Financial Report Package

November 2025
Fiscal Year: 2026
Prepared for

Parkfairfax Condominium UOA

By

Barkan Management Company, Inc.

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Income Statement

Parkfairfax Condominium UOA

From 11/01/2025 to 11/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING FUND							
INCOME							
INCOME							
40-4110001 Condo Assessments	$664,048.49	$ 671,009.93	($ 6,961.44)	$4,012,386.39	$4,026,059.58	($ 13,673.19)	$8,052,119.17
TOTAL INCOME	$664,048.49	$ 671,009.93	($ 6,961.44)	$4,012,386.39	$4,026,059.58	($ 13,673.19)	$8,052,119.17
OTHER INCOME							
42-4110000 Rental Income	2,745.38	4,425.52	(1,680.14)	18,278.36	26,553.12	(8,274.76)	53,106.26
42-4110180 Clubhouse Rental	-	1,312.50	(1,312.50)	2,250.00	7,875.00	(5,625.00)	15,750.00
42-4410000 Interest Revenue - Project Operations	43,429.38	10,020.83	33,408.55	97,043.47	60,124.98	36,918.49	120,250.00
42-4910000 Laundry & Vending Revenue	-	1,000.00	(1,000.00)	-	6,000.00	(6,000.00)	12,000.00
42-4920000 NSF and Late Charges	3,900.00	2,000.00	1,900.00	26,313.91	12,000.00	14,313.91	24,000.00
42-4920030 Other Fine Income	-	-	-	450.00	-	450.00	-
42-4990000 Miscellaneous Inc	410.80	1,500.00	(1,089.20)	9,520.61	9,000.00	520.61	18,000.00
42-4990008 In Unit Maintenance	1,912.52	2,225.00	(312.48)	16,987.68	13,350.00	3,637.68	26,700.00
42-4990085 Utility Reimbursment Inc	517.21	50.00	467.21	2,768.06	300.00	2,468.06	600.00
42-4990190 Storage Unit Fees	1,065.28	4,166.67	(3,101.39)	8,288.68	25,000.02	(16,711.34)	50,000.00
42-4990210 Legal - Collections	2,223.26	631.50	1,591.76	15,854.17	3,789.00	12,065.17	7,578.00
42-4990220 Resale Package	1,514.78	3,166.67	(1,651.89)	20,534.58	19,000.02	1,534.56	38,000.00
42-4990310 Cable Income	1,654.55	1,400.00	254.55	9,927.30	8,400.00	1,527.30	16,800.00
42-4990600 Key Income	280.80	2,391.67	(2,110.87)	7,354.60	14,350.02	(6,995.42)	28,700.00
42-4990980 Sales	-	-	-	441,700.24	-	441,700.24	-
42-4991010 Newsletter Income	-	750.00	(750.00)	273.00	4,500.00	(4,227.00)	9,000.00
TOTAL OTHER INCOME	$ 59,653.96	$ 35,040.36	$ 24,613.60	$677,544.66	$210,242.16	$467,302.50	$ 420,484.26
TOTAL INCOME	**$723,702.45**	**$ 706,050.29**	**$ 17,652.16**	**$4,689,931.05**	**$4,236,301.74**	**$453,629.31**	**$8,472,603.43**
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	1,707.14	10,213.33	8,506.19	66,066.41	61,279.98	(4,786.43)	122,560.00
50-5451000 Water	-	45,325.08	45,325.08	215,248.27	271,950.48	56,702.21	543,901.00
50-5452000 Gas	20,713.63	22,217.98	1,504.35	114,107.03	133,307.88	19,200.85	266,615.76
50-5453000 Sewer	2,837.07	87,542.33	84,705.26	530,147.43	525,253.98	(4,893.45)	1,050,508.00
50-5459130 Utility Reimbursement	480.00	50.00	(430.00)	480.00	300.00	(180.00)	600.00
TOTAL UTILITIES	$ 25,737.84	$ 165,348.72	$ 139,610.88	$926,049.14	$992,092.32	$ 66,043.18	$1,984,184.76
CONTRACTS							
53-5360090 Web Site	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
53-5519000 Exterminating Contract	3,307.00	4,697.00	1,390.00	52,922.87	28,182.00	(24,740.87)	56,364.00
53-5525000 Garbage and Trash Removal	38,926.49	34,178.94	(4,747.55)	211,621.87	205,073.64	(6,548.23)	410,147.30
53-5537000 Grounds Contract	24,601.00	31,201.17	6,600.17	147,606.00	187,207.02	39,601.02	374,414.04
53-5542010 Door Entry System	-	215.00	215.00	-	1,290.00	1,290.00	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	1,002.67	19,746.42	18,743.75	176,182.74	118,478.52	(57,704.22)	236,957.04
TOTAL CONTRACTS	$ 67,837.16	$ 90,455.20	$ 22,618.04	$701,276.48	$681,451.20	($ 19,825.28)	$1,258,862.38

BARKAN

Income Statement

Parkfairfax Condominium UOA

From 11/01/2025 to 11/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	$3,310.28	$1,625.00	($1,685.28)	$12,272.05	$9,750.00	($2,522.05)	$19,500.00
55-5537045 Tree Maintenance	-	2,916.67	2,916.67	1,375.00	17,500.02	16,125.02	35,000.00
55-5537096 Landscape Repairs	13,491.55	10,416.67	(3,074.88)	25,871.51	62,500.02	36,628.51	125,000.00
55-5537101 Tree Pruning & Removal	33,815.00	16,666.67	(17,148.33)	145,513.00	100,000.02	(45,512.98)	200,000.00
55-5537990 Landscaping Repairs	-	8,333.33	8,333.33	4,668.26	49,999.98	45,331.72	100,000.00
55-5541000 Repairs - General	6,137.51	7,650.00	1,512.49	48,091.04	45,900.00	(2,191.04)	91,800.00
55-5541001 Equipment/Tools	554.80	333.00	(221.80)	8,361.13	1,998.00	(6,363.13)	3,996.00
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	-	750.00	750.00	1,500.00
55-5541230 Maintenance Supplies	853.53	3,333.33	2,479.80	9,227.23	19,999.98	10,772.75	40,000.00
55-5541400 Equipment Repairs & Maintenance	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
55-5541750 Water/Sewer Repairs	-	-	-	829.65	-	(829.65)	-
55-5547021 Pool Supplies & Equipment	-	1,600.00	1,600.00	4,222.23	9,600.00	5,377.77	19,200.00
55-5550100 Plumbing Supplies	2,280.18	6,216.67	3,936.49	20,043.49	37,300.02	17,256.53	74,600.00
55-5550300 In-unit Supplies	796.20	1,250.00	453.80	12,635.19	7,500.00	(5,135.19)	15,000.00
55-5562100 Paint Supplies	757.26	1,800.00	1,042.74	10,298.12	10,800.00	501.88	21,600.00
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	7,729.06	4,500.00	(3,229.06)	26,757.71	27,000.00	242.29	54,000.00
TOTAL REPAIR & MAINTENANCE	$69,725.37	$67,016.34	($2,709.03)	$330,165.61	$402,098.04	$71,932.43	$804,196.00
PERSONNEL							
57-5309020 Management Salaries	183,665.36	199,800.53	16,135.17	1,117,501.29	1,198,803.18	81,301.89	2,397,606.32
57-5313000 Recruitment, Relocation, Training	51.14	450.00	398.86	31,533.85	2,700.00	(28,833.85)	5,400.00
57-5518000 Uniforms	12,337.67	2,000.00	(10,337.67)	25,009.41	12,000.00	(13,009.41)	24,000.00
57-5723000 Payroll Taxes & Benefits	43,540.18	39,142.67	(4,397.51)	186,177.92	234,856.02	48,678.10	469,712.00
TOTAL PERSONNEL	$239,594.35	$241,393.20	$1,798.85	$1,360,222.47	$1,448,359.20	$88,136.73	$2,896,718.32
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,838.00	7,711.10	(126.90)	47,028.01	46,266.60	(761.41)	92,533.16
59-5340000 Legal Expense	8,216.00	2,333.33	(5,882.67)	36,798.36	13,999.98	(22,798.38)	28,000.00
59-5340100 Legal Fees - Collections	5,520.89	1,575.00	(3,945.89)	17,302.16	9,450.00	(7,852.16)	18,900.00
59-5350000 Audit Expense	-	1,673.00	1,673.00	-	10,038.00	10,038.00	20,076.00
TOTAL PROFESSIONAL SERVICES	$21,574.89	$13,292.43	($8,282.46)	$101,128.53	$79,754.58	($21,373.95)	$159,509.16
ADMINISTRATIVE EXPENSES							
60-5210000 Advertising	-	-	-	(132.00)	-	132.00	-
60-5301000 Recreation/Resident Activities	1,733.93	1,116.67	(617.26)	4,803.00	6,700.02	1,897.02	13,400.00
60-5311000 Office Supplies	1,370.00	1,356.25	(13.75)	12,645.61	8,137.50	(4,508.11)	16,275.00
60-5311010 Printing	-	1,080.00	1,080.00	442.13	6,480.00	6,037.87	12,960.00
60-5311030 Copier Lease	807.94	1,300.00	492.06	6,035.69	7,800.00	1,764.31	15,600.00
60-5311050 Postage	1,732.86	1,375.00	(357.86)	6,362.02	8,250.00	1,887.98	16,500.00
60-5311130 IT Support Contract	3,722.50	3,878.25	155.75	35,643.94	23,269.50	(12,374.44)	46,539.00
60-5351020 Computer Expenses	3,306.25	1,333.33	(1,972.92)	13,995.75	7,999.98	(5,995.77)	16,000.00
60-5360000 Telephone and Answering Service	1,950.30	3,600.00	1,649.70	20,283.38	21,600.00	1,316.62	43,200.00
60-5370000 Bad Debts	-	125.00	125.00	-	750.00	750.00	1,500.00
60-5390000 Misc Administrative Expenses	(1,000.57)	2,083.33	3,083.90	14,200.07	12,499.98	(1,700.09)	25,000.00
60-5390009 Meeting Expenses	-	650.00	650.00	1,810.00	3,900.00	2,090.00	7,800.00
60-5390040 Credit Card & Bank Fees	1,150.43	1,030.00	(120.43)	3,221.10	6,180.00	2,958.90	12,360.00
60-5390180 Association Unit Expense	-	5,052.56	5,052.56	31,676.81	30,315.36	(1,361.45)	60,630.76
60-5390900 Misc Exp - Newsletter	1,296.63	702.12	(594.51)	5,646.40	4,212.72	(1,433.68)	8,425.44
60-5391000 Dues & Subscriptions	-	85.08	85.08	794.70	510.48	(284.22)	1,021.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	150.00	150.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	12,499.98	12,499.98	25,000.00
TOTAL ADMINISTRATIVE EXPENSES	$16,070.27	$26,875.92	$10,805.65	$157,428.60	$161,255.52	$3,826.92	$322,511.20

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Income Statement

Parkfairfax Condominium UOA

From 11/01/2025 to 11/30/2025

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	$25,000.00	$18,000.00	($7,000.00)	$50,000.00	$108,000.00	$58,000.00	$216,000.00
63-5710000 Real Estate Taxes	-	911.46	911.46	1,760.77	5,468.76	3,707.99	10,937.50
63-5717000 State Taxes	12,460.84	5,666.67	(6,794.17)	26,769.00	34,000.02	7,231.02	68,000.00
63-5718020 Personal Property Taxes	-	1,000.00	1,000.00	6,808.16	6,000.00	(808.16)	12,000.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	312.50	312.50	-	1,875.00	1,875.00	3,750.00
63-5720000 Property & Liability Insurance (Hazard)	51,166.91	45,995.69	(5,171.22)	306,703.46	275,974.14	(30,729.32)	577,294.00
63-5730000 Capital Expenses	1,768.96	-	(1,768.96)	1,768.96	-	(1,768.96)	-
TOTAL TAXES & INSURANCE	$90,396.71	$71,886.32	($18,510.39)	$393,810.35	$431,317.92	$37,507.57	$887,981.50
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	36,955.02	9,050.00	(27,905.02)	71,722.63	54,300.00	(17,422.63)	108,600.00
69-9901250 Transfer to Operating Reserves	-	4,170.00	4,170.00	-	25,020.00	25,020.00	50,040.00
TOTAL FUND TRANSFERS	$36,955.02	$13,220.00	($23,735.02)	$71,722.63	$79,320.00	$7,597.37	$158,640.00
TOTAL DISBURSEMENTS	**$567,891.61**	**$689,488.13**	**$121,596.52**	**$4,041,803.81**	**$4,275,648.78**	**$233,844.97**	**$8,472,603.32**
OPERATING FUND NET INCREASE (DECREASE)	$155,810.84	$16,562.16	$139,248.68	$648,127.24	($39,347.04)	$687,474.28	$0.11

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Income Statement

Parkfairfax Condominium UOA

From 11/01/2025 to 11/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE FUND							
INCOME							
INCOME							
40-4500000 Reserve Assessments	$323,651.50	$323,651.50	$-	$1,941,909.00	$1,941,909.00	$-	$3,883,818.00
TOTAL INCOME	$323,651.50	$323,651.50	$-	$1,941,909.00	$1,941,909.00	$-	$3,883,818.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	38,550.27	-	38,550.27	81,852.01	-	81,852.01	-
TOTAL OTHER INCOME	$38,550.27	$-	$38,550.27	$81,852.01	$-	$81,852.01	$-
TOTAL INCOME	**$362,201.77**	**$323,651.50**	**$38,550.27**	**$2,023,761.01**	**$1,941,909.00**	**$81,852.01**	**$3,883,818.00**
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	11,700.00	-	(11,700.00)	60,001.57	-	(60,001.57)	-
95-9900100 Building Exterior	32,741.64	-	(32,741.64)	299,952.39	-	(299,952.39)	-
95-9900200 Building Interior	20,722.49	-	(20,722.49)	131,717.84	-	(131,717.84)	-
95-9900303 Gates, Fences and Retaining Walls	-	-	-	19,900.00	-	(19,900.00)	-
95-9900305 Exterior lighting	-	-	-	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	4,100.00	-	(4,100.00)	4,885.08	-	(4,885.08)	-
95-9901202 Riser Replacement & Repair	-	-	-	34,577.50	-	(34,577.50)	-
95-9901203 HVAC	5,277.30	-	(5,277.30)	104,238.34	-	(104,238.34)	-
95-9901222 Roof Maintenance	17,860.00	-	(17,860.00)	225,872.40	-	(225,872.40)	-
95-9990101 Special Project 1	74,660.00	-	(74,660.00)	168,326.38	-	(168,326.38)	-
95-9990102 Special Project 2	27,022.44	-	(27,022.44)	89,495.68	-	(89,495.68)	-
95-9990103 Special Project 3	13,963.00	-	(13,963.00)	213,189.00	-	(213,189.00)	-
95-9990104 Special Project 4	5,750.00	-	(5,750.00)	29,725.00	-	(29,725.00)	-
95-9990105 Special Project 5	-	-	-	400,503.86	-	(400,503.86)	-
TOTAL DISBURSEMENTS	**$213,796.87**	**$-**	**($213,796.87)**	**$1,804,211.15**	**$-**	**($1,804,211.15)**	**$0.00**
RESERVE FUND NET INCREASE (DECREASE)	$148,404.90	$323,651.50	($175,246.60)	$219,549.86	$1,941,909.00	($1,722,359.14)	$3,883,818.00
NET INCREASE (DECREASE)	$304,215.74	$340,213.66	($35,997.92)	$867,677.10	$1,902,561.96	($1,034,884.86)	$3,883,818.11

Assets			
CURRENT ASSETS			
10-1110000-00	Petty Cash	$	500.00
10-1120001-00	Operating Cash		1,455,330.33
10-1130000-00	Accounts Receivable		450,421.85
10-1132000-00	Accounts Receivable		45,814.82
10-1134000-00	A/R Suspense		(213.60)
10-1140000-00	AR-other		1,425.00
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		$	1,788,617.90
RESTRICTED DEPOSITS & FUNDED RESERVES			
13-1320000-02	Replacement Reserve-MM	$	4,401,750.03
13-1320100-02	Replacement Reserve-MM		(396,343.46)
13-1320101-02	Bank United - ICS - 5532		1,610,039.67
13-1320200-02	Replacement Reserve-CD		2,195,000.00
13-1320600-00	Accrued Interest Receivable		21,003.07
TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES		$	7,831,449.31
PREPAID EXPENSES			
15-1240000-00	Prepaid Property & Liability Insurance	$	202,857.41
15-1290000-00	Prepaid Expense-Operating		94,943.17
TOTAL PREPAID EXPENSES		$	297,800.58
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		**$**	**10,074,184.66**
Liabilities & Equity			
CURRENT LIABILITIES			
20-2110000-00	Accounts Payable	$	100,708.78
20-2110020-00	Insurance Claim Payable		662.97
20-2120000-00	Accrued Wages and Payroll Taxes Payable		117,249.42
20-2123000-00	Accrued Expense		187,095.90
20-2123060-00	401K Match Payable		57,503.88
20-2199000-00	Other Current Liabilities		(160.32)
20-2210001-00	Prepaid Assessment		246,620.03
20-2210100-00	Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00	Deferred Income		150,563.05
TOTAL CURRENT LIABILITIES		$	883,073.40
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		46,013.74
TOTAL DEPOSITS LIABILITIES		$	48,248.18
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)	867,677.10
TOTAL EQUITY		$ 9,142,863.08
Total Liabilities & Equity		**$ 10,074,184.66**

BARKAN

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: November 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	664,048.49	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.94*	8,038,445.98	$8,052,119.17
Total INCOME	**671,101.18**	**671,007.42**	**671,079.63**	**671,101.18**	**664,048.49**	**664,048.49**	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.93*	*671,009.94*	**8,038,445.98**	**$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	2,745.38	*4,425.52*	*4,425.52*	*4,425.52*	*4,425.52*	*4,425.52*	*4,425.54*	44,831.50	$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*	10,125.00	$15,750.00
4410000-00-00 Interest Reve	6,997.69	14,690.67	15,584.43	16,341.30	-	43,429.38	*10,020.83*	*10,020.83*	*10,020.83*	*10,020.83*	*10,020.83*	*10,020.87*	157,168.49	$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*	6,000.00	$12,000.00
4920000-00-00 NSF and Late	5,217.55	4,730.76	3,892.32	4,798.79	3,774.49	3,900.00	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	38,313.91	$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	410.80	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	18,520.61	$18,000.00
4990008-00-00 In Unit Mainte	1,149.90	2,144.63	3,415.45	4,299.43	4,065.75	1,912.52	*2,225.00*	*2,225.00*	*2,225.00*	*2,225.00*	*2,225.00*	*2,225.00*	30,337.68	$26,700.00
4990085-00-00 Utility Reimb	-	664.71	453.39	302.39	830.36	517.21	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	3,068.06	$600.00
4990190-00-00 Storage Unit	1,278.40	3,444.00	20.00	1,046.00	1,435.00	1,065.28	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.63*	33,288.66	$50,000.00
4990210-00-00 Legal - Collec	-	5,809.08	2,965.07	1,700.94	3,155.82	2,223.26	*631.50*	*631.50*	*631.50*	*631.50*	*631.50*	*631.50*	19,643.17	$7,578.00
4990220-00-00 Resale Pack	4,638.36	3,095.94	2,264.34	5,107.01	3,914.15	1,514.78	*3,166.67*	*3,166.67*	*3,166.67*	*3,166.67*	*3,166.67*	*3,166.63*	39,534.56	$38,000.00
4990310-00-00 Cable Incom	1,654.55	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*	18,327.30	$16,800.00
4990600-00-00 Key Income	2,689.80	1,684.00	855.00	878.40	966.60	280.80	*2,391.67*	*2,391.67*	*2,391.67*	*2,391.67*	*2,391.67*	*2,391.63*	21,704.58	$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*	4,773.00	$9,000.00
Total OTHER INCOME	**471,692.60**	**45,995.68**	**34,263.53**	**40,145.99**	**25,792.90**	**59,653.96**	*35,040.36*	*35,040.36*	*35,040.36*	*35,040.36*	*35,040.36*	*35,040.30*	**887,786.76**	**$420,484.26**
Total OPERATING INCOME	**1,142,793.78**	**717,003.10**	**705,343.16**	**711,247.17**	**689,841.39**	**723,702.45**	*706,050.29*	*706,050.29*	*706,050.29*	*706,050.29*	*706,050.29*	*706,050.24*	**8,926,232.74**	**$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	1,707.14	*10,213.33*	*10,213.33*	*10,213.33*	*10,213.33*	*10,213.33*	*10,213.37*	127,346.43	$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*	*45,325.12*	487,198.79	$543,901.00
5452000-00-00 Gas	22,158.56	21,797.94	18,044.89	13,010.16	18,381.85	20,713.63	*22,217.98*	*22,217.98*	*22,217.98*	*22,217.98*	*22,217.98*	*22,217.98*	247,414.91	$266,615.76
5453000-00-00 Sewer	101,542.23	111,437.61	57,486.32	165,724.22	91,119.98	2,837.07	*87,542.33*	*87,542.33*	*87,542.33*	*87,542.33*	*87,542.33*	*87,542.37*	1,055,401.45	$1,050,508.00
5459130-00-00 Utility Reimb	-	-	-	-	-	480.00	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	*50.00*	780.00	$600.00
Total UTILITIES	**171,129.70**	**193,885.17**	**131,887.72**	**246,249.29**	**157,159.42**	**25,737.84**	*165,348.72*	*165,348.72*	*165,348.72*	*165,348.72*	*165,348.72*	*165,348.84*	**1,918,141.58**	**$1,984,184.76**
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	-	*416.67*	*416.67*	*416.67*	*416.67*	*416.67*	*416.63*	2,499.98	$5,000.00
5519000-00-00 Exterminating	5,265.00	14,159.00	5,550.00	9,342.00	15,299.87	3,307.00	*4,697.00*	*4,697.00*	*4,697.00*	*4,697.00*	*4,697.00*	*4,697.00*	81,104.87	$56,364.00
5525000-00-00 Garbage and	33,993.95	35,272.10	35,919.87	34,126.66	33,382.80	38,926.49	*34,178.94*	*34,178.94*	*34,178.94*	*34,178.94*	*34,178.94*	*34,178.96*	416,695.53	$410,147.30
5537000-00-00 Grounds Con	24,601.00	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*	334,813.02	$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*	1,290.00	$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	1,002.67	*19,746.42*	*19,746.42*	*19,746.42*	*19,746.42*	*19,746.42*	*19,746.42*	294,661.26	$236,957.04
Total CONTRACTS	**102,934.95**	**186,856.61**	**102,838.87**	**72,869.66**	**167,939.23**	**67,837.16**	*90,455.20*	*90,455.20*	*90,455.20*	*90,455.20*	*90,455.20*	*125,135.18*	**1,278,687.66**	**$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	3,310.28	*1,625.00*	*1,625.00*	*1,625.00*	*1,625.00*	*1,625.00*	*1,625.00*	22,022.05	$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*	*2,916.63*	18,874.98	$35,000.00
5537096-00-00 Landscape R	5,065.22	-	1,470.76	3,851.92	1,992.06	13,491.55	*10,416.67*	*10,416.67*	*10,416.67*	*10,416.67*	*10,416.67*	*10,416.63*	88,371.49	$125,000.00
5537101-00-00 Tree Pruning	28,695.00	23,971.00	35,982.00	10,880.00	12,170.00	33,815.00	*16,666.67*	*16,666.67*	*16,666.67*	*16,666.67*	*16,666.67*	*16,666.63*	245,512.98	$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*	*8,333.37*	54,668.28	$100,000.00
5541000-00-00 Repairs - Ge	7,124.23	7,695.98	4,307.32	14,908.73	7,917.27	6,137.51	*7,650.00*	*7,650.00*	*7,650.00*	*7,650.00*	*7,650.00*	*7,650.00*	93,991.04	$91,800.00
5541001-00-00 Equipment/To	2,851.24	37.08	1,437.07	3,446.05	34.89	554.80	*333.00*	*333.00*	*333.00*	*333.00*	*333.00*	*333.00*	10,359.13	$3,996.00
5541043-00-00 Exercise Equ	-	-	-	-	-	-	*125.00*	*125.00*	*125.00*	*125.00*	*125.00*	*125.00*	750.00	$1,500.00
5541230-00-00 Maintenance	653.95	3,493.44	996.22	2,052.48	1,177.61	853.53	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.37*	29,227.25	$40,000.00
5541400-00-00 Equipment R	-	-	-	-	-	-	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	1,500.00	$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*	13,822.23	$19,200.00
5550100-00-00 Plumbing Su	-	-	1,797.58	12,344.68	3,621.05	2,280.18	*6,216.67*	*6,216.67*	*6,216.67*	*6,216.67*	*6,216.67*	*6,216.63*	57,343.47	$74,600.00
5550300-00-00 In-unit Suppli	1,504.55	207.88	-	3,836.80	6,289.76	796.20	*1,250.00*	*1,250.00*	*1,250.00*	*1,250.00*	*1,250.00*	*1,250.00*	20,135.19	$15,000.00
5562100-00-00 Paint Supplie	1,834.40	1,428.86	2,433.42	2,510.35	1,333.83	757.26	*1,800.00*	*1,800.00*	*1,800.00*	*1,800.00*	*1,800.00*	*1,800.00*	21,098.12	$21,600.00
5570000-00-00 Vehicle/Main	76.49	8,686.68	5,070.55	4,052.76	1,142.17	7,729.06	*4,500.00*	*4,500.00*	*4,500.00*	*4,500.00*	*4,500.00*	*4,500.00*	53,757.71	$54,000.00
Total REPAIR & MAINTENANCE	**50,218.58**	**51,601.84**	**56,248.92**	**64,943.56**	**37,427.34**	**69,725.37**	*67,016.34*	*67,016.34*	*67,016.34*	*67,016.34*	*67,016.34*	*67,016.26*	**732,263.57**	**$804,196.00**
PERSONNEL														
5309020-00-00 Management	164,246.03	168,119.18	175,310.54	162,284.75	263,875.43	183,665.36	*199,800.53*	*199,800.53*	*199,800.53*	*199,800.53*	*199,800.53*	*199,800.49*	2,316,304.43	$2,397,606.32
5313000-00-00 Recruitment,	236.12	5,271.77	1,160.70	5,940.46	18,873.66	51.14	*450.00*	*450.00*	*450.00*	*450.00*	*450.00*	*450.00*	34,233.85	$5,400.00
5518000-00-00 Uniforms	248.91	9,014.89	2,094.22	568.23	745.49	12,337.67	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	*2,000.00*	37,009.41	$24,000.00
5723000-00-00 Payroll Taxes	25,286.28	28,188.30	26,935.45	25,941.20	36,286.51	43,540.18	*39,142.67*	*39,142.67*	*39,142.67*	*39,142.67*	*39,142.67*	*39,142.63*	421,033.90	$469,712.00
Total PERSONNEL	**190,017.34**	**210,594.14**	**205,500.91**	**194,734.64**	**319,781.09**	**239,594.35**	*241,393.20*	*241,393.20*	*241,393.20*	*241,393.20*	*241,393.20*	*241,393.12*	**2,808,581.59**	**$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	7,838.00	*7,711.10*	*7,711.10*	*7,711.10*	*7,711.10*	*7,711.10*	*7,711.06*	93,294.57	$92,533.16
5340000-00-00 Legal Expens	17,501.93	5,759.26	5,321.17	-	-	8,216.00	*2,333.33*	*2,333.33*	*2,333.33*	*2,333.33*	*2,333.33*	*2,333.37*	50,798.38	$28,000.00
5340100-00-00 Legal Fees -	-	-	-	4,640.59	7,140.68	5,520.89	*1,575.00*	*1,575.00*	*1,575.00*	*1,575.00*	*1,575.00*	*1,575.00*	26,752.16	$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*	10,038.00	$20,076.00
Total PROFESSIONAL SERVICES	**25,024.00**	**13,913.20**	**13,159.17**	**12,478.59**	**14,978.68**	**21,574.89**	*13,292.43*	*13,292.43*	*13,292.43*	*13,292.43*	*13,292.43*	*13,292.43*	**180,883.11**	**$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	1,733.93	*1,116.67*	*1,116.67*	*1,116.67*	*1,116.67*	*1,116.67*	*1,116.63*	11,502.98	$13,400.00

BARKAN

Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: November 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	1,370.00	*1,356.25*	*1,356.25*	*1,356.25*	*1,356.25*	*1,356.25*	*1,356.25*	20,783.11	$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*	6,922.13	$12,960.00
5311030-00-00 Copier Lease	988.74	1,403.76	415.45	2,204.80	215.00	807.94	*1,300.00*	*1,300.00*	*1,300.00*	*1,300.00*	*1,300.00*	*1,300.00*	13,835.69	$15,600.00
5311050-00-00 Postage	971.31	1,029.90	1,215.35	855.59	557.01	1,732.86	*1,375.00*	*1,375.00*	*1,375.00*	*1,375.00*	*1,375.00*	*1,375.00*	14,612.02	$16,500.00
5311130-00-00 IT Support Co	4,167.63	3,225.96	11,523.58	6,753.08	6,251.19	3,722.50	*3,878.25*	*3,878.25*	*3,878.25*	*3,878.25*	*3,878.25*	*3,878.25*	58,913.44	$46,539.00
5351020-00-00 Computer Ex	2,102.10	2,102.10	1,795.60	2,102.10	2,587.60	3,306.25	*1,333.33*	*1,333.33*	*1,333.33*	*1,333.33*	*1,333.33*	*1,333.37*	21,995.77	$16,000.00
5360000-00-00 Telephone an	4,136.79	3,296.91	3,889.52	3,569.31	3,440.55	1,950.30	*3,600.00*	*3,600.00*	*3,600.00*	*3,600.00*	*3,600.00*	*3,600.00*	41,883.38	$43,200.00
5370000-00-00 Bad Debts	-	-	-	-	-	-	*125.00*	*125.00*	*125.00*	*125.00*	*125.00*	*125.00*	750.00	$1,500.00
5390000-00-00 Misc Adminis	7,678.46	2,289.55	3,274.26	568.54	1,389.83	(1,000.57)	*2,083.33*	*2,083.33*	*2,083.33*	*2,083.33*	*2,083.33*	*2,083.37*	26,700.09	$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*	5,710.00	$7,800.00
5390040-00-00 Credit Card &	74.06	522.01	657.98	390.10	426.52	1,150.43	*1,030.00*	*1,030.00*	*1,030.00*	*1,030.00*	*1,030.00*	*1,030.00*	9,401.10	$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*	*5,052.60*	61,992.21	$60,630.76
5390900-00-00 Misc Exp - N	724.00	1,020.82	844.82	398.38	1,361.75	1,296.63	*702.12*	*702.12*	*702.12*	*702.12*	*702.12*	*702.12*	9,859.12	$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*	*85.12*	1,305.22	$1,021.00
5392000-00-00 Travel & Ente	-	-	-	-	-	-	*25.00*	*25.00*	*25.00*	*25.00*	*25.00*	*25.00*	150.00	$300.00
5393050-00-00 Engineering F	-	-	-	-	-	-	*2,083.33*	*2,083.33*	*2,083.33*	*2,083.33*	*2,083.33*	*2,083.37*	12,500.02	$25,000.00
Total ADMINISTRATIVE	**31,450.92**	**25,316.02**	**35,536.07**	**27,376.21**	**21,679.11**	**16,070.27**	*26,875.92*	*26,875.92*	*26,875.92*	*26,875.92*	*26,875.92*	*26,876.08*	**318,684.28**	**$322,511.20**
TAXES & INSURANCE														
5312200-00-00 Income Taxe	-	-	-	25,000.00	-	25,000.00	*18,000.00*	*18,000.00*	*18,000.00*	*18,000.00*	*18,000.00*	*18,000.00*	158,000.00	$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*	*911.44*	7,229.51	$10,937.50
5717000-00-00 State Taxes	-	-	-	14,308.16	-	12,460.84	*5,666.67*	*5,666.67*	*5,666.67*	*5,666.67*	*5,666.67*	*5,666.63*	60,768.98	$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*	12,808.16	$12,000.00
5719000-00-00 Miscellaneou	-	-	-	-	-	-	*312.50*	*312.50*	*312.50*	*312.50*	*312.50*	*312.50*	1,875.00	$3,750.00
5720000-00-00 Property & Li	48,529.91	55,893.91	50,370.91	50,370.91	50,370.91	51,166.91	*45,995.69*	*45,995.69*	*45,995.69*	*45,995.69*	*45,995.69*	*71,341.41*	608,023.32	$577,294.00
5730000-00-00 Capital Expe	-	-	-	-	-	1,768.96	-	-	-	-	-	-	1,768.96	$0.00
Total TAXES &	**48,529.91**	**53,828.82**	**50,370.91**	**96,487.23**	**54,196.77**	**90,396.71**	*71,886.32*	*71,886.32*	*71,886.32*	*71,886.32*	*71,886.32*	*97,231.98*	**850,473.93**	**$887,981.50**
FUND TRANSFERS														
9901031-00-00 Transfer Res	6,997.69	14,690.67	6,006.69	7,072.56	-	36,955.02	*9,050.00*	*9,050.00*	*9,050.00*	*9,050.00*	*9,050.00*	*9,050.00*	126,022.63	$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*	25,020.00	$50,040.00
Total FUND TRANSFERS	**6,997.69**	**14,690.67**	**6,006.69**	**7,072.56**	**-**	**36,955.02**	*13,220.00*	*13,220.00*	*13,220.00*	*13,220.00*	*13,220.00*	*13,220.00*	**151,042.63**	**$158,640.00**
Total OPERATING	**626,303.09**	**750,686.47**	**601,549.26**	**722,211.74**	**773,161.64**	**567,891.61**	*689,488.13*	*689,488.13*	*689,488.13*	*689,488.13*	*689,488.13*	*749,513.89*	**8,238,758.35**	**$8,472,603.32**
Net Income:	**516,490.69**	**(33,683.37)**	**103,793.90**	**(10,964.57)**	**(83,320.25)**	**155,810.84**	*16,562.16*	*16,562.16*	*16,562.16*	*16,562.16*	*16,562.16*	*(43,463.65)*	**687,474.39**	**$0.11**