



**Parkfairfax Condominium UOA
Executive Summary
For The Period
August, 2019**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
782,229	797,621	(15,392)	Total Operating Income	2,349,575	2,392,863	(43,288)	9,571,452
47,915	132,666	84,752	Total Utilities	368,216	397,999	29,783	1,591,995
202,977	133,894	(69,083)	Total Contracts	364,718	338,058	(26,660)	1,067,731
59,698	59,156	(542)	Total Repair & Maintenance	179,762	184,469	4,706	583,875
311,233	210,199	(101,034)	Total Personnel	683,061	630,597	(52,464)	2,522,389
8,053	15,528	7,475	Total Professional Services	29,681	46,583	16,903	186,333
18,937	30,344	11,407	Total Administrative Expenses	67,806	91,032	23,225	378,127
34,058	42,747	8,690	Total Taxes & Insurance	98,498	141,242	42,744	538,968
682,872	624,535	(58,337)	Total Operating Expenses	1,791,742	1,829,980	38,238	6,869,418
99,358	173,086	(73,729)	Net Operating Budget	557,834	562,883	(5,050)	2,702,034
0	1,056	1,056	Total Mortgage Expenses	0	3,169	3,169	12,674
0	1,056	1,056	Net Mortgages Budget	0	3,169	3,169	12,674
			RESERVES BUDGET				
(224,113)	(224,113)	0	Total Reserve Expenses	(672,340)	(672,340)	0	(2,689,360)
(224,113)	(224,113)	0	Net Reserve Budget	(672,340)	(672,340)	0	(2,689,360)
(124,756)	(52,083)	(72,672)	Net Operating Profit/(Loss)	(114,506)	(112,625)	(1,881)	0
(124,756)	(52,083)	(72,672)	NET CASH FLOW	(114,506)	(112,625)	(1,881)	0



**Parkfairfax Condominium UOA
Budget Variance
For The Period
August, 2019**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
531,333	530,363	970	5110.001 Condo Assessments	1,591,668	1,591,088	580	6,364,352
224,113	224,113	0	5500.000 Reserve Assessments	672,340	672,340	0	2,689,360
755,446	754,476	970	Total Assessments	2,264,008	2,263,428	580	9,053,712
Other Income							
13,060	14,245	(1,185)	5110.000 Rental Income	40,488	42,735	(2,248)	170,940
0	417	(417)	5110.180 Clubhouse Rental	0	1,250	(1,250)	5,000
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	0	17,500	(17,500)	70,000
4,842	4,000	842	5910.000 Laundry and Vending Revenue	14,526	12,000	2,526	48,000
4,293	1,500	2,793	5920.000 NSF and Late Charges	4,343	4,500	(157)	18,000
0	0	0	5920.020 Finance Charge	1,806	0	1,806	0
0	0	0	5920.030 Other Fine Income	80	0	80	0
700	667	33	5990.000 Miscellaneous Inc	4,826	2,000	2,826	8,000
0	3,333	(3,333)	5990.008 In Unit Maintenance	85	10,000	(9,915)	40,000
0	3,750	(3,750)	5990.190 Storage Unit Fees	116	11,250	(11,134)	45,000
(178)	0	(178)	5990.210 Legal - Collection	5,711	0	5,711	0
2,666	4,000	(1,334)	5990.220 Resale Package	8,912	12,000	(3,088)	48,000
1,400	1,400	0	5990.310 Cable Income	4,200	4,200	0	16,800
0	0	0	5990.400 Processing Fees	295	0	295	0
0	667	(667)	5990.600 Key Income	180	2,000	(1,820)	8,000
0	3,333	(3,333)	5991.010 Newsletter Income	0	10,000	(10,000)	40,000
26,783	43,145	(16,362)	Total Other Income	85,567	129,435	(43,868)	517,740
782,229	797,621	(15,392)	Total Operating Income	2,349,575	2,392,863	(43,288)	9,571,452
Utilities							
8,360	8,333	(27)	6450.000 Electricity	21,494	25,000	3,506	100,000
25,045	104,333	79,288	6451.000 Water	299,590	312,999	13,409	1,251,995
14,509	20,000	5,491	6452.000 Gas	47,132	60,000	12,868	240,000
47,915	132,666	84,752	Total Utilities	368,216	397,999	29,783	1,591,995
Contracts							
5,791	7,917	2,126	6519.000 Exterminating Contract	16,250	23,750	7,500	95,000
26,741	29,173	2,431	6525.000 Garbage and Trash Removal	92,868	87,518	(5,350)	350,071
24,925	23,122	(1,803)	6537.000 Grounds Contract	71,191	69,365	(1,826)	277,460
9,432	8,683	(749)	6547.000 Swim Pool Maintenance/Contract	29,451	26,050	(3,401)	104,200
0	0	0	6548.000 Snow Removal	0	0	0	20,000
136,088	65,000	(71,088)	6562.000 Decorating Contract	154,958	131,375	(23,583)	221,000
202,977	133,894	(69,083)	Total Contracts	364,718	338,058	(26,660)	1,067,731
Repair & Maintenance							
2,827	1,667	(1,160)	6515.000 Janitor and Cleaning Supplies	8,699	5,000	(3,699)	20,000
0	0	0	6518.030 Uniform Cleaning	527	0	(527)	0



**Parkfairfax Condominium UOA
Budget Variance
For The Period
August, 2019**

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
(4,333)	10,000	14,333	6537.040	Landscape Repairs	13,838	37,000	23,162	120,000
48,603	25,000	(23,603)	6537.101	Tree Maintenance	87,053	74,000	(13,053)	180,000
0	0	0	6537.990	Landscaping-Other	837	0	(837)	0
4,529	8,333	3,805	6541.000	Repairs - General	25,477	25,000	(477)	100,000
0	250	250	6541.001	Equipment/Tools	58	750	692	3,000
0	250	250	6541.043	Exercise Equipment - Repairs	0	750	750	3,000
1,615	2,917	1,302	6541.230	Maintenance Supplies	9,741	8,750	(991)	35,000
2,957	2,500	(457)	6541.280	Plumbing Materials	8,616	7,500	(1,116)	30,000
0	208	208	6541.400	Equipment Repairs & Maintenance	0	625	625	2,500
1,650	1,500	(150)	6547.021	Pool Supplies & Equipment	10,512	5,500	(5,012)	12,000
0	833	833	6550.300	In-unit Supplies	2,288	2,500	212	10,000
1,234	1,417	182	6562.100	Paint Supplies	6,917	4,250	(2,667)	17,000
617	3,917	3,299	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	5,197	11,750	6,553	47,000
0	365	365	6590.380	Prior Year's Loss	0	1,094	1,094	4,375
59,698	59,156	(542)	Total Repair & Maintenance		179,762	184,469	4,706	583,875
Personnel								
216,845	144,439	(72,405)		Management Payroll	481,748	433,318	(48,430)	1,733,273
0	700	700	6313.000	Recruitment, Relocation, Training	0	2,100	2,100	8,400
1,707	1,500	(207)	6518.000	Uniforms	9,850	4,500	(5,350)	18,000
92,681	63,560	(29,122)		Payroll Taxes/Benefits	191,463	190,679	(784)	762,716
311,233	210,199	(101,034)	Total Personnel		683,061	630,597	(52,464)	2,522,389
Professional Services								
6,319	6,319	(0)	6320.000	Management Fee	18,968	18,958	(10)	75,833
1,734	3,750	2,016	6340.000	Legal Expense	10,712	11,250	538	45,000
0	1,250	1,250	6340.100	Legal Fees - Collections	0	3,750	3,750	15,000
0	2,917	2,917	6340.800	Legal - Litigation	0	8,750	8,750	35,000
0	1,292	1,292	6350.000	Audit Expense	0	3,875	3,875	15,500
8,053	15,528	7,475	Total Professional Services		29,681	46,583	16,903	186,333
Administrative Expenses								
371	833	463	6301.000	Recreation/Resident Activities	3,501	2,500	(1,001)	10,000
1,819	1,292	(527)	6311.000	Office Supplies	4,410	3,875	(535)	15,500
455	933	479	6311.010	Printing	879	2,800	1,921	11,200
525	1,583	1,058	6311.050	Postage	3,317	4,750	1,433	19,000
209	600	392	6311.080	Lease Computer,Fax,Copr, etc.	209	1,800	1,592	7,200
1,280	3,917	2,637	6311.130	IT Support Contract	2,560	11,750	9,190	47,000
1,431	2,917	1,486	6351.020	Computer Expenses	10,203	8,750	(1,453)	35,000
1,988	2,708	720	6360.000	Telephone and Answering Service	9,030	8,125	(905)	32,500
0	125	125	6370.000	Bad Debts	0	375	375	1,500
(292)	2,750	3,042	6390.000	Misc Administrative Expenses	2,597	8,250	5,653	33,000



**Parkfairfax Condominium UOA
Budget Variance
For The Period
August, 2019**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	0	0	6390.009 Meeting Expenses	0	0	0	14,000
8,059	8,177	118	6390.180 Association Unit Expense	24,178	24,532	354	98,127
3,094	3,208	115	6390.900 Misc Exp - Newsletter	6,924	9,625	2,701	38,500
0	25	25	6391.000 Dues & Subscriptions	0	75	75	300
0	25	25	6392.020 Travel - Other Operations	0	75	75	300
0	1,250	1,250	6393.050 Engineering Fees	0	3,750	3,750	15,000
18,937	30,344	11,407	Total Administrative Expenses	67,806	91,032	23,225	378,127
Taxes & Insurance							
722	0	(722)	6710.000 Real Estate Taxes	722	13,000	12,278	26,000
4,000	0	(4,000)	6717.000 State Taxes	4,000	0	(4,000)	0
0	1,250	1,250	6718.010 Corporate Taxes	0	3,750	3,750	15,000
505	167	(338)	6719.000 Miscellaneous Taxes, Licenses, and Permits	505	500	(5)	2,000
28,831	28,831	0	6720.000 Property & Liability Insurance (Hazard)	86,492	86,492	0	345,968
0	4,167	4,167	6720.030 Insurance Loss	6,779	12,500	5,721	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	25,000	25,000	100,000
34,058	42,747	8,690	Total Taxes & Insurance	98,498	141,242	42,744	538,968
682,872	624,535	(58,337)	Total Operating Expenses	1,791,742	1,829,980	38,238	6,869,418
99,358	173,086	(73,729)	Net Operating Budget	557,834	562,883	(5,050)	2,702,034
0	415	415	2320.000 Mortgage Payable	0	1,246	1,246	4,982
0	641	641	6820.000 Interest on Mortgage Payable	0	1,923	1,923	7,692
0	1,056	1,056	Total Mortgage Expenses	0	3,169	3,169	12,674
RESERVES BUDGET							
(224,113)	(224,113)	0	9901.015 Reserve Contributions	(672,340)	(672,340)	0	(2,689,360)
(224,113)	(224,113)	0	Total Reserve Contribution	(672,340)	(672,340)	0	(2,689,360)
(124,756)	(52,083)	(72,672)	Net Operating Profit/(Loss)	(114,506)	(112,625)	(1,881)	0
(124,756)	(52,083)	(72,672)	NET CASH FLOW	(114,506)	(112,625)	(1,881)	0



**Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
August, 2019**

<u>Current Actual</u>	<u>Current Budget</u>	<u>Current Variance</u>		<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Annual Budget</u>
Revenues							
7,543	0	7,543	3130.063 Current Year RR Interest	22,358	0	22,358	0
224,113	224,113	0	5500.000 Current Year RR Deposits	672,340	672,340	0	2,689,360
231,657	224,113	7,543	Total Revenues	694,698	672,340	22,358	2,689,360
Reserve Expenses							
342,292	0	(342,292)	3130.062 Current Year RR Expenses	915,211	0	(915,211)	0
342,292	0	(342,292)	Total Reserve Expenses	915,211	0	(915,211)	0
(110,635)	224,113	(334,749)	Current Year Reserves Activity	(220,513)	672,340	(892,853)	2,689,360



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
August 2019

	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Budget
Assessments													
5110.001 Condo Assessments	529,708	530,627	531,333	530,363	530,363	530,363	530,363	530,363	530,363	530,363	530,363	530,363	6,364,932
5500.000 Reserve Assessments	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	2,689,360
Total Assessments	753,821	754,740	755,446	754,476	754,476	754,476	754,476	754,476	754,476	754,476	754,476	754,476	9,054,292
Other Income													
5110.000 Rental Income	13,793	13,635	13,060	14,245	14,245	14,245	14,245	14,245	14,245	14,245	14,245	14,245	168,693
5110.180 Clubhouse Rental	0	0	0	417	417	417	417	417	417	417	417	417	3,750
5410.000 Interest Revenue - Operations	0	0	0	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	52,500
5910.000 Laundry and Vending Revenue	4,842	4,842	4,842	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	50,526
5920.000 NSF and Late Charges	0	50	4,293	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	17,843
5920.020 Finance Charge	0	1,806	0	0	0	0	0	0	0	0	0	0	1,806
5920.030 Other Fine Income	0	80	0	0	0	0	0	0	0	0	0	0	80
5990.000 Miscellaneous Inc	0	4,126	700	667	667	667	667	667	667	667	667	667	10,826
5990.008 In Unit Maintenance	0	85	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,085
5990.190 Storage Unit Fees	116	0	0	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	33,866
5990.210 Legal - Collection	0	5,889	(178)	0	0	0	0	0	0	0	0	0	5,711
5990.220 Resale Package	0	6,246	2,666	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	44,912
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
5990.400 Processing Fees	0	295	0	0	0	0	0	0	0	0	0	0	295
5990.600 Key Income	180	0	0	667	667	667	667	667	667	667	667	667	6,180
5991.010 Newsletter Income	0	0	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000
Total Other Income	20,331	38,453	26,783	43,145	43,145	43,145	43,145	43,145	43,145	43,145	43,145	43,145	473,872
Total Operating Income	774,152	793,194	782,229	797,621	797,621	797,621	797,621	797,621	797,621	797,621	797,621	797,621	9,528,164
Utilities													
6450.000 Electricity	2,758	10,375	8,360	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	96,494
6451.000 Water	56,077	218,468	25,045	104,333	104,333	104,333	104,333	104,333	104,333	104,333	104,333	104,333	1,238,586



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
August 2019

	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6452.000 Gas	11,241	21,381	14,509	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	227,132	0
Total Utilities	70,076	250,225	47,915	132,666	132,666	132,666	132,666	132,666	132,666	132,666	132,666	132,666	1,562,212	0
Contracts														
6519.000 Exterminating Contract	3,581	6,879	5,791	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	87,500	0
6525.000 Garbage and Trash Removal	29,405	36,721	26,741	29,173	29,173	29,173	29,173	29,173	29,173	29,173	29,173	29,173	355,421	0
6537.000 Grounds Contract	23,311	22,955	24,925	23,122	23,122	23,122	23,122	23,122	23,122	23,122	23,122	23,122	279,286	0
6547.000 Swim Pool Maintenance/Contract	10,012	10,007	9,432	8,683	8,683	8,683	8,683	8,683	8,683	8,683	8,683	8,683	107,601	0
6548.000 Snow Removal	0	0	0	0	1,000	2,000	5,000	5,000	5,000	2,000	0	0	20,000	0
6562.000 Decorating Contract	0	18,870	136,088	65,000	15,000	1,375	1,375	1,375	1,375	1,375	1,375	1,375	244,583	0
Total Contracts	66,309	95,431	202,977	133,894	84,894	72,269	75,269	75,269	75,269	72,269	70,269	70,269	1,094,391	0
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	431	5,441	2,827	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	23,699	0
6518.030 Uniform Cleaning	527	0	0	0	0	0	0	0	0	0	0	0	527	0
6537.040 Landscape Repairs	4,918	13,253	(4,333)	15,000	10,000	10,000	10,000	1,000	1,000	1,000	15,000	20,000	96,838	0
6537.101 Tree Maintenance	3,095	35,355	48,603	20,000	15,000	2,000	1,500	1,500	2,000	20,000	20,000	24,000	193,053	0
6537.990 Landscaping-Other	837	0	0	0	0	0	0	0	0	0	0	0	837	0
6541.000 Repairs - General	3,194	17,755	4,529	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	100,477	0
6541.001 Equipment/Tools	58	0	0	250	250	250	250	250	250	250	250	250	2,308	0
6541.043 Exercise Equipment - Repairs	0	0	0	250	250	250	250	250	250	250	250	250	2,250	0
6541.230 Maintenance Supplies	5,004	3,123	1,615	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,991	0
6541.280 Plumbing Materials	32	5,627	2,957	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	31,116	0
6541.400 Equipment Repairs & Maintenance	0	0	0	208	208	208	208	208	208	208	208	208	1,875	0
6547.021 Pool Supplies & Equipment	3,176	5,686	1,650	0	0	0	0	0	0	0	4,000	2,500	17,012	0
6550.300 In-unit Supplies	532	1,756	0	833	833	833	833	833	833	833	833	833	9,788	0
6562.100 Paint Supplies	1,269	4,414	1,234	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	19,667	0



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
August 2019

	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,205	2,374	617	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	40,447	0
6590.380 Prior Year's Loss	0	0	0	365	365	365	365	365	365	365	365	365	3,281	0
Total Repair & Maintenance	25,279	94,785	59,698	57,656	47,656	34,656	34,156	25,156	25,656	43,656	61,656	69,156	579,169	0
Personnel Payroll	128,353	136,550	216,845	144,439	144,439	144,439	144,439	144,439	144,439	144,439	144,439	144,439	1,781,703	0
6313.000 Recruitment, Relocation, Training	0	0	0	700	700	700	700	700	700	700	700	700	6,300	0
6518.000 Uniforms	3,155	4,987	1,707	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	23,350	0
Payroll Taxes/Benefits	55,897	42,885	92,681	63,560	63,560	63,560	63,560	63,560	63,560	63,560	63,560	63,560	763,500	0
Total Personnel	187,405	184,422	311,233	210,199	210,199	210,199	210,199	210,199	210,199	210,199	210,199	210,199	2,574,853	0
Professional Services														
6320.000 Management Fee	6,319	6,329	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	75,843	0
6340.000 Legal Expense	4,581	4,398	1,734	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	44,462	0
6340.100 Legal Fees - Collections	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	11,250	0
6340.800 Legal - Litigation	0	0	0	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	26,250	0
6350.000 Audit Expense	0	0	0	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	11,625	0
Total Professional Services	10,900	10,727	8,053	15,528	15,528	15,528	15,528	15,528	15,528	15,528	15,528	15,528	169,430	0
Administrative Expenses														
6301.000 Recreation/Resident Activities	583	2,547	371	833	833	833	833	833	833	833	833	833	11,001	0
6311.000 Office Supplies	1,132	1,458	1,819	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	16,035	0
6311.010 Printing	0	424	455	933	933	933	933	933	933	933	933	933	9,279	0
6311.050 Postage	454	2,338	525	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	17,567	0
6311.080 Lease Computer, Fax, Copr, etc.	0	0	209	600	600	600	600	600	600	600	600	600	5,609	0
6311.130 IT Support Contract	0	1,280	1,280	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	37,810	0
6351.020 Computer Expenses	0	8,772	1,431	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	36,453	0



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
August 2019

	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6360.000 Telephone and Answering Service	3,403	3,639	1,988	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	33,405	0
6370.000 Bad Debts	0	0	0	125	125	125	125	125	125	125	125	125	1,125	0
6390.000 Misc Administrative Expenses	28	2,861	(292)	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	27,347	0
6390.009 Meeting Expenses	0	0	0	1,500	0	4,000	0	2,500	0	0	6,000	0	14,000	0
6390.180 Association Unit Expense	8,059	8,059	8,059	8,177	8,177	8,177	8,177	8,177	8,177	8,177	8,177	8,177	97,773	0
6390.900 Misc Exp - Newsletter	3,080	750	3,094	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	35,799	0
6391.000 Dues & Subscriptions	0	0	0	25	25	25	25	25	25	25	25	25	225	0
6392.020 Travel - Other Operations	0	0	0	25	25	25	25	25	25	25	25	25	225	0
6393.050 Engineering Fees	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	11,250	0
Total Administrative Expenses	16,740	32,129	18,937	31,844	30,344	34,344	30,344	32,844	30,344	30,344	36,344	30,344	354,902	0
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	722	0	0	0	0	13,000	0	0	0	0	13,722	0
6717.000 State Taxes	0	0	4,000	0	0	0	0	0	0	0	0	0	4,000	0
6718.010 Corporate Taxes	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	11,250	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	505	167	167	167	167	167	167	167	167	167	2,005	0
6720.000 Property & Liability Insurance (Hazard)	28,831	28,831	28,831	28,831	28,831	28,831	28,831	28,831	28,831	28,831	28,831	28,831	345,968	0
6720.030 Insurance Loss	0	6,779	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	44,279	0
6730.000 Capital Expenses	0	0	0	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	75,000	0
Total Taxes & Insurance	28,831	35,609	34,058	42,747	42,747	42,747	42,747	55,747	42,747	42,747	42,747	42,747	496,224	0
Total Operating Expenses	405,540	703,330	682,872	624,535	564,035	542,410	540,910	547,410	532,410	547,410	569,410	570,910	6,831,180	0
Net Operating Budget	368,612	89,864	99,358	173,086	233,586	255,211	256,711	250,211	265,211	250,211	228,211	226,711	2,696,984	0
MORTGAGE BUDGET Expenses														
2320.000 Mortgage Payable	0	0	0	415	415	415	415	415	415	415	415	415	3,736	0
6820.000 Interest on Mortgage Payable	0	0	0	641	641	641	641	641	641	641	641	641	5,769	0



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
August 2019

	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Total Mortgage Expenses	0	0	0	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	9,505	0
RESERVES BUDGET														
9901.015 Reserve Contributions	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(2,689,360)	0
Total Reserve Contribution	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(2,689,360)	0
Net Operating Profit/(Loss)	144,499	(134,249)	(124,756)	(52,083)	8,417	30,042	31,542	25,042	40,042	25,042	3,042	1,542	(1,881)	0
NET CASH FLOW	144,499	(134,249)	(124,756)	(52,083)	8,417	30,042	31,542	25,042	40,042	25,042	3,042	1,542	(1,881)	0



Parkfairfax Condominium UOA
Balance Sheet
For the period ending
August, 2019

	Operating	Reserves (Restricted)	Total
ASSETS			
Current Assets			
1110.000 Petty Cash	500	0	500
1120.000 Operating Cash	5,000	0	5,000
1120.001 Operating Cash 1	196,286	0	196,286
1120.007 Operating Fund II	47,460	0	47,460
1130.000 Accounts Receivable	216,547	0	216,547
1132.000 Accounts Receivable	45,865	0	45,865
4200.000 Allowance For Bad Debt	(92,955)	0	(92,955)
1140.000 AR-other	33,378	0	33,378
1140.020 Insurance Receivable	82,058	0	82,058
1142.300 Due to/from Operating	180,729	0	180,729
1142.310 Due to/from Reserve	0	(180,729)	(180,729)
	714,868	(180,729)	534,140
Restricted Deposits & Funded Reserves			
1320.000 Replacement Reserve-Cash	0	285,331	285,331
1320.200 Replacement Reserve-CD	0	4,105,000	4,105,000
1320.600 Accrued Interest Receivable	0	15,776	15,776
	0	4,406,108	4,406,108
Prepaid Expenses			
1240.000 Prepaid Property & Liability Insurance	138,638	0	138,638
1271.000 Prepaid Income Taxes	3,939	0	3,939
1290.000 Prepaid Expense-Operating	85,417	0	85,417
	227,994	0	227,994
Fixed Assets			
1420.000 Buildings	875,271	0	875,271
1480.000 Motor Vehicles	500,401	0	500,401
	1,375,672	0	1,375,672
Less Accumulated Deprecation	993,689	0	993,689
Total Assets	1,324,845	4,225,379	5,550,224
LIABILITIES & EQUITY			
Current Liabilities			
2110.000 Accounts Payable	415,308	0	415,308
2120.000 Accrued Wages and Payroll Taxes Payable	177,481	0	177,481
2123.000 Accrued Expense	178,097	0	178,097
2123.060 401K Match Payble	30,307	0	30,307
2124.000 Accrued Income Taxes Payable	2,089	0	2,089
2191.050 Refund Clearing Account	700	0	700
2210.001 Prepaid Assessment	166,810	0	166,810
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830	0	22,830
2240.000 Deferred Income	106,932	0	106,932
2199.000 Other Current Liabilities	920	0	920
	1,101,475	0	1,101,475
Deposits Liabilities			



Parkfairfax Condominium UOA
Balance Sheet
For the period ending
August, 2019

	Operating	Reserves (Restricted)	Total
2191.000 Tenant Security Deposits Held in Trust (Contra)	7,829	0	7,829
	7,829	0	7,829
Long Term Liabilities			
2320.000 Mortgage Payable	(379)	0	(379)
	(379)	0	(379)
Total Liabilities	1,108,925	0	1,108,925
EQUITY			
Net Profit or (Loss)-current	(127,689)	0	(127,689)
Owners Unappropriated Equity-prior years			
3130.030 Fund Balance	1,833	0	1,833
3130.850 Property Fund	381,983	0	381,983
3210.030 Retained Earnings Operating Fnd	1,257,771	0	1,257,771
Total Owners Unappropriated Equity-prior years	1,641,587	0	1,641,587
Owners Appropriated Equity-prior years			
3130.060 Capital Reserve Fund Balance	0	3,146,964	3,146,964
3130.090 Working Capital	950	0	950
Total Owners Appropriated Equity-prior years	950	3,146,964	3,147,914
Owners Appropriated Equity-current			
3130.061 Current Year RR Contributions	0	672,340	672,340
3130.062 Current Year RR Expenditures	0	(915,211)	(915,211)
3130.063 Current Year RR Interest	0	22,358	22,358
Total Owners Appropriated Equity-current	0	(220,513)	(220,513)
Total Equity	1,514,848	2,926,451	4,441,300
Total Liabilities & Equity	2,623,773	2,926,451	5,550,224

Bank Reconciliation Report

8/31/2019

558

Posted by: DBO

Balance Per Bank Statement as of 8/31/2019	4,430,577.20
Reconciled Bank Balance	<u>4,430,577.20</u>

Balance per GL as of 8/31/2019	4,390,331.20
--------------------------------	--------------

Bank Reconciling Items

Date	Notes	Amount
8/31/2019	unrealized gain	40,246.00
blank	Book Reconciling Items	40,246.00
	Reconciled Balance Per G/L	<u>4,430,577.20</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>