADMINISTRATIVE EXPENSES	$21,679.11	$26,875.92	$5,196.81	$141,358.33	$134,379.60	($6,978.73)	$322,511.20

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	$-	$18,000.00	$18,000.00	$25,000.00	$90,000.00	$65,000.00	$216,000.00
63-5710000 Real Estate Taxes	3,825.86	911.46	(2,914.40)	1,760.77	4,557.30	2,796.53	10,937.50
63-5717000 State Taxes	-	5,666.67	5,666.67	14,308.16	28,333.35	14,025.19	68,000.00
63-5718020 Personal Property Taxes	-	1,000.00	1,000.00	6,808.16	5,000.00	(1,808.16)	12,000.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	312.50	312.50	-	1,562.50	1,562.50	3,750.00
63-5720000 Property & Liability Insurance (Hazard)	50,370.91	45,995.69	(4,375.22)	255,536.55	229,978.45	(25,558.10)	577,294.00
TOTAL TAXES & INSURANCE	$54,196.77	$71,886.32	$17,689.55	$303,413.64	$359,431.60	$56,017.96	$887,981.50
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	-	9,050.00	9,050.00	34,767.61	45,250.00	10,482.39	108,600.00
69-9901250 Transfer to Operating Reserves	-	4,170.00	4,170.00	-	20,850.00	20,850.00	50,040.00
TOTAL FUND TRANSFERS	$-	$13,220.00	$13,220.00	$34,767.61	$66,100.00	$31,332.39	$158,640.00
TOTAL DISBURSEMENTS	**$773,161.64**	**$689,488.13**	**($83,673.51)**	**$3,473,912.20**	**$3,586,160.65**	**$112,248.45**	**$8,472,603.32**
OPERATING FUND NET INCREASE (DECREASE)	($83,320.25)	$16,562.16	($99,882.41)	$492,316.40	($55,909.20)	$548,225.60	$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	$-	$1,618,257.50	$1,618,257.50	$-	$3,883,818.00
TOTAL INCOME	$323,651.50	$323,651.50	$-	$1,618,257.50	$1,618,257.50	$-	$3,883,818.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	2,189.98	-	2,189.98	43,301.74	-	43,301.74	-
TOTAL OTHER INCOME	$2,189.98	$-	$2,189.98	$43,301.74	$-	$43,301.74	$-
TOTAL INCOME	**$325,841.48**	**$323,651.50**	**$2,189.98**	**$1,661,559.24**	**$1,618,257.50**	**$43,301.74**	**$3,883,818.00**
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	14,350.00	-	(14,350.00)	48,301.57	-	(48,301.57)	-
95-9900100 Building Exterior	115,237.55	-	(115,237.55)	267,210.75	-	(267,210.75)	-
95-9900200 Building Interior	90,278.61	-	(90,278.61)	110,995.35	-	(110,995.35)	-
95-9900303 Gates, Fences and Retaining Walls	-	-	-	19,900.00	-	(19,900.00)	-
95-9900305 Exterior lighting	240.00	-	(240.00)	2,880.00	-	(2,880.00)	-
95-9900309 Sidewalk Replacement	-	-	-	18,620.00	-	(18,620.00)	-
95-9900401 Swimming Pool	-	-	-	326.11	-	(326.11)	-
95-9900502 Electrical Switchgear	-	-	-	785.08	-	(785.08)	-
95-9901202 Riser Replacement & Repair	-	-	-	34,577.50	-	(34,577.50)	-
95-9901203 HVAC	45,461.91	-	(45,461.91)	98,961.04	-	(98,961.04)	-
95-9901222 Roof Maintenance	16,015.50	-	(16,015.50)	208,012.40	-	(208,012.40)	-
95-9990101 Special Project 1	6,407.44	-	(6,407.44)	93,666.38	-	(93,666.38)	-
95-9990102 Special Project 2	-	-	-	62,473.24	-	(62,473.24)	-
95-9990103 Special Project 3	41,889.00	-	(41,889.00)	199,226.00	-	(199,226.00)	-
95-9990104 Special Project 4	1,250.00	-	(1,250.00)	23,975.00	-	(23,975.00)	-
95-9990105 Special Project 5	-	-	-	400,503.86	-	(400,503.86)	-
TOTAL DISBURSEMENTS	**$331,130.01**	**$-**	**($331,130.01)**	**$1,590,414.28**	**$-**	**($1,590,414.28)**	**$0.00**
RESERVE FUND NET INCREASE (DECREASE)	($5,288.53)	$323,651.50	($328,940.03)	$71,144.96	$1,618,257.50	($1,547,112.54)	$3,883,818.00
NET INCREASE (DECREASE)	($88,608.78)	$340,213.66	($428,822.44)	$563,461.36	$1,562,348.30	($998,886.94)	$3,883,818.11

Balance Sheet - Detailed

Parkfairfax Condominium UOA

As of: 10/31/2025

Assets			
CURRENT ASSETS			
10-1110000-00	Petty Cash	$	500.00
10-1120001-00	Operating Cash		1,406,244.19
10-1130000-00	Accounts Receivable		424,621.74
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		(26.40)
10-1142000-00	Due From Internal		(37,295.06)
10-1142300-00	Due to/from Operating		21,426.87
10-1142310-02	Due to/from Reserve		(21,426.87)
10-4200000-00	Allowance For Bad Debt		(164,660.50)
TOTAL CURRENT ASSETS		$	1,675,198.79
RESTRICTED DEPOSITS & FUNDED RESERVES			
13-1320000-02	Replacement Reserve-MM	$	4,361,557.83
13-1320100-02	Replacement Reserve-MM		(510,406.42)
13-1320101-02	Bank United - ICS - 5532		1,563,403.37
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		17,765.89
TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		$	7,627,320.67
PREPAID EXPENSES			
15-1240000-00	Prepaid Property & Liability Insurance	$	204,677.77
15-1290000-00	Prepaid Expense-Operating		80,532.07
TOTAL PREPAID EXPENSES		$	285,209.84
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		**$**	**9,744,046.17**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2110000-00	Accounts Payable	$	2,784.45
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		233,095.69
20-2123060-00	401K Match Payable		48,577.28
20-2199000-00	Other Current Liabilities		(2,315.53)
20-2210001-00	Prepaid Assessment		331,461.94
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		152,217.60
TOTAL CURRENT LIABILITIES		$	905,987.51
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		(2,823.12)
TOTAL DEPOSITS LIABILITIES		$	(588.68)
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)		563,461.36
TOTAL EQUITY		$	8,838,647.34
Total Liabilities & Equity		**$**	**9,744,046.17**

BARKAN

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: October 2026

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
OPERATING INCOME														
INCOME														
4110001-00-00 Condo Asses	671,101.18	671,007.42	671,079.63	671,101.18	664,048.49	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.94*	8,045,407.42	$8,052,119.17
Total INCOME	**671,101.18**	**671,007.42**	**671,079.63**	**671,101.18**	**664,048.49**	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.94*	**8,045,407.42**	**$8,052,119.17**
OTHER INCOME														
4110000-00-00 Rental Incom	3,340.10	3,306.74	2,745.38	2,745.38	3,395.38	*4,425.52*	*4,425.52*	*4,425.52*	*4,425.52*	*4,425.52*	*4,425.52*	*4,425.54*	46,511.64	$53,106.26
4110180-00-00 Clubhouse R	300.00	300.00	-	-	1,650.00	*1,312.50*	*1,312.50*	*1,312.50*	*1,312.50*	*1,312.50*	*1,312.50*	*1,312.50*	11,437.50	$15,750.00
4410000-00-00 Interest Reve	6,997.69	14,690.67	15,584.43	16,341.30	-	*10,020.83*	*10,020.83*	*10,020.83*	*10,020.83*	*10,020.83*	*10,020.83*	*10,020.87*	123,759.94	$120,250.00
4910000-00-00 Laundry & Ve	-	-	-	-	-	*1,000.00*	*1,000.00*	*1,000.00*	*1,000.00*	*1,000.00*	*1,000.00*	*1,000.00*	7,000.00	$12,000.00
4920000-00-00 NSF and Late	5,217.55	4,730.76	3,892.32	4,798.79	3,774.49	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	36,413.91	$24,000.00
4920030-00-00 Other Fine In	-	-	-	450.00	-	-	-	-	-	-	-	-	450.00	$0.00
4990000-00-00 Miscellaneou	2,550.01	4,470.60	413.60	724.80	950.80	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	19,609.81	$18,000.00
4990008-00-00 In Unit Mainte	1,149.90	2,144.63	3,415.45	4,299.43	4,065.75	*2,225.00*	*2,225.00*	*2,225.00*	*2,225.00*	*2,225.00*	*2,225.00*	*2,225.00*	30,650.16	$26,700.00
4990085-00-00 Utility Reimb	-	664.71	453.39	302.39	830.36	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	2,600.85	$600.00
4990190-00-00 Storage Unit	1,278.40	3,444.00	20.00	1,046.00	1,435.00	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.63*	36,390.05	$50,000.00
4990210-00-00 Legal - Collec	-	5,809.08	2,965.07	1,700.94	3,155.82	*631.50*	*631.50*	*631.50*	*631.50*	*631.50*	*631.50*	*631.50*	18,051.41	$7,578.00
4990220-00-00 Resale Pack	4,638.36	3,095.94	2,264.34	5,107.01	3,914.15	*3,166.67*	*3,166.67*	*3,166.67*	*3,166.67*	*3,166.67*	*3,166.67*	*3,166.63*	41,186.45	$38,000.00
4990310-00-00 Cable Incom	1,654.55	1,654.55	1,654.55	1,654.55	1,654.55	*1,400.00*	*1,400.00*	*1,400.00*	*1,400.00*	*1,400.00*	*1,400.00*	*1,400.00*	18,072.75	$16,800.00
4990600-00-00 Key Income	2,689.80	1,684.00	855.00	878.40	966.60	*2,391.67*	*2,391.67*	*2,391.67*	*2,391.67*	*2,391.67*	*2,391.67*	*2,391.63*	23,815.45	$28,700.00
4990980-00-00 Sales	441,700.24	-	-	-	-	-	-	-	-	-	-	-	441,700.24	$0.00
4991010-00-00 Newsletter In	176.00	-	-	97.00	-	*750.00*	*750.00*	*750.00*	*750.00*	*750.00*	*750.00*	*750.00*	5,523.00	$9,000.00
Total OTHER INCOME	**471,692.60**	**45,995.68**	**34,263.53**	**40,145.99**	**25,792.90**	*35,040.36*	*35,040.36*	*35,040.36*	*35,040.36*	*35,040.36*	*35,040.36*	*35,040.30*	**863,173.16**	**$420,484.26**
Total OPERATING INCOME	**1,142,793.78**	**717,003.10**	**705,343.16**	**711,247.17**	**689,841.39**	*706,050.29*	*706,050.29*	*706,050.29*	*706,050.29*	*706,050.29*	*706,050.29*	*706,050.24*	**8,908,580.58**	**$8,472,603.43**
OPERATING EXPENSE														
UTILITIES														
5450000-00-00 Electricity	7,764.67	20,985.38	9,045.82	24,905.60	1,657.80	*10,213.33*	*10,213.33*	*10,213.33*	*10,213.33*	*10,213.33*	*10,213.33*	*10,213.37*	135,852.62	$122,560.00
5451000-00-00 Water	39,664.24	39,664.24	47,310.69	42,609.31	45,999.79	*45,325.08*	*45,325.08*	*45,325.08*	*45,325.08*	*45,325.08*	*45,325.08*	*45,325.12*	532,523.87	$543,901.00
5452000-00-00 Gas	22,158.56	21,797.94	18,044.89	13,010.16	18,381.85	*22,217.98*	*22,217.98*	*22,217.98*	*22,217.98*	*22,217.98*	*22,217.98*	*22,217.98*	248,919.26	$266,615.76
5453000-00-00 Sewer	101,542.23	111,437.61	57,486.32	165,724.22	91,119.98	*87,542.33*	*87,542.33*	*87,542.33*	*87,542.33*	*87,542.33*	*87,542.33*	*87,542.37*	1,140,106.71	$1,050,508.00
5459130-00-00 Utility Reimb	-	-	-	-	-	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	350.00	$600.00
Total UTILITIES	**171,129.70**	**193,885.17**	**131,887.72**	**246,249.29**	**157,159.42**	*165,348.72*	*165,348.72*	*165,348.72*	*165,348.72*	*165,348.72*	*165,348.72*	*165,348.84*	**2,057,752.46**	**$1,984,184.76**
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	*416.67*	*416.67*	*416.67*	*416.67*	*416.67*	*416.67*	*416.63*	2,916.65	$5,000.00
5519000-00-00 Exterminating	5,265.00	14,159.00	5,550.00	9,342.00	15,299.87	*4,697.00*	*4,697.00*	*4,697.00*	*4,697.00*	*4,697.00*	*4,697.00*	*4,697.00*	82,494.87	$56,364.00
5525000-00-00 Garbage and	33,993.95	35,272.10	35,919.87	34,126.66	33,382.80	*34,178.94*	*34,178.94*	*34,178.94*	*34,178.94*	*34,178.94*	*34,178.94*	*34,178.96*	411,947.98	$410,147.30
5537000-00-00 Grounds Con	24,601.00	24,601.00	24,601.00	24,601.00	24,601.00	*31,201.17*	*31,201.17*	*31,201.17*	*31,201.17*	*31,201.17*	*31,201.17*	*31,201.17*	341,413.19	$374,414.04

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5542010-00-00 Door Entry S	-	-	-	-	-	*215.00*	*215.00*	*215.00*	*215.00*	*215.00*	*215.00*	*215.00*	1,505.00	$2,580.00
5547000-00-00 Swim Pool M	36,475.00	34,900.00	36,768.00	4,800.00	-	-	-	-	-	-	-	*34,680.00*	147,623.00	$173,400.00
5562060-00-00 Painting Con	2,600.00	77,924.51	-	-	94,655.56	*19,746.42*	*19,746.42*	*19,746.42*	*19,746.42*	*19,746.42*	*19,746.42*	*19,746.42*	313,405.01	$236,957.04
Total CONTRACTS	**102,934.95**	**186,856.61**	**102,838.87**	**72,869.66**	**167,939.23**	*90,455.20*	*90,455.20*	*90,455.20*	*90,455.20*	*90,455.20*	*90,455.20*	*125,135.18*	**1,301,305.70**	**$1,258,862.38**
REPAIR & MAINTENANCE														
5515000-00-00 Janitor and C	1,430.24	1,473.69	2,654.00	2,484.79	919.05	*1,625.00*	*1,625.00*	*1,625.00*	*1,625.00*	*1,625.00*	*1,625.00*	*1,625.00*	20,336.77	$19,500.00
5537045-00-00 Tree Mainten	-	1,375.00	-	-	-	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.63*	21,791.65	$35,000.00
5537096-00-00 Landscape R	5,065.22	-	1,470.76	3,851.92	1,992.06	*10,416.67*	*10,416.67*	*10,416.67*	*10,416.67*	*10,416.67*	*10,416.67*	*10,416.63*	85,296.61	$125,000.00
5537101-00-00 Tree Pruning	28,695.00	23,971.00	35,982.00	10,880.00	12,170.00	*16,666.67*	*16,666.67*	*16,666.67*	*16,666.67*	*16,666.67*	*16,666.67*	*16,666.63*	228,364.65	$200,000.00
5537990-00-00 Landscaping	93.26	-	-	4,575.00	-	*8,333.33*	*8,333.33*	*8,333.33*	*8,333.33*	*8,333.33*	*8,333.33*	*8,333.37*	63,001.61	$100,000.00
5541000-00-00 Repairs - Ge	7,124.23	7,695.98	4,307.32	14,908.73	7,917.27	*7,650.00*	*7,650.00*	*7,650.00*	*7,650.00*	*7,650.00*	*7,650.00*	*7,650.00*	95,503.53	$91,800.00
5541001-00-00 Equipment/To	2,851.24	37.08	1,437.07	3,446.05	34.89	*333.00*	*333.00*	*333.00*	*333.00*	*333.00*	*333.00*	*333.00*	10,137.33	$3,996.00
5541043-00-00 Exercise Equ	-	-	-	-	-	*125.00*	*125.00*	*125.00*	*125.00*	*125.00*	*125.00*	*125.00*	875.00	$1,500.00
5541230-00-00 Maintenance	653.95	3,493.44	996.22	2,052.48	1,177.61	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.37*	31,707.05	$40,000.00
5541400-00-00 Equipment R	-	-	-	-	-	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	1,750.00	$3,000.00
5541750-00-00 Water/Sewer	-	-	-	-	829.65	-	-	-	-	-	-	-	829.65	$0.00
5547021-00-00 Pool Supplies	890.00	3,232.23	100.00	-	-	*1,600.00*	*1,600.00*	*1,600.00*	*1,600.00*	*1,600.00*	*1,600.00*	*1,600.00*	15,422.23	$19,200.00
5550100-00-00 Plumbing Su	-	-	1,797.58	12,344.68	3,621.05	*6,216.67*	*6,216.67*	*6,216.67*	*6,216.67*	*6,216.67*	*6,216.67*	*6,216.63*	61,279.96	$74,600.00
5550300-00-00 In-unit Suppli	1,504.55	207.88	-	3,836.80	6,289.76	*1,250.00*	*1,250.00*	*1,250.00*	*1,250.00*	*1,250.00*	*1,250.00*	*1,250.00*	20,588.99	$15,000.00
5562100-00-00 Paint Supplie	1,834.40	1,428.86	2,433.42	2,510.35	1,333.83	*1,800.00*	*1,800.00*	*1,800.00*	*1,800.00*	*1,800.00*	*1,800.00*	*1,800.00*	22,140.86	$21,600.00
5570000-00-00 Vehicle/Main	76.49	8,686.68	5,070.55	4,052.76	1,142.17	*4,500.00*	*4,500.00*	*4,500.00*	*4,500.00*	*4,500.00*	*4,500.00*	*4,500.00*	50,528.65	$54,000.00
Total REPAIR & MAINTENANCE	**50,218.58**	**51,601.84**	**56,248.92**	**64,943.56**	**37,427.34**	*67,016.34*	*67,016.34*	*67,016.34*	*67,016.34*	*67,016.34*	*67,016.34*	*67,016.26*	**729,554.54**	**$804,196.00**
PERSONNEL														
5309020-00-00 Management	164,246.03	168,119.18	175,310.54	162,284.75	263,875.43	*199,800.53*	*199,800.53*	*199,800.53*	*199,800.53*	*199,800.53*	*199,800.53*	*199,800.49*	2,332,439.60	$2,397,606.32
5313000-00-00 Recruitment,	236.12	5,271.77	1,160.70	5,940.46	18,873.66	*450.00*	*450.00*	*450.00*	*450.00*	*450.00*	*450.00*	*450.00*	34,632.71	$5,400.00
5518000-00-00 Uniforms	248.91	9,014.89	2,094.22	568.23	745.49	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	26,671.74	$24,000.00
5723000-00-00 Payroll Taxes	25,286.28	28,188.30	26,935.45	25,941.20	36,286.51	*39,142.67*	*39,142.67*	*39,142.67*	*39,142.67*	*39,142.67*	*39,142.67*	*39,142.63*	416,636.39	$469,712.00
Total PERSONNEL	**190,017.34**	**210,594.14**	**205,500.91**	**194,734.64**	**319,781.09**	*241,393.20*	*241,393.20*	*241,393.20*	*241,393.20*	*241,393.20*	*241,393.20*	*241,393.12*	**2,810,380.44**	**$2,896,718.32**
PROFESSIONAL SERVICES														
5320000-00-00 Management	7,522.07	8,153.94	7,838.00	7,838.00	7,838.00	*7,711.10*	*7,711.10*	*7,711.10*	*7,711.10*	*7,711.10*	*7,711.10*	*7,711.06*	93,167.67	$92,533.16
5340000-00-00 Legal Expens	17,501.93	5,759.26	5,321.17	-	-	*2,333.33*	*2,333.33*	*2,333.33*	*2,333.33*	*2,333.33*	*2,333.33*	*2,333.37*	44,915.71	$28,000.00
5340100-00-00 Legal Fees -	-	-	-	4,640.59	7,140.68	*1,575.00*	*1,575.00*	*1,575.00*	*1,575.00*	*1,575.00*	*1,575.00*	*1,575.00*	22,806.27	$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*	11,711.00	$20,076.00
Total PROFESSIONAL SERVICES	**25,024.00**	**13,913.20**	**13,159.17**	**12,478.59**	**14,978.68**	*13,292.43*	*13,292.43*	*13,292.43*	*13,292.43*	*13,292.43*	*13,292.43*	*13,292.43*	**172,600.65**	**$159,509.16**
ADMINISTRATIVE EXPENSES														
5210000-00-00 Advertising	-	-	-	-	(132.00)	-	-	-	-	-	-	-	(132.00)	$0.00
5301000-00-00 Recreation/R	248.78	850.00	1,804.77	-	165.52	*1,116.67*	*1,116.67*	*1,116.67*	*1,116.67*	*1,116.67*	*1,116.67*	*1,116.63*	10,885.72	$13,400.00

BARKAN

Budget Fiscal Year Report
Parkfairfax Condominium UOA
Fiscal Period: October 2026

Account	June	July	August	September	October	November	December	January	February	March	April	May	Projected Total	Budget
5311000-00-00 Office Supplie	2,071.34	2,444.37	2,085.75	2,379.83	2,294.32	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	20,769.36	$16,275.00
5311010-00-00 Printing	-	-	442.13	-	-	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	8,002.13	$12,960.00
5311030-00-00 Copier Lease	988.74	1,403.76	415.45	2,204.80	215.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	14,327.75	$15,600.00
5311050-00-00 Postage	971.31	1,029.90	1,215.35	855.59	557.01	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	14,254.16	$16,500.00
5311130-00-00 IT Support Co	4,167.63	3,225.96	11,523.58	6,753.08	6,251.19	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	59,069.19	$46,539.00
5351020-00-00 Computer Ex	2,102.10	2,102.10	1,795.60	2,102.10	2,587.60	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.37	20,022.85	$16,000.00
5360000-00-00 Telephone an	4,136.79	3,296.91	3,889.52	3,569.31	3,440.55	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	43,533.08	$43,200.00
5370000-00-00 Bad Debts	-	-	-	-	-	125.00	125.00	125.00	125.00	125.00	125.00	125.00	875.00	$1,500.00
5390000-00-00 Misc Adminis	7,678.46	2,289.55	3,274.26	568.54	1,389.83	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	29,783.99	$25,000.00
5390009-00-00 Meeting Expe	465.00	-	-	490.00	855.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	6,360.00	$7,800.00
5390040-00-00 Credit Card &	74.06	522.01	657.98	390.10	426.52	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	9,280.67	$12,360.00
5390180-00-00 Association U	7,802.72	7,052.69	7,501.89	7,052.69	2,266.82	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.56	5,052.60	67,044.77	$60,630.76
5390900-00-00 Misc Exp - N	724.00	1,020.82	844.82	398.38	1,361.75	702.12	702.12	702.12	702.12	702.12	702.12	702.12	9,264.61	$8,425.44
5391000-00-00 Dues & Subs	19.99	77.95	84.97	611.79	-	85.08	85.08	85.08	85.08	85.08	85.08	85.12	1,390.30	$1,021.00
5392000-00-00 Travel & Ente	-	-	-	-	-	25.00	25.00	25.00	25.00	25.00	25.00	25.00	175.00	$300.00
5393050-00-00 Engineering F	-	-	-	-	-	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	14,583.35	$25,000.00
Total ADMINISTRATIVE	**31,450.92**	**25,316.02**	**35,536.07**	**27,376.21**	**21,679.11**	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,875.92	26,876.08	**329,489.93**	**$322,511.20**
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	-	-	25,000.00	-	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	151,000.00	$216,000.00
5710000-00-00 Real Estate T	-	(2,065.09)	-	-	3,825.86	911.46	911.46	911.46	911.46	911.46	911.46	911.44	8,140.97	$10,937.50
5717000-00-00 State Taxes	-	-	-	14,308.16	-	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.67	5,666.63	53,974.81	$68,000.00
5718020-00-00 Personal Pro	-	-	-	6,808.16	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	13,808.16	$12,000.00
5719000-00-00 Miscellaneou	-	-	-	-	-	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,187.50	$3,750.00
5720000-00-00 Property & Li	48,529.91	55,893.91	50,370.91	50,370.91	50,370.91	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	45,995.69	71,341.41	602,852.10	$577,294.00
Total TAXES &	**48,529.91**	**53,828.82**	**50,370.91**	**96,487.23**	**54,196.77**	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	71,886.32	97,231.98	**831,963.54**	**$887,981.50**
FUND TRANSFERS														
9901031-00-00 Transfer Res	6,997.69	14,690.67	6,006.69	7,072.56	-	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	98,117.61	$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	29,190.00	$50,040.00
Total FUND TRANSFERS	**6,997.69**	**14,690.67**	**6,006.69**	**7,072.56**	**-**	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	**127,307.61**	**$158,640.00**
Total OPERATING	**626,303.09**	**750,686.47**	**601,549.26**	**722,211.74**	**773,161.64**	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	689,488.13	749,513.89	**8,360,354.87**	**$8,472,603.32**
Net Income:	**516,490.69**	**(33,683.37)**	**103,793.90**	**(10,964.57)**	**(83,320.25)**	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	16,562.16	(43,463.65)	**548,225.71**	**$0.11**