



Financial Report Package

December 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	\$664,048.49	\$ 671,009.93	(\$ 6,961.44)	\$4,676,434.88	\$4,697,069.51	(\$ 20,634.63)	\$8,052,119.17
TOTAL INCOME	\$664,048.49	\$ 671,009.93	(\$ 6,961.44)	\$4,676,434.88	\$4,697,069.51	(\$ 20,634.63)	\$8,052,119.17
OTHER INCOME							
42-4110000 Rental Income	2,745.38	4,425.52	(1,680.14)	21,023.74	30,978.64	(9,954.90)	53,106.26
42-4110180 Clubhouse Rental	1,050.00	1,312.50	(262.50)	3,300.00	9,187.50	(5,887.50)	15,750.00
42-4410000 Interest Revenue - Project Operations	19,887.81	10,020.83	9,866.98	116,931.28	70,145.81	46,785.47	120,250.00
42-4910000 Laundry & Vending Revenue	-	1,000.00	(1,000.00)	-	7,000.00	(7,000.00)	12,000.00
42-4920000 NSF and Late Charges	872.76	2,000.00	(1,127.24)	27,186.67	14,000.00	13,186.67	24,000.00
42-4920030 Other Fine Income	-	-	-	450.00	-	450.00	-
42-4990000 Miscellaneous Inc	157.80	1,500.00	(1,342.20)	9,678.41	10,500.00	(821.59)	18,000.00
42-4990008 In Unit Maintenance	1,188.88	2,225.00	(1,036.12)	18,176.56	15,575.00	2,601.56	26,700.00
42-4990085 Utility Reimbursement Inc	-	50.00	(50.00)	2,768.06	350.00	2,418.06	600.00
42-4990190 Storage Unit Fees	3,392.00	4,166.67	(774.67)	11,680.68	29,166.69	(17,486.01)	50,000.00
42-4990210 Legal - Collections	1,152.44	631.50	520.94	17,006.61	4,420.50	12,586.11	7,578.00
42-4990220 Resale Package	2,659.65	3,166.67	(507.02)	23,194.23	22,166.69	1,027.54	38,000.00
42-4990310 Cable Income	1,654.55	1,400.00	254.55	11,581.85	9,800.00	1,781.85	16,800.00
42-4990600 Key Income	403.80	2,391.67	(1,987.87)	7,758.40	16,741.69	(8,983.29)	28,700.00
42-4990980 Sales	-	-	-	441,700.24	-	441,700.24	-
42-4991010 Newsletter Income	156.00	750.00	(594.00)	429.00	5,250.00	(4,821.00)	9,000.00
TOTAL OTHER INCOME	\$ 35,321.07	\$ 35,040.36	\$ 280.71	\$712,865.73	\$245,282.52	\$467,583.21	\$ 420,484.26
TOTAL INCOME	\$699,369.56	\$ 706,050.29	(\$ 6,680.73)	\$5,389,300.61	\$4,942,352.03	\$446,948.58	\$8,472,603.43
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	11,452.70	10,213.33	(1,239.37)	77,519.11	71,493.31	(6,025.80)	122,560.00
50-5451000 Water	92,005.04	45,325.08	(46,679.96)	307,253.31	317,275.56	10,022.25	543,901.00
50-5452000 Gas	24,866.04	22,217.98	(2,648.06)	138,973.07	155,525.86	16,552.79	266,615.76
50-5453000 Sewer	-	87,542.33	87,542.33	530,147.43	612,796.31	82,648.88	1,050,508.00
50-5459130 Utility Reimbursement	-	50.00	50.00	480.00	350.00	(130.00)	600.00
TOTAL UTILITIES	\$128,323.78	\$ 165,348.72	\$ 37,024.94	\$1,054,372.92	\$1,157,441.04	\$103,068.12	\$1,984,184.76
CONTRACTS							
53-5360090 Web Site	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
53-5519000 Exterminating Contract	4,186.50	4,697.00	510.50	57,109.37	32,879.00	(24,230.37)	56,364.00
53-5525000 Garbage and Trash Removal	31,445.14	34,178.94	2,733.80	243,067.01	239,252.58	(3,814.43)	410,147.30
53-5537000 Grounds Contract	24,601.00	31,201.17	6,600.17	172,207.00	218,408.19	46,201.19	374,414.04
53-5542010 Door Entry System	-	215.00	215.00	-	1,505.00	1,505.00	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	2,120.30	19,746.42	17,626.12	178,303.04	138,224.94	(40,078.10)	236,957.04
TOTAL CONTRACTS	\$ 62,352.94	\$ 90,455.20	\$ 28,102.26	\$763,629.42	\$771,906.40	\$ 8,276.98	\$1,258,862.38

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REPAIR & MAINTENANCE							
55-5515000 Janitor and Cleaning Supplies	\$1,027.97	\$1,625.00	\$597.03	\$13,300.02	\$11,375.00	(\$1,925.02)	\$19,500.00
55-5537045 Tree Maintenance	-	2,916.67	2,916.67	1,375.00	20,416.69	19,041.69	35,000.00
55-5537096 Landscape Repairs	1,706.67	10,416.67	8,710.00	27,578.18	72,916.69	45,338.51	125,000.00
55-5537101 Tree Pruning & Removal	2,800.00	16,666.67	13,866.67	148,313.00	116,666.69	(31,646.31)	200,000.00
55-5537990 Landscaping Repairs	34.64	8,333.33	8,298.69	4,702.90	58,333.31	53,630.41	100,000.00
55-5541000 Repairs - General	1,824.45	7,650.00	5,825.55	49,915.49	53,550.00	3,634.51	91,800.00
55-5541001 Equipment/Tools	1,546.40	333.00	(1,213.40)	9,907.53	2,331.00	(7,576.53)	3,996.00
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	-	875.00	875.00	1,500.00
55-5541230 Maintenance Supplies	672.94	3,333.33	2,660.39	9,900.17	23,333.31	13,433.14	40,000.00
55-5541400 Equipment Repairs & Maintenance	-	250.00	250.00	-	1,750.00	1,750.00	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	11,200.00	6,977.77	19,200.00
55-5550100 Plumbing Supplies	1,072.47	6,216.67	5,144.20	21,115.96	43,516.69	22,400.73	74,600.00
55-5550300 In-unit Supplies	1,080.23	1,250.00	169.77	13,715.42	8,750.00	(4,965.42)	15,000.00
55-5562100 Paint Supplies	1,150.25	1,800.00	649.75	11,448.37	12,600.00	1,151.63	21,600.00
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	3,051.88	4,500.00	1,448.12	29,809.59	31,500.00	1,690.41	54,000.00
TOTAL REPAIR & MAINTENANCE	\$15,967.90	\$67,016.34	\$51,048.44	\$346,133.51	\$469,114.38	\$122,980.87	\$804,196.00
PERSONNEL							
57-5309020 Management Salaries	184,435.11	199,800.53	15,365.42	1,301,936.40	1,398,603.71	96,667.31	2,397,606.32
57-5313000 Recruitment, Relocation, Training	318.47	450.00	131.53	31,852.32	3,150.00	(28,702.32)	5,400.00
57-5518000 Uniforms	752.12	2,000.00	1,247.88	25,761.53	14,000.00	(11,761.53)	24,000.00
57-5723000 Payroll Taxes & Benefits	43,374.21	39,142.67	(4,231.54)	229,552.13	273,998.69	44,446.56	469,712.00
TOTAL PERSONNEL	\$228,879.91	\$241,393.20	\$12,513.29	\$1,589,102.38	\$1,689,752.40	\$100,650.02	\$2,896,718.32
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,838.00	7,711.10	(126.90)	54,866.01	53,977.70	(888.31)	92,533.16
59-5340000 Legal Expense	2,281.00	2,333.33	52.33	39,079.36	16,333.31	(22,746.05)	28,000.00
59-5340100 Legal Fees - Collections	3,283.25	1,575.00	(1,708.25)	20,585.41	11,025.00	(9,560.41)	18,900.00
59-5350000 Audit Expense	18,882.20	1,673.00	(17,209.20)	18,882.20	11,711.00	(7,171.20)	20,076.00
TOTAL PROFESSIONAL SERVICES	\$32,284.45	\$13,292.43	(\$18,992.02)	\$133,412.98	\$93,047.01	(\$40,365.97)	\$159,509.16
ADMINISTRATIVE EXPENSES							
60-5210000 Advertising	-	-	-	(132.00)	-	132.00	-
60-5301000 Recreation/Resident Activities	-	1,116.67	1,116.67	4,803.00	7,816.69	3,013.69	13,400.00
60-5311000 Office Supplies	3,625.07	1,356.25	(2,268.82)	16,270.68	9,493.75	(6,776.93)	16,275.00
60-5311010 Printing	-	1,080.00	1,080.00	442.13	7,560.00	7,117.87	12,960.00
60-5311030 Copier Lease	165.07	1,300.00	1,134.93	6,200.76	9,100.00	2,899.24	15,600.00
60-5311050 Postage	1,775.65	1,375.00	(400.65)	8,137.67	9,625.00	1,487.33	16,500.00
60-5311130 IT Support Contract	3,660.00	3,878.25	218.25	39,303.94	27,147.75	(12,156.19)	46,539.00
60-5351020 Computer Expenses	2,490.03	1,333.33	(1,156.70)	16,485.78	9,333.31	(7,152.47)	16,000.00
60-5360000 Telephone and Answering Service	6,692.36	3,600.00	(3,092.36)	26,975.74	25,200.00	(1,775.74)	43,200.00
60-5370000 Bad Debts	-	125.00	125.00	-	875.00	875.00	1,500.00
60-5390000 Misc Administrative Expenses	1,047.28	2,083.33	1,036.05	15,247.35	14,583.31	(664.04)	25,000.00
60-5390009 Meeting Expenses	-	650.00	650.00	1,810.00	4,550.00	2,740.00	7,800.00
60-5390040 Credit Card & Bank Fees	1,899.76	1,030.00	(869.76)	5,120.86	7,210.00	2,089.14	12,360.00
60-5390180 Association Unit Expense	-	5,052.56	5,052.56	31,676.81	35,367.92	3,691.11	60,630.76
60-5390900 Misc Exp - Newsletter	787.50	702.12	(85.38)	6,433.90	4,914.84	(1,519.06)	8,425.44
60-5391000 Dues & Subscriptions	94.95	85.00	(9.95)	889.65	595.56	(294.09)	1,021.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	175.00	175.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	14,583.31	14,583.31	25,000.00
TOTAL ADMINISTRATIVE EXPENSES	\$22,237.67	\$26,875.92	\$4,638.25	\$179,666.27	\$188,131.44	\$8,465.17	\$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	\$50,000.00	\$126,000.00	\$76,000.00	\$216,000.00
63-5710000 Real Estate Taxes	4,531.44	911.46	(3,619.98)	6,292.21	6,380.22	88.01	10,937.50
63-5717000 State Taxes	-	5,666.67	5,666.67	26,769.00	39,666.69	12,897.69	68,000.00
63-5718020 Personal Property Taxes	(6,808.16)	1,000.00	7,808.16	-	7,000.00	7,000.00	12,000.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	-	312.50	312.50	-	2,187.50	2,187.50	3,750.00
63-5720000 Property & Liability Insurance (Hazard)	51,061.33	45,995.69	(5,065.64)	357,764.79	321,969.83	(35,794.96)	577,294.00
63-5730000 Capital Expenses	-	-	-	1,768.96	-	(1,768.96)	-
TOTAL TAXES & INSURANCE	\$48,784.61	\$71,886.32	\$23,101.71	\$442,594.96	\$503,204.24	\$60,609.28	\$887,981.50
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	59,007.83	9,050.00	(49,957.83)	130,730.46	63,350.00	(67,380.46)	108,600.00
69-9901250 Transfer to Operating Reserves	-	4,170.00	4,170.00	-	29,190.00	29,190.00	50,040.00
TOTAL FUND TRANSFERS	\$59,007.83	\$13,220.00	(\$45,787.83)	\$130,730.46	\$92,540.00	(\$38,190.46)	\$158,640.00
TOTAL DISBURSEMENTS	\$597,839.09	\$689,488.13	\$91,649.04	\$4,639,642.90	\$4,965,136.91	\$325,494.01	\$8,472,603.32
OPERATING FUND NET INCREASE (DECREASE)	\$101,530.47	\$16,562.16	\$84,968.31	\$749,657.71	(\$22,784.88)	\$772,442.59	\$0.11

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE FUND							
INCOME							
INCOME							
40-4500000 Reserve Assessments	\$323,651.50	\$323,651.50	\$-	\$2,265,560.50	\$2,265,560.50	\$-	\$3,883,818.00
TOTAL INCOME	\$323,651.50	\$323,651.50	\$-	\$2,265,560.50	\$2,265,560.50	\$-	\$3,883,818.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	60,926.07	-	60,926.07	142,778.08	-	142,778.08	-
TOTAL OTHER INCOME	\$60,926.07	\$-	\$60,926.07	\$142,778.08	\$-	\$142,778.08	\$-
TOTAL INCOME	\$384,577.57	\$323,651.50	\$60,926.07	\$2,408,338.58	\$2,265,560.50	\$142,778.08	\$3,883,818.00
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	-	-	-	60,001.57	-	(60,001.57)	-
95-9900100 Building Exterior	-	-	-	299,952.39	-	(299,952.39)	-
95-9900200 Building Interior	(3,469.89)	-	3,469.89	128,247.95	-	(128,247.95)	-
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	-	-	-	4,885.08	-	(4,885.08)	-
95-9901202 Riser Replacement & Repair	-	-	-	34,577.50	-	(34,577.50)	-
95-9901203 HVAC	20,734.81	-	(20,734.81)	124,973.15	-	(124,973.15)	-
95-9901222 Roof Maintenance	201,659.00	-	(201,659.00)	427,531.40	-	(427,531.40)	-
95-9990101 Special Project 1	6,450.00	-	(6,450.00)	174,776.38	-	(174,776.38)	-
95-9990102 Special Project 2	4,400.00	-	(4,400.00)	93,895.68	-	(93,895.68)	-
95-9990103 Special Project 3	13,963.00	-	(13,963.00)	227,152.00	-	(227,152.00)	-
95-9990104 Special Project 4	1,650.00	-	(1,650.00)	31,375.00	-	(31,375.00)	-
95-9990105 Special Project 5	-	-	-	400,503.86	-	(400,503.86)	-
TOTAL DISBURSEMENTS	\$245,386.92	\$-	(\$245,386.92)	\$2,049,598.07	\$-	(\$2,049,598.07)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$139,190.65	\$323,651.50	(\$184,460.85)	\$358,740.51	\$2,265,560.50	(\$1,906,819.99)	\$3,883,818.00
NET INCREASE (DECREASE)	\$240,721.12	\$340,213.66	(\$99,492.54)	\$1,108,398.22	\$2,242,775.62	(\$1,134,377.40)	\$3,883,818.11

Assets
CURRENT ASSETS

10-1110000-00 Petty Cash	\$	500.00
10-1120001-00 Operating Cash		1,773,588.07
10-1130000-00 Accounts Receivable		441,737.60
10-1132000-00 Accounts Receivable		45,814.82
10-1134000-00 A/R Suspense		(322.80)
10-1140000-00 AR-other		1,425.00
10-1142300-00 Due to/from Operating		17,786.98
10-1142310-02 Due to/from Reserve		(17,786.98)
10-4200000-00 Allowance For Bad Debt		(164,660.50)

TOTAL CURRENT ASSETS	\$	2,098,082.19
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RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02 Replacement Reserve-MM	\$	4,441,197.85
13-1320100-02 Replacement Reserve-MM		(478,232.77)
13-1320101-02 Bank United - ICS - 5532		1,883,796.47
13-1320200-02 Replacement Reserve-CD		2,195,000.00
13-1320600-00 Accrued Interest Receivable		1,443.06

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES	\$	8,043,204.61
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PREPAID EXPENSES

15-1240000-00 Prepaid Property & Liability Insurance	\$	154,751.91
15-1290000-00 Prepaid Expense-Operating		93,633.07

TOTAL PREPAID EXPENSES	\$	248,384.98
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PROPERTY & EQUIPMENT

17-1420000-00 Buildings	\$	505,000.00
17-1480000-00 Motor Vehicles		534,315.88

TOTAL PROPERTY & EQUIPMENT	\$	1,039,315.88
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ACCUMULATED DEPRECIATION

18-1700000-00 Accumulated Depreciation	\$	(882,999.01)
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TOTAL ACCUMULATED DEPRECIATION	\$	(882,999.01)
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Total Assets	\$	10,545,988.65
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Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00 Accounts Payable	\$	251,098.45
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		279,095.48
20-2123060-00 401K Match Payable		34,747.98
20-2199000-00 Other Current Liabilities		(160.32)
20-2210001-00 Prepaid Assessment		306,870.43
20-2210100-00 Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00 Deferred Income		148,908.50

TOTAL CURRENT LIABILITIES	\$	1,160,150.60
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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		19.41

TOTAL DEPOSITS LIABILITIES	\$	2,253.85
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EQUITY



Balance Sheet - Detailed

Parkfairfax Condominium UOA

As of: 12/31/2025

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>1,108,398.22</u>
TOTAL EQUITY		\$	<u>9,383,584.20</u>
Total Liabilities & Equity		\$	<u><u>10,545,988.65</u></u>



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: December 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	664,048.49	671,009.93	671,009.93	671,009.93	671,009.93	671,009.94	8,031,484.54	\$8,052,119.17
Total INCOME	671,101.18	671,007.42	671,079.63	671,101.18	664,048.49	664,048.49	664,048.49	671,009.93	671,009.93	671,009.93	671,009.93	671,009.94	8,031,484.54	\$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	2,745.38	4,425.52	4,425.52	4,425.52	4,425.52	4,425.54	43,151.36	\$53,106.26
4110180-00-00 Clubhouse R	300.00	300.00	-	-	1,650.00	-	1,050.00	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	9,862.50	\$15,750.00
4410000-00-00 Interest Reve	6,997.69	14,690.67	15,584.43	16,341.30	-	43,429.38	19,887.81	10,020.83	10,020.83	10,020.83	10,020.83	10,020.87	167,035.47	\$120,250.00
4910000-00-00 Laundry & Ve	-	-	-	-	-	-	-	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	5,000.00	\$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	872.76	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	37,186.67	\$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	157.80	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	17,178.41	\$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	1,188.88	2,225.00	2,225.00	2,225.00	2,225.00	2,225.00	29,301.56	\$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	3,018.06	\$600.00
4990190-00-00 Storage Unit	1,278.40	3,444.00	20.00	1,046.00	1,435.00	1,065.28	3,392.00	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	32,513.99	\$50,000.00
4990210-00-00 Legal - Collec	-	5,809.08	2,965.07	1,700.94	3,155.82	2,223.26	1,152.44	631.50	631.50	631.50	631.50	631.50	20,164.11	\$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	2,659.65	3,166.67	3,166.67	3,166.67	3,166.67	3,166.63	39,027.54	\$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	1,654.55	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	18,581.85	\$16,800.00
4990600-00-00 Key Income	2,689.80	1,684.00	855.00	878.40	966.60	280.80	403.80	2,391.67	2,391.67	2,391.67	2,391.67	2,391.63	19,716.71	\$28,700.00
4990980-00-00 Sales	441,700.24	-	-	-	-	-	-	-	-	-	-	-	441,700.24	\$0.00
4991010-00-00 Newsletter In	176.00	-	-	97.00	-	-	156.00	750.00	750.00	750.00	750.00	750.00	4,179.00	\$9,000.00
Total OTHER INCOME	471,692.60	45,995.68	34,263.53	40,145.99	25,792.90	59,653.96	35,321.07	35,040.36	35,040.36	35,040.36	35,040.36	35,040.30	888,067.47	\$420,484.26
Total OPERATING	1,142,793.78	717,003.10	705,343.16	711,247.17	689,841.39	723,702.45	699,369.56	706,050.29	706,050.29	706,050.29	706,050.29	706,050.24	8,919,552.01	\$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	11,452.70	10,213.33	10,213.33	10,213.33	10,213.33	10,213.37	128,585.80	\$122,560.00
5451000-00-00 Water	39,664.24	39,664.24	47,310.69	42,609.31	45,999.79	-	92,005.04	45,325.08	45,325.08	45,325.08	45,325.08	45,325.12	533,878.75	\$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	24,866.04	22,217.98	22,217.98	22,217.98	22,217.98	22,217.98	250,062.97	\$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	87,542.37	967,859.12	\$1,050,508.00
5459130-00-00 Utility Reimb	-	-	-	-	-	480.00	-	50.00	50.00	50.00	50.00	50.00	730.00	\$600.00
Total UTILITIES	171,129.70	193,885.17	131,887.72	246,249.29	157,159.42	25,737.84	128,323.78	165,348.72	165,348.72	165,348.72	165,348.72	165,348.84	1,881,116.64	\$1,984,184.76
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	-	-	416.67	416.67	416.67	416.67	416.63	2,083.31	\$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	4,186.50	4,697.00	4,697.00	4,697.00	4,697.00	4,697.00	80,594.37	\$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	31,445.14	34,178.94	34,178.94	34,178.94	34,178.94	34,178.96	413,961.73	\$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	24,601.00	31,201.17	31,201.17	31,201.17	31,201.17	31,201.17	328,212.85	\$374,414.04



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: December 2026

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	1,075.00	\$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	2,120.30	19,746.42	19,746.42	19,746.42	19,746.42	19,746.42	277,035.14	\$236,957.04
Total CONTRACTS	102,934.95	186,856.61	102,838.87	72,869.66	167,939.23	67,837.16	62,352.94	90,455.20	90,455.20	90,455.20	90,455.20	125,135.18	1,250,585.40	\$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	1,027.97	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	21,425.02	\$19,500.00
5537045-00-00 Tree Mainten	-	1,375.00	-	-	-	-	-	2,916.67	2,916.67	2,916.67	2,916.67	2,916.63	15,958.31	\$35,000.00
5537096-00-00 Landscape R	5,065.22	-	1,470.76	3,851.92	1,992.06	13,491.55	1,706.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.63	79,661.49	\$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	2,800.00	16,666.67	16,666.67	16,666.67	16,666.67	16,666.63	231,646.31	\$200,000.00
5537990-00-00 Landscaping	93.26	-	-	4,575.00	-	-	34.64	8,333.33	8,333.33	8,333.33	8,333.33	8,333.37	46,369.59	\$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	1,824.45	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	88,165.49	\$91,800.00
5541001-00-00 Equipment/To	2,851.24	37.08	1,437.07	3,446.05	34.89	554.80	1,546.40	333.00	333.00	333.00	333.00	333.00	11,572.53	\$3,996.00
5541043-00-00 Exercise Equ	-	-	-	-	-	-	-	125.00	125.00	125.00	125.00	125.00	625.00	\$1,500.00
5541230-00-00 Maintenance	653.95	3,493.44	996.22	2,052.48	1,177.61	853.53	672.94	3,333.33	3,333.33	3,333.33	3,333.33	3,333.37	26,566.86	\$40,000.00
5541400-00-00 Equipment R	-	-	-	-	-	-	-	250.00	250.00	250.00	250.00	250.00	1,250.00	\$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	12,222.23	\$19,200.00
5550100-00-00 Plumbing Su	-	-	1,797.58	12,344.68	3,621.05	2,280.18	1,072.47	6,216.67	6,216.67	6,216.67	6,216.67	6,216.63	52,199.27	\$74,600.00
5550300-00-00 In-unit Suppli	1,504.55	207.88	-	3,836.80	6,289.76	796.20	1,080.23	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	19,965.42	\$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	1,150.25	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	20,448.37	\$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	3,051.88	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	52,309.59	\$54,000.00
Total REPAIR & MAINTENANCE	50,218.58	51,601.84	56,248.92	64,943.56	37,427.34	69,725.37	15,967.90	67,016.34	67,016.34	67,016.34	67,016.34	67,016.26	681,215.13	\$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	184,435.11	199,800.53	199,800.53	199,800.53	199,800.53	199,800.49	2,300,939.01	\$2,397,606.32
5313000-00-00 Recruitment,	236.12	5,271.77	1,160.70	5,940.46	18,873.66	51.14	318.47	450.00	450.00	450.00	450.00	450.00	34,102.32	\$5,400.00
5518000-00-00 Uniforms	248.91	9,014.89	2,094.22	568.23	745.49	12,337.67	752.12	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	35,761.53	\$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	43,374.21	39,142.67	39,142.67	39,142.67	39,142.67	39,142.63	425,265.44	\$469,712.00
Total PERSONNEL	190,017.34	210,594.14	205,500.91	194,734.64	319,781.09	239,594.35	228,879.91	241,393.20	241,393.20	241,393.20	241,393.20	241,393.12	2,796,068.30	\$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	7,838.00	7,711.10	7,711.10	7,711.10	7,711.10	7,711.06	93,421.47	\$92,533.16
5340000-00-00 Legal Expens	17,501.93	5,759.26	5,321.17	-	-	8,216.00	2,281.00	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	50,746.05	\$28,000.00
5340100-00-00 Legal Fees -	-	-	-	4,640.59	7,140.68	5,520.89	3,283.25	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	28,460.41	\$18,900.00
5350000-00-00 Audit Expens	-	-	-	-	-	-	18,882.20	1,673.00	1,673.00	1,673.00	1,673.00	1,673.00	27,247.20	\$20,076.00
Total PROFESSIONAL	25,024.00	13,913.20	13,159.17	12,478.59	14,978.68	21,574.89	32,284.45	13,292.43	13,292.43	13,292.43	13,292.43	13,292.43	199,875.13	\$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	1,116.63	10,386.31	\$13,400.00



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: December 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	3,625.07	1,356.25	1,356.25	1,356.25	1,356.25	1,356.25	23,051.93	\$16,275.00
5311010-00-00 Printing	-	-	442.13	-	-	-	-	1,080.00	1,080.00	1,080.00	1,080.00	1,080.00	5,842.13	\$12,960.00
5311030-00-00 Copier Lease	988.74	1,403.76	415.45	2,204.80	215.00	807.94	165.07	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	12,700.76	\$15,600.00
5311050-00-00 Postage	971.31	1,029.90	1,215.35	855.59	557.01	1,732.86	1,775.65	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	15,012.67	\$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	3,660.00	3,878.25	3,878.25	3,878.25	3,878.25	3,878.25	58,695.19	\$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	2,490.03	1,333.33	1,333.33	1,333.33	1,333.33	1,333.37	23,152.47	\$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	6,692.36	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	44,975.74	\$43,200.00
5370000-00-00 Bad Debts	-	-	-	-	-	-	-	125.00	125.00	125.00	125.00	125.00	625.00	\$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)	1,047.28	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	25,664.04	\$25,000.00
5390009-00-00 Meeting Expe	465.00	-	-	490.00	855.00	-	-	650.00	650.00	650.00	650.00	650.00	5,060.00	\$7,800.00
5390040-00-00 Credit Card &	74.06	522.01	657.98	390.10	426.52	1,150.43	1,899.76	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	10,270.86	\$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	5,052.60	56,939.65	\$60,630.76
5390900-00-00 Misc Exp - N	724.00	1,020.82	844.82	398.38	1,361.75	1,296.63	787.50	702.12	702.12	702.12	702.12	702.12	9,944.50	\$8,425.44
5391000-00-00 Dues & Subs	19.99	77.95	84.97	611.79	-	-	94.95	85.08	85.08	85.08	85.08	85.12	1,315.09	\$1,021.00
5392000-00-00 Travel & Ente	-	-	-	-	-	-	-	25.00	25.00	25.00	25.00	25.00	125.00	\$300.00
5393050-00-00 Engineering F	-	-	-	-	-	-	-	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	10,416.69	\$25,000.00
Total ADMINISTRATIVE	31,450.92	25,316.02	35,536.07	27,376.21	21,679.11	16,070.27	22,237.67	26,875.92	26,875.92	26,875.92	26,875.92	26,876.08	314,046.03	\$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	140,000.00	\$216,000.00
5710000-00-00 Real Estate T	-	(2,065.09)	-	-	3,825.86	-	4,531.44	911.46	911.46	911.46	911.46	911.44	10,849.49	\$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	5,666.63	55,102.31	\$68,000.00
5718020-00-00 Personal Pro	-	-	-	6,808.16	-	-	(6,808.16)	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	5,000.00	\$12,000.00
5719000-00-00 Miscellaneou	-	-	-	-	-	-	-	312.50	312.50	312.50	312.50	312.50	1,562.50	\$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	51,061.33	45,995.69	45,995.69	45,995.69	45,995.69	71,341.41	613,088.96	\$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	48,784.61	71,886.32	71,886.32	71,886.32	71,886.32	97,231.98	827,372.22	\$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	59,007.83	9,050.00	9,050.00	9,050.00	9,050.00	9,050.00	175,980.46	\$108,600.00
9901250-00-00 Transfer to O	-	-	-	-	-	-	-	4,170.00	4,170.00	4,170.00	4,170.00	4,170.00	20,850.00	\$50,040.00
Total FUND TRANSFERS	6,997.69	14,690.67	6,006.69	7,072.56	-	36,955.02	59,007.83	13,220.00	13,220.00	13,220.00	13,220.00	13,220.00	196,830.46	\$158,640.00
Total OPERATING	626,303.09	750,686.47	601,549.26	722,211.74	773,161.64	567,891.61	597,839.09	689,488.13	689,488.13	689,488.13	689,488.13	749,513.89	8,147,109.31	\$8,472,603.32
Net Income:	516,490.69	(33,683.37)	103,793.90	(10,964.57)	(83,320.25)	155,810.84	101,530.47	16,562.16	16,562.16	16,562.16	16,562.16	(43,463.65)	772,442.70	\$0.11