



Financial Report Package

January 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	\$664,675.17	\$ 671,009.93	(\$ 6,334.76)	\$5,341,110.05	\$5,368,079.44	(\$ 26,969.39)	\$8,052,119.17
TOTAL INCOME	\$664,675.17	\$ 671,009.93	(\$ 6,334.76)	\$5,341,110.05	\$5,368,079.44	(\$ 26,969.39)	\$8,052,119.17
OTHER INCOME							
42-4110000 Rental Income	2,745.38	4,425.52	(1,680.14)	23,769.12	35,404.16	(11,635.04)	53,106.26
42-4110180 Clubhouse Rental	1,750.00	1,312.50	437.50	5,050.00	10,500.00	(5,450.00)	15,750.00
42-4410000 Interest Revenue - Project Operations	19,711.17	10,020.83	9,690.34	136,642.45	80,166.64	56,475.81	120,250.00
42-4910000 Laundry & Vending Revenue	-	1,000.00	(1,000.00)	-	8,000.00	(8,000.00)	12,000.00
42-4920000 NSF and Late Charges	3,417.28	2,000.00	1,417.28	30,603.95	16,000.00	14,603.95	24,000.00
42-4920030 Other Fine Income	-	-	-	450.00	-	450.00	-
42-4990000 Miscellaneous Inc	92.56	1,500.00	(1,407.44)	9,770.97	12,000.00	(2,229.03)	18,000.00
42-4990008 In Unit Maintenance	2,090.78	2,225.00	(134.22)	20,267.34	17,800.00	2,467.34	26,700.00
42-4990085 Utility Reimbursement Inc	943.65	50.00	893.65	3,711.71	400.00	3,311.71	600.00
42-4990190 Storage Unit Fees	3,916.37	4,166.67	(250.30)	15,597.05	33,333.36	(17,736.31)	50,000.00
42-4990210 Legal - Collections	668.50	631.50	37.00	17,675.11	5,052.00	12,623.11	7,578.00
42-4990220 Resale Package	2,181.35	3,166.67	(985.32)	25,375.58	25,333.36	42.22	38,000.00
42-4990310 Cable Income	1,654.55	1,400.00	254.55	13,236.40	11,200.00	2,036.40	16,800.00
42-4990600 Key Income	45.00	2,391.67	(2,346.67)	7,803.40	19,133.36	(11,329.96)	28,700.00
42-4990980 Sales	-	-	-	441,700.24	-	441,700.24	-
42-4991010 Newsletter Income	636.00	750.00	(114.00)	1,065.00	6,000.00	(4,935.00)	9,000.00
TOTAL OTHER INCOME	\$ 39,852.59	\$ 35,040.36	\$ 4,812.23	\$752,718.32	\$280,322.88	\$472,395.44	\$ 420,484.26
TOTAL INCOME	\$704,527.76	\$ 706,050.29	(\$ 1,522.53)	\$6,093,828.37	\$5,648,402.32	\$445,426.05	\$8,472,603.43
EXPENSES AND RESERVE FUNDING							
UTILITIES							
50-5450000 Electricity	986.50	10,213.33	9,226.83	78,505.61	81,706.64	3,201.03	122,560.00
50-5451000 Water	46,475.95	45,325.08	(1,150.87)	353,729.26	362,600.64	8,871.38	543,901.00
50-5452000 Gas	22,462.60	22,217.98	(244.62)	167,472.52	177,743.84	10,271.32	266,615.76
50-5453000 Sewer	-	87,542.33	87,542.33	530,147.43	700,338.64	170,191.21	1,050,508.00
50-5459130 Utility Reimbursement	-	50.00	50.00	480.00	400.00	(80.00)	600.00
TOTAL UTILITIES	\$ 69,925.05	\$ 165,348.72	\$ 95,423.67	\$1,130,334.82	\$1,322,789.76	\$192,454.94	\$1,984,184.76
CONTRACTS							
53-5360090 Web Site	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
53-5519000 Exterminating Contract	3,880.00	4,697.00	817.00	61,964.37	37,576.00	(24,388.37)	56,364.00
53-5525000 Garbage and Trash Removal	38,904.59	34,178.94	(4,725.65)	281,971.60	273,431.52	(8,540.08)	410,147.30
53-5537000 Grounds Contract	31,750.00	31,201.17	(548.83)	203,957.00	249,609.36	45,652.36	374,414.04
53-5542010 Door Entry System	-	215.00	215.00	-	1,720.00	1,720.00	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	-	19,746.42	19,746.42	178,303.04	157,971.36	(20,331.68)	236,957.04
TOTAL CONTRACTS	\$ 74,534.59	\$ 90,455.20	\$ 15,920.61	\$839,139.01	\$862,361.60	\$ 23,222.59	\$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	\$324.84	\$1,625.00	\$1,300.16	\$14,768.91	\$13,000.00	(\$1,768.91)	\$19,500.00
55-5537045 Tree Maintenance	-	2,916.67	2,916.67	1,375.00	23,333.36	21,958.36	35,000.00
55-5537096 Landscape Repairs	582.96	10,416.67	9,833.71	29,200.84	83,333.36	54,132.52	125,000.00
55-5537101 Tree Pruning & Removal	7,465.00	16,666.67	9,201.67	160,568.00	133,333.36	(27,234.64)	200,000.00
55-5537990 Landscaping Repairs	2,521.16	8,333.33	5,812.17	7,916.58	66,666.64	58,750.06	100,000.00
55-5541000 Repairs - General	2,703.28	7,650.00	4,946.72	59,812.06	61,200.00	1,387.94	91,800.00
55-5541001 Equipment/Tools	154.10	333.00	178.90	13,266.05	2,664.00	(10,602.05)	3,996.00
55-5541043 Exercise Equipment - Repairs	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
55-5541230 Maintenance Supplies	2,384.39	3,333.33	948.94	14,274.53	26,666.64	12,392.11	40,000.00
55-5541400 Equipment Repairs & Maintenance	500.00	250.00	(250.00)	500.00	2,000.00	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	12,800.00	8,577.77	19,200.00
55-5550100 Plumbing Supplies	-	6,216.67	6,216.67	21,115.96	49,733.36	28,617.40	74,600.00
55-5550300 In-unit Supplies	1,578.84	1,250.00	(328.84)	17,656.82	10,000.00	(7,656.82)	15,000.00
55-5562100 Paint Supplies	1,062.34	1,800.00	737.66	12,528.63	14,400.00	1,871.37	21,600.00
55-5570000 Vehicle/Maintenance Equipment Operation/Repairs	4,101.29	4,500.00	398.71	34,311.06	36,000.00	1,688.94	54,000.00
TOTAL REPAIR & MAINTENANCE	\$23,378.20	\$67,016.34	\$43,638.14	\$392,346.32	\$536,130.72	\$143,784.40	\$804,196.00
PERSONNEL							
57-5309020 Management Salaries	190,943.95	199,800.53	8,856.58	1,492,880.35	1,598,404.24	105,523.89	2,397,606.32
57-5313000 Recruitment, Relocation, Training	199.00	450.00	251.00	32,051.32	3,600.00	(28,451.32)	5,400.00
57-5518000 Uniforms	3,639.75	2,000.00	(1,639.75)	29,401.28	16,000.00	(13,401.28)	24,000.00
57-5723000 Payroll Taxes & Benefits	(1,702.63)	39,142.67	40,845.30	227,849.50	313,141.36	85,291.86	469,712.00
TOTAL PERSONNEL	\$193,080.07	\$241,393.20	\$48,313.13	\$1,782,182.45	\$1,931,145.60	\$148,963.15	\$2,896,718.32
PROFESSIONAL SERVICES							
59-5320000 Management Fee	7,838.00	7,711.10	(126.90)	62,704.01	61,688.80	(1,015.21)	92,533.16
59-5340000 Legal Expense	944.50	2,333.33	1,388.83	40,023.86	18,666.64	(21,357.22)	28,000.00
59-5340100 Legal Fees - Collections	6,454.42	1,575.00	(4,879.42)	27,039.83	12,600.00	(14,439.83)	18,900.00
59-5350000 Audit Expense	-	1,673.00	1,673.00	18,882.20	13,384.00	(5,498.20)	20,076.00
TOTAL PROFESSIONAL SERVICES	\$15,236.92	\$13,292.43	(\$1,944.49)	\$148,649.90	\$106,339.44	(\$42,310.46)	\$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	8,933.36	4,130.36	13,400.00
60-5311000 Office Supplies	916.14	1,356.25	440.11	17,427.10	10,850.00	(6,577.10)	16,275.00
60-5311010 Printing	-	1,080.00	1,080.00	442.13	8,640.00	8,197.87	12,960.00
60-5311030 Copier Lease	529.43	1,300.00	770.57	7,479.61	10,400.00	2,920.39	15,600.00
60-5311050 Postage	942.85	1,375.00	432.15	9,080.52	11,000.00	1,919.48	16,500.00
60-5311130 IT Support Contract	-	3,878.25	3,878.25	42,963.94	31,026.00	(11,937.94)	46,539.00
60-5351020 Computer Expenses	6,044.26	1,333.33	(4,710.93)	23,015.54	10,666.64	(12,348.90)	16,000.00
60-5360000 Telephone and Answering Service	3,314.48	3,600.00	285.52	30,866.90	28,800.00	(2,066.90)	43,200.00
60-5370000 Bad Debts	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
60-5390000 Misc Administrative Expenses	1,070.68	2,083.33	1,012.65	16,375.90	16,666.64	290.74	25,000.00
60-5390009 Meeting Expenses	-	650.00	650.00	1,810.00	5,200.00	3,390.00	7,800.00
60-5390040 Credit Card & Bank Fees	567.97	1,030.00	462.03	5,688.83	8,240.00	2,551.17	12,360.00
60-5390180 Association Unit Expense	-	5,052.56	5,052.56	31,676.81	40,420.48	8,743.67	60,630.76
60-5390900 Misc Exp - Newsletter	633.88	702.12	68.24	7,574.03	5,616.96	(1,957.07)	8,425.44
60-5391000 Dues & Subscriptions	94.95	85.00	(9.87)	984.60	680.64	(303.96)	1,021.00
60-5392000 Travel & Entertainment	-	25.00	25.00	-	200.00	200.00	300.00
60-5393050 Engineering Fees	-	2,083.33	2,083.33	-	16,666.64	16,666.64	25,000.00
TOTAL ADMINISTRATIVE EXPENSES	\$14,246.64	\$26,875.92	\$12,629.28	\$200,188.91	\$215,007.36	\$14,818.45	\$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	\$144,000.00	\$94,000.00	\$216,000.00
63-5710000 Real Estate Taxes	-	911.46	911.46	8,180.88	7,291.68	(889.20)	10,937.50
63-5717000 State Taxes	19,172.74	5,666.67	(13,506.07)	45,941.74	45,333.36	(608.38)	68,000.00
63-5718020 Personal Property Taxes	-	1,000.00	1,000.00	-	8,000.00	8,000.00	12,000.00
63-5719000 Miscellaneous Taxes, Licenses, and Permits	1,992.06	312.50	(1,679.56)	1,992.06	2,500.00	507.94	3,750.00
63-5720000 Property & Liability Insurance (Hazard)	51,061.33	45,995.69	(5,065.64)	408,826.12	367,965.52	(40,860.60)	577,294.00
63-5730000 Capital Expenses	-	-	-	1,768.96	-	(1,768.96)	-
TOTAL TAXES & INSURANCE	\$72,226.13	\$71,886.32	(\$339.81)	\$516,709.76	\$575,090.56	\$58,380.80	\$887,981.50
FUND TRANSFERS							
69-9901031 Transfer Reserve Interest	14,149.01	9,050.00	(5,099.01)	144,879.47	72,400.00	(72,479.47)	108,600.00
69-9901250 Transfer to Operating Reserves	-	4,170.00	4,170.00	-	33,360.00	33,360.00	50,040.00
TOTAL FUND TRANSFERS	\$14,149.01	\$13,220.00	(\$929.01)	\$144,879.47	\$105,760.00	(\$39,119.47)	\$158,640.00
TOTAL DISBURSEMENTS	\$476,776.61	\$689,488.13	\$212,711.52	\$5,154,430.64	\$5,654,625.04	\$500,194.40	\$8,472,603.32
OPERATING FUND NET INCREASE (DECREASE)	\$227,751.15	\$16,562.16	\$211,188.99	\$939,397.73	(\$6,222.72)	\$945,620.45	\$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	\$-	\$2,589,212.00	\$2,589,212.00	\$-	\$3,883,818.00
TOTAL INCOME	\$323,651.50	\$323,651.50	\$-	\$2,589,212.00	\$2,589,212.00	\$-	\$3,883,818.00
OTHER INCOME							
42-4413000 Interest Income - Reserve	16,197.12	-	16,197.12	158,975.20	-	158,975.20	-
TOTAL OTHER INCOME	\$16,197.12	\$-	\$16,197.12	\$158,975.20	\$-	\$158,975.20	\$-
TOTAL INCOME	\$339,848.62	\$323,651.50	\$16,197.12	\$2,748,187.20	\$2,589,212.00	\$158,975.20	\$3,883,818.00
EXPENSES AND RESERVE FUNDING							
95-9901213 Waterproofing	-	-	-	73,091.57	-	(73,091.57)	-
95-9900100 Building Exterior	504.95	-	(504.95)	301,582.34	-	(301,582.34)	-
95-9900200 Building Interior	-	-	-	128,247.95	-	(128,247.95)	-
95-9900303 Gates, Fences and Retaining Walls	-	-	-	20,185.61	-	(20,185.61)	-
95-9900305 Exterior lighting	-	-	-	2,880.00	-	(2,880.00)	-
95-9900309 Sidewalk Replacement	(424.69)	-	424.69	18,195.31	-	(18,195.31)	-
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	(4,990.64)	-	4,990.64	123,207.06	-	(123,207.06)	-
95-9901222 Roof Maintenance	12,852.50	-	(12,852.50)	442,793.90	-	(442,793.90)	-
95-9990101 Special Project 1	-	-	-	181,221.38	-	(181,221.38)	-
95-9990102 Special Project 2	-	-	-	93,895.68	-	(93,895.68)	-
95-9990103 Special Project 3	-	-	-	235,042.00	-	(235,042.00)	-
95-9990104 Special Project 4	-	-	-	31,375.00	-	(31,375.00)	-
95-9990105 Special Project 5	-	-	-	404,638.86	-	(404,638.86)	-
TOTAL DISBURSEMENTS	\$7,942.12	\$-	(\$7,942.12)	\$2,096,145.35	\$-	(\$2,096,145.35)	\$0.00
RESERVE FUND NET INCREASE (DECREASE)	\$331,906.50	\$323,651.50	\$8,255.00	\$652,041.85	\$2,589,212.00	(\$1,937,170.15)	\$3,883,818.00
NET INCREASE (DECREASE)	\$559,657.65	\$340,213.66	\$219,443.99	\$1,591,439.58	\$2,582,989.28	(\$991,549.70)	\$3,883,818.11

Assets
CURRENT ASSETS

10-1110000-00 Petty Cash	\$	500.00
10-1120001-00 Operating Cash		1,942,632.46
10-1130000-00 Accounts Receivable		446,069.61
10-1132000-00 Accounts Receivable		45,814.82
10-1134000-00 A/R Suspense		(1,124.87)
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	\$	2,270,656.52
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RESTRICTED DEPOSITS & FUNDED RESERVES

13-1320000-02 Replacement Reserve-MM	\$	4,458,127.94
13-1320100-02 Replacement Reserve-MM		(448,860.78)
13-1320101-02 Bank United - ICS - 5532		1,925,996.33
13-1320200-02 Replacement Reserve-CD		2,195,000.00
13-1320600-00 Accrued Interest Receivable		4,224.14

TOTAL RESTRICTED DEPOSITS & FUNDED RESERVES	\$	8,134,487.63
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PREPAID EXPENSES

15-1240000-00 Prepaid Property & Liability Insurance	\$	108,902.40
15-1290000-00 Prepaid Expense-Operating		98,557.77

TOTAL PREPAID EXPENSES	\$	207,460.17
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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	\$	10,768,921.19
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Liabilities & Equity
CURRENT LIABILITIES

20-2110000-00 Accounts Payable	\$	58,554.21
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		252,487.12
20-2123060-00 401K Match Payable		42,389.84
20-2199000-00 Other Current Liabilities		(160.26)
20-2210001-00 Prepaid Assessment		259,424.81
20-2210100-00 Prepaid Assessments or Rents - Prev. Owner		22,829.69
20-2240000-00 Deferred Income		147,253.95

TOTAL CURRENT LIABILITIES	\$	900,115.75
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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		(54.56)

TOTAL DEPOSITS LIABILITIES	\$	2,179.88
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EQUITY



Balance Sheet - Detailed

Parkfairfax Condominium UOA

As of: 01/31/2026

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>1,591,439.58</u>
TOTAL EQUITY		\$	<u>9,866,625.56</u>
Total Liabilities & Equity		\$	<u><u>10,768,921.19</u></u>



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: January 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	664,675.17	671,009.93	671,009.93	671,009.93	671,009.94	8,025,149.78	\$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	664,675.17	671,009.93	671,009.93	671,009.93	671,009.94	8,025,149.78	\$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	2,745.38	4,425.52	4,425.52	4,425.52	4,425.54	41,471.22	\$53,106.26
4110180-00-00 Clubhouse R	300.00	300.00	-	-	1,650.00	-	1,050.00	1,750.00	1,312.50	1,312.50	1,312.50	1,312.50	10,300.00	\$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	19,711.17	10,020.83	10,020.83	10,020.83	10,020.87	176,725.81	\$120,250.00
4910000-00-00 Laundry & Ve	-	-	-	-	-	-	-	-	1,000.00	1,000.00	1,000.00	1,000.00	4,000.00	\$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	3,417.28	2,000.00	2,000.00	2,000.00	2,000.00	38,603.95	\$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	92.56	1,500.00	1,500.00	1,500.00	1,500.00	15,770.97	\$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	2,090.78	2,225.00	2,225.00	2,225.00	2,225.00	29,167.34	\$26,700.00
4990085-00-00 Utility Reimb	-	664.71	453.39	302.39	830.36	517.21	-	943.65	50.00	50.00	50.00	50.00	3,911.71	\$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	3,916.37	4,166.67	4,166.67	4,166.67	4,166.63	32,263.69	\$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	668.50	631.50	631.50	631.50	631.50	20,201.11	\$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	2,181.35	3,166.67	3,166.67	3,166.67	3,166.63	38,042.22	\$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	1,654.55	1,400.00	1,400.00	1,400.00	1,400.00	18,836.40	\$16,800.00
4990600-00-00 Key Income	2,689.80	1,684.00	855.00	878.40	966.60	280.80	403.80	45.00	2,391.67	2,391.67	2,391.67	2,391.63	17,370.04	\$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	636.00	750.00	750.00	750.00	750.00	4,065.00	\$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	39,852.59	35,040.36	35,040.36	35,040.36	35,040.30	892,879.70	\$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	704,527.76	706,050.29	706,050.29	706,050.29	706,050.24	8,918,029.48	\$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	986.50	10,213.33	10,213.33	10,213.33	10,213.37	119,358.97	\$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	46,475.95	45,325.08	45,325.08	45,325.08	45,325.12	535,029.62	\$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	30,902.89	22,462.60	22,217.98	22,217.98	22,217.98	22,217.98	256,344.44	\$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	87,542.37	880,316.79	\$1,050,508.00
5459130-00-00 Utility Reimb	-	-	-	-	-	480.00	-	-	50.00	50.00	50.00	50.00	680.00	\$600.00
Total UTILITIES	171,129.70	193,885.17	131,887.72	246,249.29	157,159.42	25,737.84	134,360.63	69,925.05	165,348.72	165,348.72	165,348.72	165,348.84	1,791,729.82	\$1,984,184.76
CONTRACTS														
5360090-00-00 Web Site	-	-	-	-	-	-	-	-	416.67	416.67	416.67	416.63	1,666.64	\$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	5,161.50	3,880.00	4,697.00	4,697.00	4,697.00	4,697.00	80,752.37	\$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	38,904.59	34,178.94	34,178.94	34,178.94	34,178.96	418,687.38	\$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	31,750.00	31,201.17	31,201.17	31,201.17	31,201.17	328,761.68	\$374,414.04



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: January 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	860.00	\$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	257,288.72	\$236,957.04
Total CONTRACTS	102,934.95	186,856.61	102,838.87	72,869.66	167,939.23	67,837.16	63,327.94	74,534.59	90,455.20	90,455.20	90,455.20	125,135.18	1,235,639.79	\$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	2,172.02	324.84	1,625.00	1,625.00	1,625.00	1,625.00	21,268.91	\$19,500.00
5537045-00-00 Tree Mainten	-	1,375.00	-	-	-	-	-	-	2,916.67	2,916.67	2,916.67	2,916.63	13,041.64	\$35,000.00
5537096-00-00 Landscape R	5,065.22	-	1,470.76	3,851.92	1,992.06	13,491.55	2,746.37	582.96	10,416.67	10,416.67	10,416.67	10,416.63	70,867.48	\$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	7,590.00	7,465.00	16,666.67	16,666.67	16,666.67	16,666.63	227,234.64	\$200,000.00
5537990-00-00 Landscaping	93.26	-	-	4,575.00	-	-	727.16	2,521.16	8,333.33	8,333.33	8,333.33	8,333.37	41,249.94	\$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	9,017.74	2,703.28	7,650.00	7,650.00	7,650.00	7,650.00	90,412.06	\$91,800.00
5541001-00-00 Equipment/To	2,851.24	37.08	1,437.07	3,446.05	34.89	554.80	4,750.82	154.10	333.00	333.00	333.00	333.00	14,598.05	\$3,996.00
5541043-00-00 Exercise Equ	-	-	-	-	-	-	-	-	125.00	125.00	125.00	125.00	500.00	\$1,500.00
5541230-00-00 Maintenance	653.95	3,493.44	996.22	2,052.48	1,177.61	853.53	2,662.91	2,384.39	3,333.33	3,333.33	3,333.33	3,333.37	27,607.89	\$40,000.00
5541400-00-00 Equipment R	-	-	-	-	-	-	-	500.00	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	10,622.23	\$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	6,216.63	45,982.60	\$74,600.00
5550300-00-00 In-unit Suppli	1,504.55	207.88	-	3,836.80	6,289.76	796.20	3,442.79	1,578.84	1,250.00	1,250.00	1,250.00	1,250.00	22,656.82	\$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	1,168.17	1,062.34	1,800.00	1,800.00	1,800.00	1,800.00	19,728.63	\$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	3,452.06	4,101.29	4,500.00	4,500.00	4,500.00	4,500.00	52,311.06	\$54,000.00
Total REPAIR & MAINTENANCE	50,218.58	51,601.84	56,248.92	64,943.56	37,427.34	69,725.37	38,802.51	23,378.20	67,016.34	67,016.34	67,016.34	67,016.26	660,411.60	\$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	190,943.95	199,800.53	199,800.53	199,800.53	199,800.49	2,292,082.43	\$2,397,606.32
5313000-00-00 Recruitment,	236.12	5,271.77	1,160.70	5,940.46	18,873.66	51.14	318.47	199.00	450.00	450.00	450.00	450.00	33,851.32	\$5,400.00
5518000-00-00 Uniforms	248.91	9,014.89	2,094.22	568.23	745.49	12,337.67	752.12	3,639.75	2,000.00	2,000.00	2,000.00	2,000.00	37,401.28	\$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	(1,702.63)	39,142.67	39,142.67	39,142.67	39,142.63	384,420.14	\$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	193,080.07	241,393.20	241,393.20	241,393.20	241,393.12	2,747,755.17	\$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	7,838.00	7,711.10	7,711.10	7,711.10	7,711.06	93,548.37	\$92,533.16
5340000-00-00 Legal Expens	17,501.93	5,759.26	5,321.17	-	-	8,216.00	2,281.00	944.50	2,333.33	2,333.33	2,333.33	2,333.37	49,357.22	\$28,000.00
5340100-00-00 Legal Fees -	-	-	-	4,640.59	7,140.68	5,520.89	3,283.25	6,454.42	1,575.00	1,575.00	1,575.00	1,575.00	33,339.83	\$18,900.00
5350000-00-00 Audit Expens	-	-	-	-	-	-	18,882.20	-	1,673.00	1,673.00	1,673.00	1,673.00	25,574.20	\$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	15,236.92	13,292.43	13,292.43	13,292.43	13,292.43	201,819.62	\$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	1,116.63	9,269.64	\$13,400.00



Budget Fiscal Year Report

Parkfairfax Condominium UOA

Fiscal Period: January 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	3,865.35	916.14	1,356.25	1,356.25	1,356.25	1,356.25	22,852.10	\$16,275.00
5311010-00-00 Printing	-	-	442.13	-	-	-	-	-	1,080.00	1,080.00	1,080.00	1,080.00	4,762.13	\$12,960.00
5311030-00-00 Copier Lease	988.74	1,403.76	415.45	2,204.80	215.00	807.94	914.49	529.43	1,300.00	1,300.00	1,300.00	1,300.00	12,679.61	\$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	942.85	1,375.00	1,375.00	1,375.00	1,375.00	14,580.52	\$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	7,320.00	-	3,878.25	3,878.25	3,878.25	3,878.25	58,476.94	\$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	2,975.53	6,044.26	1,333.33	1,333.33	1,333.33	1,333.37	28,348.90	\$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	7,269.04	3,314.48	3,600.00	3,600.00	3,600.00	3,600.00	45,266.90	\$43,200.00
5370000-00-00 Bad Debts	-	-	-	-	-	-	-	-	125.00	125.00	125.00	125.00	500.00	\$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)	1,105.15	1,070.68	2,083.33	2,083.33	2,083.33	2,083.37	24,709.26	\$25,000.00
5390009-00-00 Meeting Expe	465.00	-	-	490.00	855.00	-	-	-	650.00	650.00	650.00	650.00	4,410.00	\$7,800.00
5390040-00-00 Credit Card &	74.06	522.01	657.98	390.10	426.52	1,150.43	1,899.76	567.97	1,030.00	1,030.00	1,030.00	1,030.00	9,808.83	\$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	5,052.60	51,887.09	\$60,630.76
5390900-00-00 Misc Exp - N	724.00	1,020.82	844.82	398.38	1,361.75	1,296.63	1,293.75	633.88	702.12	702.12	702.12	702.12	10,382.51	\$8,425.44
5391000-00-00 Dues & Subs	19.99	77.95	84.97	611.79	-	-	94.95	94.95	85.08	85.08	85.08	85.12	1,324.96	\$1,021.00
5392000-00-00 Travel & Ente	-	-	-	-	-	-	-	-	25.00	25.00	25.00	25.00	100.00	\$300.00
5393050-00-00 Engineering F	-	-	-	-	-	-	-	-	2,083.33	2,083.33	2,083.33	2,083.37	8,333.36	\$25,000.00
Total ADMINISTRATIVE	31,450.92	25,316.02	35,536.07	27,376.21	21,679.11	16,070.27	28,513.67	14,246.64	26,875.92	26,875.92	26,875.92	26,876.08	307,692.75	\$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	122,000.00	\$216,000.00
5710000-00-00 Real Estate T	-	(2,065.09)	-	-	3,825.86	-	6,420.11	-	911.46	911.46	911.46	911.44	11,826.70	\$10,937.50
5717000-00-00 State Taxes	-	-	-	14,308.16	-	12,460.84	-	19,172.74	5,666.67	5,666.67	5,666.67	5,666.63	68,608.38	\$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	4,000.00	\$12,000.00
5719000-00-00 Miscellaneou	-	-	-	-	-	-	-	1,992.06	312.50	312.50	312.50	312.50	3,242.06	\$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	51,061.33	45,995.69	45,995.69	45,995.69	71,341.41	618,154.60	\$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	50,673.28	72,226.13	71,886.32	71,886.32	71,886.32	97,231.98	829,600.70	\$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	14,149.01	9,050.00	9,050.00	9,050.00	9,050.00	181,079.47	\$108,600.00
9901250-00-00 Transfer to O	-	-	-	-	-	-	-	-	4,170.00	4,170.00	4,170.00	4,170.00	16,680.00	\$50,040.00
Total FUND TRANSFERS	6,997.69	14,690.67	6,006.69	7,072.56	-	36,955.02	59,007.83	14,149.01	13,220.00	13,220.00	13,220.00	13,220.00	197,759.47	\$158,640.00
Total OPERATING	626,303.09	750,686.47	601,549.26	722,211.74	773,161.64	567,891.61	635,850.22	476,776.61	689,488.13	689,488.13	689,488.13	749,513.89	7,972,408.92	\$8,472,603.32
Net Income:	516,490.69	(33,683.37)	103,793.90	(10,964.57)	(83,320.25)	155,810.84	63,519.34	227,751.15	16,562.16	16,562.16	16,562.16	(43,463.65)	945,620.56	\$0.11