



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
788,384	797,621	(9,237)	Total Operating Income	3,147,885	3,190,484	(42,599)	9,571,452
137,784	132,666	(5,117)	Total Utilities	505,999	530,665	24,666	1,591,995
144,359	133,894	(10,465)	Total Contracts	509,077	471,952	(37,125)	1,067,731
78,117	57,656	(20,460)	Total Repair & Maintenance	260,394	242,125	(18,269)	583,875
231,554	210,199	(21,355)	Total Personnel	879,252	840,796	(38,456)	2,522,389
14,128	15,528	1,399	Total Professional Services	43,809	62,111	18,302	186,333
22,696	31,844	9,147	Total Administrative Expenses	90,503	122,876	32,373	378,127
33,885	42,747	8,862	Total Taxes & Insurance	132,383	183,989	51,606	538,968
662,524	624,535	(37,989)	Total Operating Expenses	2,421,417	2,454,514	33,097	6,869,418
125,860	173,086	(47,226)	Net Operating Budget	726,467	735,970	(9,502)	2,702,034
0	1,056	1,056	Total Mortgage Expenses	0	4,225	4,225	12,674
0	1,056	1,056	Net Mortgages Budget	0	4,225	4,225	12,674
			RESERVES BUDGET				
(224,113)	(224,113)	0	Total Reserve Expenses	(896,453)	(896,453)	0	(2,689,360)
(224,113)	(224,113)	0	Net Reserve Budget	(896,453)	(896,453)	0	(2,689,360)
(98,253)	(52,083)	(46,170)	Net Operating Profit/(Loss)	(169,986)	(164,708)	(5,278)	0
(98,253)	(52,083)	(46,170)	NET CASH FLOW	(169,986)	(164,708)	(5,278)	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
530,556	530,363	193	5110.001 Condo Assessments	2,122,224	2,121,451	774	6,364,352
224,113	224,113	0	5500.000 Reserve Assessments	896,453	896,453	0	2,689,360
754,669	754,476	193	Total Assessments	3,018,678	3,017,904	774	9,053,712
Other Income							
14,960	14,245	715	5110.000 Rental Income	55,448	56,980	(1,533)	170,940
450	417	33	5110.180 Clubhouse Rental	900	1,667	(767)	5,000
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	0	23,333	(23,333)	70,000
5,159	4,000	1,159	5910.000 Laundry and Vending Revenue	19,685	16,000	3,685	48,000
3,595	1,500	2,095	5920.000 NSF and Late Charges	7,938	6,000	1,938	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
163	667	(504)	5990.000 Miscellaneous Inc	4,989	2,667	2,322	8,000
2,941	3,333	(393)	5990.008 In Unit Maintenance	5,945	13,333	(7,389)	40,000
0	0	0	5990.010 Expense Reimbursement	150	0	150	0
503	3,750	(3,247)	5990.190 Storage Unit Fees	4,080	15,000	(10,920)	45,000
1,123	0	1,123	5990.210 Legal - Collection	6,834	0	6,834	0
1,682	4,000	(2,318)	5990.220 Resale Package	10,594	16,000	(5,406)	48,000
1,400	1,400	0	5990.310 Cable Income	5,600	5,600	0	16,800
0	0	0	5990.400 Processing Fees	295	0	295	0
761	667	94	5990.600 Key Income	2,891	2,667	224	8,000
978	3,333	(2,355)	5991.010 Newsletter Income	1,974	13,333	(11,359)	40,000
33,715	43,145	(9,430)	Total Other Income	129,207	172,580	(43,373)	517,740
788,384	797,621	(9,237)	Total Operating Income	3,147,885	3,190,484	(42,599)	9,571,452
Utilities							
5,341	8,333	2,992	6450.000 Electricity	26,835	33,333	6,499	100,000
116,480	104,333	(12,147)	6451.000 Water	416,070	417,332	1,262	1,251,995
15,963	20,000	4,037	6452.000 Gas	63,095	80,000	16,905	240,000
137,784	132,666	(5,117)	Total Utilities	505,999	530,665	24,666	1,591,995
Contracts							
4,338	7,917	3,578	6519.000 Exterminating Contract	20,588	31,667	11,078	95,000
26,825	29,173	2,348	6525.000 Garbage and Trash Removal	119,693	116,690	(3,002)	350,071
22,955	23,122	167	6537.000 Grounds Contract	94,146	92,487	(1,659)	277,460
3,238	8,683	5,446	6547.000 Swim Pool Maintenance/Contract	32,688	34,733	2,045	104,200
0	0	0	6548.000 Snow Removal	0	0	0	20,000
87,003	65,000	(22,003)	6562.000 Decorating Contract	241,961	196,375	(45,586)	221,000
144,359	133,894	(10,465)	Total Contracts	509,077	471,952	(37,125)	1,067,731
Repair & Maintenance							
891	1,667	776	6515.000 Janitor and Cleaning Supplies	9,590	6,667	(2,924)	20,000



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	0	0	6518.030 Uniform Cleaning	527	0	(527)	0
3,687	15,000	11,313	6537.040 Landscape Repairs	17,526	52,000	34,474	120,000
45,811	20,000	(25,811)	6537.101 Tree Maintenance	132,864	94,000	(38,864)	180,000
0	0	0	6537.990 Landscaping-Other	837	0	(837)	0
2,715	8,333	5,619	6541.000 Repairs - General	30,706	33,333	2,627	100,000
43	250	207	6541.001 Equipment/Tools	101	1,000	899	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	1,000	1,000	3,000
3,677	2,917	(760)	6541.230 Maintenance Supplies	13,418	11,667	(1,752)	35,000
669	2,500	1,831	6541.280 Plumbing Materials	9,285	10,000	715	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	833	833	2,500
1,699	0	(1,699)	6547.021 Pool Supplies & Equipment	12,211	5,500	(6,711)	12,000
19	833	814	6550.300 In-unit Supplies	2,308	3,333	1,026	10,000
1,879	1,417	(462)	6562.100 Paint Supplies	8,796	5,667	(3,130)	17,000
17,026	3,917	(13,110)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	22,223	15,667	(6,556)	47,000
0	365	365	6590.380 Prior Year's Loss	0	1,458	1,458	4,375
78,117	57,656	(20,460)	Total Repair & Maintenance	260,394	242,125	(18,269)	583,875
Personnel							
136,137	144,439	8,303	Management Payroll	617,884	577,758	(40,127)	1,733,273
6,675	700	(5,975)	6313.000 Recruitment, Relocation, Training	6,675	2,800	(3,875)	8,400
2,422	1,500	(922)	6518.000 Uniforms	12,272	6,000	(6,272)	18,000
86,321	63,560	(22,761)	Payroll Taxes/Benefits	242,421	254,239	11,818	762,716
231,554	210,199	(21,355)	Total Personnel	879,252	840,796	(38,456)	2,522,389
Professional Services							
6,319	6,319	(0)	6320.000 Management Fee	25,288	25,278	(10)	75,833
7,809	3,750	(4,059)	6340.000 Legal Expense	18,521	15,000	(3,521)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	0	5,000	5,000	15,000
0	2,917	2,917	6340.800 Legal - Litigation	0	11,667	11,667	35,000
0	1,292	1,292	6350.000 Audit Expense	0	5,167	5,167	15,500
14,128	15,528	1,399	Total Professional Services	43,809	62,111	18,302	186,333
Administrative Expenses							
0	833	833	6301.000 Recreation/Resident Activities	3,501	3,333	(168)	10,000
0	1,292	1,292	6311.000 Office Supplies	4,410	5,167	757	15,500
1,501	933	(567)	6311.010 Printing	2,379	3,733	1,354	11,200
(425)	1,583	2,009	6311.050 Postage	2,892	6,333	3,442	19,000
0	600	600	6311.080 Lease Computer,Fax,Copr, etc.	209	2,400	2,192	7,200
0	3,917	3,917	6311.130 IT Support Contract	2,560	15,667	13,107	47,000
3,502	2,917	(585)	6351.020 Computer Expenses	13,705	11,667	(2,038)	35,000
5,210	2,708	(2,501)	6360.000 Telephone and Answering Service	14,240	10,833	(3,406)	32,500
0	125	125	6370.000 Bad Debts	0	500	500	1,500



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,806	2,750	944	6390.000 Misc Administrative Expenses	4,404	11,000	6,596	33,000
0	1,500	1,500	6390.009 Meeting Expenses	0	1,500	1,500	14,000
8,059	8,177	118	6390.180 Association Unit Expense	32,237	32,709	472	98,127
3,044	3,208	164	6390.900 Misc Exp - Newsletter	9,968	12,833	2,866	38,500
0	25	25	6391.000 Dues & Subscriptions	0	100	100	300
0	25	25	6392.020 Travel - Other Operations	0	100	100	300
0	1,250	1,250	6393.050 Engineering Fees	0	5,000	5,000	15,000
22,696	31,844	9,147	Total Administrative Expenses	90,503	122,876	32,373	378,127
			Taxes & Insurance				
0	0	0	6710.000 Real Estate Taxes	722	13,000	12,278	26,000
0	0	0	6717.000 State Taxes	4,000	0	(4,000)	0
4,000	0	(4,000)	6718.000 Federal Taxes	4,000	0	(4,000)	0
0	1,250	1,250	6718.010 Corporate Taxes	0	5,000	5,000	15,000
1,055	167	(888)	6719.000 Miscellaneous Taxes, Licenses, and Permits	1,560	667	(893)	2,000
28,831	28,831	0	6720.000 Property & Liability Insurance (Hazard)	115,323	115,323	0	345,968
0	4,167	4,167	6720.030 Insurance Loss	6,779	16,667	9,888	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	33,333	33,333	100,000
33,885	42,747	8,862	Total Taxes & Insurance	132,383	183,989	51,606	538,968
662,524	624,535	(37,989)	Total Operating Expenses	2,421,417	2,454,514	33,097	6,869,418
125,860	173,086	(47,226)	Net Operating Budget	726,467	735,970	(9,502)	2,702,034
0	415	415	2320.000 Mortgage Payable	0	1,661	1,661	4,982
0	641	641	6820.000 Interest on Mortgage Payable	0	2,564	2,564	7,692
0	1,056	1,056	Total Mortgage Expenses	0	4,225	4,225	12,674
			RESERVES BUDGET				
(224,113)	(224,113)	0	9901.015 Reserve Contributions	(896,453)	(896,453)	0	(2,689,360)
(224,113)	(224,113)	0	Total Reserve Contribution	(896,453)	(896,453)	0	(2,689,360)
(98,253)	(52,083)	(46,170)	Net Operating Profit/(Loss)	(169,986)	(164,708)	(5,278)	0
(98,253)	(52,083)	(46,170)	NET CASH FLOW	(169,986)	(164,708)	(5,278)	0



Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
September, 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							
7,249	0	7,249	3130.063 Current Year RR Interest	29,608	0	29,608	0
224,113	224,113	0	5500.000 Current Year RR Deposits	896,453	896,453	0	2,689,360
231,363	224,113	7,249	Total Revenues	926,061	896,453	29,608	2,689,360
Reserve Expenses							
112,026	0	(112,026)	3130.062 Current Year RR Expenses	1,024,723	0	(1,024,723)	0
112,026	0	(112,026)	Total Reserve Expenses	1,024,723	0	(1,024,723)	0
119,336	224,113	(104,777)	Current Year Reserves Activity	(98,662)	896,453	(995,115)	2,689,360



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

	Actual	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
Assessments														
5110.001 Condo Assessments	529,708	530,627	531,333	530,556	530,363	530,363	530,363	530,363	530,363	530,363	530,363	530,363	6,365,126	0
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	0
Total Assessments	753,821	754,740	755,446	754,669	754,476	754,476	754,476	754,476	754,476	754,476	754,476	754,476	9,054,486	0
Other Income														
5110.000 Rental Income	13,793	13,635	13,060	14,960	14,245	14,245	14,245	14,245	14,245	14,245	14,245	14,245	169,408	0
5110.180 Clubhouse Rental	0	0	450	450	417	417	417	417	417	417	417	417	4,233	0
5410.000 Interest Revenue - Operations	0	0	0	0	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	46,667	0
5910.000 Laundry and Vending Revenue	4,842	4,842	4,842	5,159	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	51,685	0
5920.000 NSF and Late Charges	0	50	4,293	3,595	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	19,938	0
5920.020 Finance Charge	0	1,806	0	0	0	0	0	0	0	0	0	0	1,806	0
5920.030 Other Fine Income	0	80	0	0	0	0	0	0	0	0	0	0	80	0
5990.000 Miscellaneous Inc	0	4,126	700	163	667	667	667	667	667	667	667	667	10,322	0
5990.008 In Unit Maintenance	0	85	2,919	2,941	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	32,611	0
5990.010 Expense Reimbursement	0	0	150	0	0	0	0	0	0	0	0	0	150	0
5990.190 Storage Unit Fees	116	0	3,460	503	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	34,080	0
5990.210 Legal - Collection	0	5,889	(178)	1,123	0	0	0	0	0	0	0	0	6,834	0
5990.220 Resale Package	0	6,246	2,666	1,682	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	42,594	0
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	0
5990.400 Processing Fees	0	295	0	0	0	0	0	0	0	0	0	0	295	0
5990.600 Key Income	180	0	1,950	761	667	667	667	667	667	667	667	667	8,224	0
5991.010 Newsletter Income	0	0	996	978	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	28,641	0
Total Other Income	20,331	38,453	36,708	33,715	43,145	43,145	43,145	43,145	43,145	43,145	43,145	43,145	474,367	0
Total Operating Income	774,152	793,194	792,154	788,384	797,621	797,621	797,621	797,621	797,621	797,621	797,621	797,621	9,528,853	0
Utilities														
6450.000 Electricity	2,758	10,375	8,360	5,341	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	93,501	0

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

	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total
6451.000 Water	56,077	218,468	25,045	116,480	104,333	104,333	104,333	104,333	104,333	104,333	104,333	104,333	1,250,733
6452.000 Gas	11,241	21,381	14,509	15,963	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	223,095
Total Utilities	70,076	250,225	47,915	137,784	132,666	132,666	132,666	132,666	132,666	132,666	132,666	132,666	1,567,329
Contracts													0
6519.000 Exterminating Contract	3,581	6,879	5,791	4,338	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	83,922
6525.000 Garbage and Trash Removal	29,405	36,721	26,741	26,825	29,173	29,173	29,173	29,173	29,173	29,173	29,173	29,173	353,073
6537.000 Grounds Contract	23,311	22,955	24,925	22,955	23,122	23,122	23,122	23,122	23,122	23,122	23,122	23,122	279,119
6547.000 Swim Pool Maintenance/Contract	10,012	10,007	9,432	3,238	8,683	8,683	8,683	8,683	8,683	8,683	8,683	8,683	102,155
6548.000 Snow Removal	0	0	0	0	1,000	2,000	5,000	5,000	5,000	2,000	0	0	20,000
6562.000 Decorating Contract	0	18,870	136,088	87,003	15,000	1,375	1,375	1,375	1,375	1,375	1,375	1,375	266,586
Total Contracts	66,309	95,431	202,977	144,359	84,894	72,269	75,269	75,269	75,269	72,269	70,269	70,269	1,104,856
Repair & Maintenance													0
6515.000 Janitor and Cleaning Supplies	431	5,441	2,827	891	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	22,924
6518.030 Uniform Cleaning	527	0	0	0	0	0	0	0	0	0	0	0	527
6537.040 Landscape Repairs	4,918	13,253	(4,333)	3,687	10,000	10,000	10,000	1,000	1,000	1,000	15,000	20,000	85,526
6537.101 Tree Maintenance	3,095	35,355	48,603	45,811	15,000	2,000	1,500	1,500	2,000	20,000	20,000	24,000	218,864
6537.990 Landscaping-Other	837	0	0	0	0	0	0	0	0	0	0	0	837
6541.000 Repairs - General	3,194	17,755	7,044	2,715	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	97,373
6541.001 Equipment/Tools	58	0	0	43	250	250	250	250	250	250	250	250	2,101
6541.043 Exercise Equipment - Repairs	0	0	0	0	250	250	250	250	250	250	250	250	2,000
6541.230 Maintenance Supplies	5,004	3,123	1,615	3,677	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	36,752
6541.280 Plumbing Materials	32	5,627	2,957	669	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	29,285
6541.400 Equipment Repairs & Maintenance	0	0	0	0	208	208	208	208	208	208	208	208	1,667
6547.021 Pool Supplies & Equipment	3,176	5,686	1,650	1,699	0	0	0	0	0	0	4,000	2,500	18,711
6550.300 In-unit Supplies	532	1,756	0	19	833	833	833	833	833	833	833	833	8,974
6562.100 Paint Supplies	1,269	4,414	1,234	1,879	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	20,130

Property 558

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

	Actual	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	17,026	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	53,556	0
6590.380 Prior Year's Loss	0	0	0	0	365	365	365	365	365	365	365	365	2,917	0
Total Repair & Maintenance	25,279	94,785	62,213	78,117	47,656	34,656	34,156	25,156	25,656	43,656	61,656	69,156	602,144	0
Personnel Payroll	128,353	136,550	216,845	136,137	144,439	144,439	144,439	144,439	144,439	144,439	144,439	144,439	1,773,400	0
6313.000 Recruitment, Relocation, Training	0	0	0	6,675	700	700	700	700	700	700	700	700	12,275	0
6518.000 Uniforms	3,155	4,987	1,707	2,422	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	24,272	0
Payroll Taxes/Benefits	55,897	42,885	57,318	86,321	63,560	63,560	63,560	63,560	63,560	63,560	63,560	63,560	750,898	0
Total Personnel	187,405	184,422	275,870	231,554	210,199	210,199	210,199	210,199	210,199	210,199	210,199	210,199	2,560,845	0
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	7,809	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	48,521	0
6340.100 Legal Fees - Collections	0	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	10,000	0
6340.800 Legal - Litigation	0	0	0	0	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	23,333	0
6350.000 Audit Expense	0	0	0	0	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	10,333	0
Total Professional Services	10,900	10,727	8,053	14,128	15,528	15,528	15,528	15,528	15,528	15,528	15,528	15,528	168,031	0
Administrative Expenses														
6301.000 Recreation/Resident Activities	583	2,547	371	0	833	833	833	833	833	833	833	833	10,168	0
6311.000 Office Supplies	1,132	1,458	1,819	0	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	14,743	0
6311.010 Printing	0	424	455	1,501	933	933	933	933	933	933	933	933	9,846	0
6311.050 Postage	454	2,338	525	(425)	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	15,558	0
6311.080 Lease Computer, Fax, Copr, etc.	0	0	209	0	600	600	600	600	600	600	600	600	5,009	0
6311.130 IT Support Contract	0	1,280	1,280	0	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	33,893	0
6351.020 Computer Expenses	0	8,772	1,431	3,502	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	37,038	0



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

	Actual	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	5,210	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	35,906	0
6370.000 Bad Debts	0	0	0	0	125	125	125	125	125	125	125	125	1,000	0
6390.000 Misc Administrative Expenses	28	2,861	(292)	1,806	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	26,404	0
6390.009 Meeting Expenses	0	0	0	0	0	4,000	0	2,500	0	0	6,000	0	12,500	0
6390.180 Association Unit Expense	8,059	8,059	8,059	8,059	8,177	8,177	8,177	8,177	8,177	8,177	8,177	8,177	97,655	0
6390.900 Misc Exp - Newsletter	3,080	750	3,094	3,044	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	35,634	0
6391.000 Dues & Subscriptions	0	0	0	0	25	25	25	25	25	25	25	25	200	0
6392.020 Travel - Other Operations	0	0	0	0	25	25	25	25	25	25	25	25	200	0
6393.050 Engineering Fees	0	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	10,000	0
Total Administrative Expenses	16,740	32,129	18,937	22,696	30,344	34,344	30,344	32,844	30,344	30,344	36,344	30,344	345,754	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
6718.000 Federal Taxes	0	0	0	4,000	0	0	0	0	0	0	0	0	4,000	0
6718.010 Corporate Taxes	0	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	10,000	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	505	1,055	167	167	167	167	167	167	167	167	2,893	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	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	40,112	0
6730.000 Capital Expenses	0	0	0	0	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	66,667	0
Total Taxes & Insurance	28,831	35,609	34,058	33,885	42,747	42,747	42,747	55,747	42,747	42,747	42,747	42,747	487,362	0
Total Operating Expenses	405,540	703,330	650,024	662,524	564,035	542,410	540,910	547,410	532,410	547,410	569,410	570,910	6,836,321	0
Net Operating Budget	368,612	89,864	142,131	125,860	233,586	255,211	256,711	250,211	265,211	250,211	228,211	226,711	2,692,532	0
MORTGAGE BUDGET														
Expenses														
2320.000 Mortgage Payable	0	0	0	0	415	415	415	415	415	415	415	415	3,321	0



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

	Actual	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
6820.000 Interest on Mortgage Payable	0	0	0	0	641	641	641	641	641	641	641	641	5,128	0
Total Mortgage Expenses	0	0	0	0	1,056	1,056	1,056	1,056	1,056	1,056	1,056	1,056	8,449	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)	(81,983)	(98,253)	8,417	30,042	31,542	25,042	40,042	25,042	3,042	1,542	(5,278)	0
NET CASH FLOW	144,499	(134,249)	(81,983)	(98,253)	8,417	30,042	31,542	25,042	40,042	25,042	3,042	1,542	(5,278)	0



**Parkfairfax Condominium UOA
Balance Sheet
For the period ending
September, 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	(155,581)	0	(155,581)
1120.007 Operating Fund II	63,244	0	63,244
1130.000 Accounts Receivable	197,564	0	197,564
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	292,755	0	292,755
1142.310 Due to/from Reserve	0	(292,755)	(292,755)
	471,827	(292,755)	179,072
Restricted Deposits & Funded Reserves			
1320.000 Replacement Reserve-Cash	0	714,495	714,495
1320.200 Replacement Reserve-CD	0	3,905,000	3,905,000
1320.600 Accrued Interest Receivable	0	17,975	17,975
	0	4,637,470	4,637,470
Prepaid Expenses			
1240.000 Prepaid Property & Liability Insurance	141,679	0	141,679
1271.000 Prepaid Income Taxes	3,939	0	3,939
1290.000 Prepaid Expense-Operating	85,417	0	85,417
	231,035	0	231,035
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	1,084,845	4,344,715	5,429,561
LIABILITIES & EQUITY			
Current Liabilities			
2110.000 Accounts Payable	199,113	0	199,113
2120.000 Accrued Wages and Payroll Taxes Payable	178,219	0	178,219
2123.000 Accrued Expense	223,338	0	223,338
2123.060 401K Match Payble	30,504	0	30,504
2124.000 Accrued Income Taxes Payable	2,089	0	2,089
2191.050 Refund Clearing Account	700	0	700
2210.001 Prepaid Assessment	151,507	0	151,507
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830	0	22,830
2240.000 Deferred Income	105,532	0	105,532
2199.000 Other Current Liabilities	920	0	920
	914,751	0	914,751
Deposits Liabilities			



**Parkfairfax Condominium UOA
Balance Sheet
For the period ending
September, 2019**

	Operating	Reserves (Restricted)	Total
2191.000 Tenant Security Deposits Held in Trust (Contra)	7,829	0	7,829
	<u>7,829</u>	<u>0</u>	<u>7,829</u>
Long Term Liabilities			
2320.000 Mortgage Payable	(379)	0	(379)
	<u>(379)</u>	<u>0</u>	<u>(379)</u>
Total Liabilities	922,201	0	922,201
EQUITY			
Net Profit or (Loss)-current	(183,480)	0	(183,480)
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	896,453	896,453
3130.062 Current Year RR Expenditures	0	(1,024,723)	(1,024,723)
3130.063 Current Year RR Interest	0	29,608	29,608
Total Owners Appropriated Equity-current	0	(98,662)	(98,662)
Total Equity	1,459,057	3,048,302	4,507,360
Total Liabilities & Equity	2,381,258	3,048,302	5,429,561

Parkfairfax - Wells Fargo Rsv

10/10/2019

Bank Reconciliation Report**9/30/2019****558****Posted by: DBO**

Balance Per Bank Statement as of 9/30/2019	4,658,914.27
Reconciled Bank Balance	<u>4,658,914.27</u>

Balance per GL as of 9/30/2019	4,619,495.42
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Bank Reconciling Items

Date	Notes	Amount
9/30/2019	unrealized gain	39,418.85
blank	Book Reconciling Items	39,418.85
	Reconciled Balance Per G/L	<u>4,658,914.27</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>