



People you can trust.
Experience you can rely on.

Parkfairfax Condominium UOA Financial Reports
November, 2019



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
795,822	797,621	(1,799)	Total Operating Income	4,759,770	4,785,726	(25,956)	9,571,452
111,765	132,666	20,902	Total Utilities	778,901	795,998	17,097	1,591,995
77,456	72,269	(5,186)	Total Contracts	658,147	629,116	(29,031)	1,067,731
82,355	34,656	(47,699)	Total Repair & Maintenance	367,830	324,438	(43,393)	583,875
208,087	210,199	2,112	Total Personnel	1,274,535	1,261,194	(13,341)	2,522,389
30,063	15,528	(14,535)	Total Professional Services	83,401	93,167	9,766	186,333
41,345	34,344	(7,001)	Total Administrative Expenses	153,934	187,563	33,629	378,127
28,831	42,747	13,917	Total Taxes & Insurance	210,010	269,484	59,474	538,968
579,901	542,410	(37,491)	Total Operating Expenses	3,526,758	3,560,959	34,201	6,869,418
215,921	255,211	(39,290)	Net Operating Budget	1,233,012	1,224,767	8,245	2,702,034
0	1,056	1,056	Total Mortgage Expenses	0	6,337	6,337	12,674
0	1,056	1,056	Net Mortgages Budget	0	6,337	6,337	12,674
			RESERVES BUDGET				
(224,113)	(224,113)	0	Total Reserve Expenses	(1,344,680)	(1,344,680)	0	(2,689,360)
(224,113)	(224,113)	0	Net Reserve Budget	(1,344,680)	(1,344,680)	0	(2,689,360)
(8,192)	30,042	(38,234)	Net Operating Profit/(Loss)	(111,668)	(126,250)	14,582	0
(8,192)	30,042	(38,234)	NET CASH FLOW	(111,668)	(126,250)	14,582	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
528,564	530,363	(1,798)	5110.001 Condo Assessments	3,180,870	3,182,176	(1,306)	6,364,352
224,113	224,113	0	5500.000 Reserve Assessments	1,344,680	1,344,680	(0)	2,689,360
752,678	754,476	(1,798)	Total Assessments	4,525,549	4,526,856	(1,307)	9,053,712
Other Income							
14,010	14,245	(235)	5110.000 Rental Income	83,468	85,470	(2,003)	170,940
150	417	(267)	5110.180 Clubhouse Rental	2,250	2,500	(250)	5,000
6,929	5,833	1,095	5410.000 Interest Revenue - Operations	43,783	35,000	8,783	70,000
154	4,000	(3,846)	5910.000 Laundry and Vending Revenue	14,606	24,000	(9,394)	48,000
2,983	1,500	1,483	5920.000 NSF and Late Charges	13,897	9,000	4,897	18,000
169	0	169	5920.020 Finance Charge	1,975	0	1,975	0
0	0	0	5920.030 Other Fine Income	80	0	80	0
292	667	(374)	5990.000 Miscellaneous Inc	5,881	4,000	1,881	8,000
3,511	3,333	178	5990.008 In Unit Maintenance	12,670	20,000	(7,330)	40,000
0	0	0	5990.010 Expense Reimbursement	150	0	150	0
0	0	0	5990.035 Transfer fees	450	0	450	0
8,371	3,750	4,621	5990.190 Storage Unit Fees	14,641	22,500	(7,859)	45,000
2,756	0	2,756	5990.210 Legal - Collection	9,589	0	9,589	0
1,225	4,000	(2,775)	5990.220 Resale Package	14,697	24,000	(9,303)	48,000
1,400	1,400	0	5990.310 Cable Income	8,400	8,400	0	16,800
0	0	0	5990.400 Processing Fees	295	0	295	0
405	667	(262)	5990.600 Key Income	3,651	4,000	(349)	8,000
790	3,333	(2,543)	5991.010 Newsletter Income	3,738	20,000	(16,262)	40,000
43,144	43,145	(1)	Total Other Income	234,221	258,870	(24,649)	517,740
795,822	797,621	(1,799)	Total Operating Income	4,759,770	4,785,726	(25,956)	9,571,452
Utilities							
6,823	8,333	1,511	6450.000 Electricity	37,302	50,000	12,698	100,000
94,665	104,333	9,668	6451.000 Water	647,229	625,998	(21,232)	1,251,995
10,276	20,000	9,724	6452.000 Gas	94,369	120,000	25,631	240,000
111,765	132,666	20,902	Total Utilities	778,901	795,998	17,097	1,591,995
Contracts							
7,762	7,917	155	6519.000 Exterminating Contract	35,176	47,500	12,324	95,000
30,859	29,173	(1,687)	6525.000 Garbage and Trash Removal	182,953	175,035	(7,917)	350,071
22,955	23,122	167	6537.000 Grounds Contract	140,056	138,730	(1,326)	277,460
15,764	8,683	(7,081)	6547.000 Swim Pool Maintenance/Contract	57,884	52,100	(5,784)	104,200
0	2,000	2,000	6548.000 Snow Removal	0	3,000	3,000	20,000
116	1,375	1,259	6562.000 Decorating Contract	242,077	212,750	(29,327)	221,000
77,456	72,269	(5,186)	Total Contracts	658,147	629,116	(29,031)	1,067,731
Repair & Maintenance							



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,649	1,667	17	6515.000 Janitor and Cleaning Supplies	11,969	10,000	(1,969)	20,000
0	0	0	6518.030 Uniform Cleaning	527	0	(527)	0
0	0	0	6537.015 Plantings	2,383	0	(2,383)	0
6,327	10,000	3,673	6537.040 Landscape Repairs	29,576	72,000	42,424	120,000
21,115	2,000	(19,115)	6537.101 Tree Maintenance	157,609	111,000	(46,609)	180,000
0	0	0	6537.990 Landscaping-Other	837	0	(837)	0
27,413	8,333	(19,079)	6541.000 Repairs - General	60,428	50,000	(10,428)	100,000
0	250	250	6541.001 Equipment/Tools	101	1,500	1,399	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	1,500	1,500	3,000
2,211	2,917	705	6541.230 Maintenance Supplies	16,368	17,500	1,132	35,000
4,984	2,500	(2,484)	6541.280 Plumbing Materials	17,379	15,000	(2,379)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	1,250	1,250	2,500
2,466	0	(2,466)	6547.021 Pool Supplies & Equipment	14,677	5,500	(9,177)	12,000
779	833	55	6550.300 In-unit Supplies	3,086	5,000	1,914	10,000
1,518	1,417	(102)	6562.100 Paint Supplies	11,343	8,500	(2,843)	17,000
13,893	3,917	(9,976)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	41,547	23,500	(18,047)	47,000
0	365	365	6590.380 Prior Year's Loss	0	2,187	2,187	4,375
82,355	34,656	(47,699)	Total Repair & Maintenance	367,830	324,438	(43,393)	583,875
Personnel							
139,290	144,439	5,149	Management Payroll	892,318	866,636	(25,682)	1,733,273
0	700	700	6313.000 Recruitment, Relocation, Training	6,675	4,200	(2,475)	8,400
6,517	1,500	(5,017)	6518.000 Uniforms	20,438	9,000	(11,438)	18,000
62,279	63,560	1,280	Payroll Taxes/Benefits	355,104	381,358	26,254	762,716
208,087	210,199	2,112	Total Personnel	1,274,535	1,261,194	(13,341)	2,522,389
Professional Services							
6,319	6,319	(0)	6320.000 Management Fee	37,926	37,917	(10)	75,833
23,744	3,750	(19,994)	6340.000 Legal Expense	45,474	22,500	(22,974)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	0	7,500	7,500	15,000
0	2,917	2,917	6340.800 Legal - Litigation	0	17,500	17,500	35,000
0	1,292	1,292	6350.000 Audit Expense	0	7,750	7,750	15,500
30,063	15,528	(14,535)	Total Professional Services	83,401	93,167	9,766	186,333
Administrative Expenses							
0	833	833	6301.000 Recreation/Resident Activities	3,501	5,000	1,499	10,000
0	0	0	6301.001 Activities Committee	623	0	(623)	0
2,890	1,292	(1,599)	6311.000 Office Supplies	8,142	7,750	(392)	15,500
3,687	933	(2,753)	6311.010 Printing	8,842	5,600	(3,242)	11,200
1,275	1,583	308	6311.050 Postage	4,446	9,500	5,054	19,000
209	600	392	6311.080 Lease Computer,Fax,Copr, etc.	626	3,600	2,975	7,200
9,367	3,917	(5,450)	6311.130 IT Support Contract	11,927	23,500	11,573	47,000



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,727	2,917	1,190	6351.020 Computer Expenses	17,934	17,500	(434)	35,000
3,738	2,708	(1,029)	6360.000 Telephone and Answering Service	21,319	16,250	(5,069)	32,500
0	125	125	6370.000 Bad Debts	0	750	750	1,500
4,789	2,750	(2,039)	6390.000 Misc Administrative Expenses	10,997	16,500	5,503	33,000
0	4,000	4,000	6390.009 Meeting Expenses	900	5,500	4,600	14,000
8,059	8,177	118	6390.180 Association Unit Expense	48,356	49,064	708	98,127
5,605	3,208	(2,397)	6390.900 Misc Exp - Newsletter	16,323	19,250	2,927	38,500
0	25	25	6391.000 Dues & Subscriptions	0	150	150	300
0	25	25	6392.020 Travel - Other Operations	0	150	150	300
0	1,250	1,250	6393.050 Engineering Fees	0	7,500	7,500	15,000
41,345	34,344	(7,001)	Total Administrative Expenses	153,934	187,563	33,629	378,127
Taxes & Insurance							
0	0	0	6710.000 Real Estate Taxes	9,523	13,000	3,477	26,000
0	0	0	6717.000 State Taxes	4,000	0	(4,000)	0
0	0	0	6718.000 Federal Taxes	4,000	0	(4,000)	0
0	1,250	1,250	6718.010 Corporate Taxes	0	7,500	7,500	15,000
0	0	0	6718.020 Personal Property Taxes	10,939	0	(10,939)	0
0	167	167	6719.000 Miscellaneous Taxes, Licenses, and Permits	1,786	1,000	(786)	2,000
28,831	28,831	0	6720.000 Property & Liability Insurance (Hazard)	172,984	172,984	0	345,968
0	4,167	4,167	6720.030 Insurance Loss	6,779	25,000	18,221	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	50,000	50,000	100,000
28,831	42,747	13,917	Total Taxes & Insurance	210,010	269,484	59,474	538,968
579,901	542,410	(37,491)	Total Operating Expenses	3,526,758	3,560,959	34,201	6,869,418
215,921	255,211	(39,290)	Net Operating Budget	1,233,012	1,224,767	8,245	2,702,034
0	415	415	2320.000 Mortgage Payable	0	2,491	2,491	4,982
0	641	641	6820.000 Interest on Mortgage Payable	0	3,846	3,846	7,692
0	1,056	1,056	Total Mortgage Expenses	0	6,337	6,337	12,674
RESERVES BUDGET							
(224,113)	(224,113)	0	9901.015 Reserve Contributions	(1,344,680)	(1,344,680)	0	(2,689,360)
(224,113)	(224,113)	0	Total Reserve Contribution	(1,344,680)	(1,344,680)	0	(2,689,360)
(8,192)	30,042	(38,234)	Net Operating Profit/(Loss)	(111,668)	(126,250)	14,582	0
(8,192)	30,042	(38,234)	NET CASH FLOW	(111,668)	(126,250)	14,582	0



Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
November, 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							
224,113	224,113	0	5500.000 Current Year RR Deposits	1,344,680	1,344,680	(0)	2,689,360
224,113	224,113	0	Total Revenues	1,344,680	1,344,680	(0)	2,689,360
Reserve Expenses							
454,309	0	(454,309)	3130.062 Current Year RR Expenses	1,840,215	0	(1,840,215)	0
454,309	0	(454,309)	Total Reserve Expenses	1,840,215	0	(1,840,215)	0
(230,195)	224,113	(454,309)	Current Year Reserves Activity	(495,536)	1,344,680	(1,840,216)	2,689,360



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

	Actual	Actual	Actual	Actual	Actual	Actual	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	530,081	528,564	530,363	530,363	530,363	530,363	530,363	530,363	6,363,046	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	754,194	752,678	754,476	754,476	754,476	754,476	754,476	754,476	9,052,405	0
Other Income														
5110.000 Rental Income	13,793	13,635	13,060	14,960	14,010	14,010	14,245	14,245	14,245	14,245	14,245	14,245	168,938	0
5110.180 Clubhouse Rental	0	0	450	450	1,200	150	417	417	417	417	417	417	4,750	0
5410.000 Interest Revenue - Operations	0	0	0	29,608	7,247	6,929	5,833	5,833	5,833	5,833	5,833	5,833	78,783	0
5910.000 Laundry and Vending Revenue	4,842	4,842	4,842	5,159	(5,234)	154	4,000	4,000	4,000	4,000	4,000	4,000	38,606	0
5920.000 NSF and Late Charges	0	50	4,293	3,595	2,977	2,983	1,500	1,500	1,500	1,500	1,500	1,500	22,897	0
5920.020 Finance Charge	0	1,806	0	0	0	169	0	0	0	0	0	0	1,975	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	600	292	667	667	667	667	667	667	9,881	0
5990.008 In Unit Maintenance	0	85	2,919	2,941	3,215	3,511	3,333	3,333	3,333	3,333	3,333	3,333	32,670	0
5990.010 Expense Reimbursement	0	0	150	0	0	0	0	0	0	0	0	0	150	0
5990.035 Transfer Fees	0	450	0	0	0	0	0	0	0	0	0	0	450	0
5990.190 Storage Unit Fees	116	0	3,460	503	2,190	8,371	3,750	3,750	3,750	3,750	3,750	3,750	37,141	0
5990.210 Legal - Collection	0	5,889	(178)	1,123	0	2,756	0	0	0	0	0	0	9,589	0
5990.220 Resale Package	0	6,246	2,666	1,682	2,878	1,225	4,000	4,000	4,000	4,000	4,000	4,000	38,697	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	355	405	667	667	667	667	667	667	7,651	0
5991.010 Newsletter Income	0	0	996	978	974	790	3,333	3,333	3,333	3,333	3,333	3,333	23,738	0
Total Other Income	20,331	38,903	36,708	63,322	31,812	43,144	43,145	43,145	43,145	43,145	43,145	43,145	493,091	0
Total Operating Income	774,152	793,644	792,154	817,992	786,006	795,822	797,621	797,621	797,621	797,621	797,621	797,621	9,545,496	0
Utilities														



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

	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6450.000 Electricity	2,758	10,375	8,360	5,341	3,645	6,823	8,333	8,333	8,333	8,333	8,333	8,333	87,302	0
6451.000 Water	56,077	218,468	25,045	116,480	136,494	94,665	104,333	104,333	104,333	104,333	104,333	104,333	1,273,227	0
6452.000 Gas	11,241	21,381	14,509	15,963	20,998	10,276	20,000	20,000	20,000	20,000	20,000	20,000	214,369	0
Total Utilities	70,076	250,225	47,915	137,784	161,137	111,765	132,666	132,666	132,666	132,666	132,666	132,666	1,574,898	0
Contracts														
6519.000 Exterminating Contract	3,581	6,879	5,791	4,338	6,826	7,762	7,917	7,917	7,917	7,917	7,917	7,917	82,676	0
6525.000 Garbage and Trash Removal	29,405	36,721	26,741	26,825	32,401	30,859	29,173	29,173	29,173	29,173	29,173	29,173	357,988	0
6537.000 Grounds Contract	23,311	22,955	24,925	22,955	22,955	22,955	23,122	23,122	23,122	23,122	23,122	23,122	278,786	0
6547.000 Swim Pool Maintenance/Contract	10,012	10,007	9,432	3,238	9,432	15,764	8,683	8,683	8,683	8,683	8,683	8,683	109,984	0
6548.000 Snow Removal	0	0	0	0	0	0	5,000	5,000	5,000	2,000	0	0	17,000	0
6562.000 Decorating Contract	0	18,870	136,088	87,003	0	116	1,375	1,375	1,375	1,375	1,375	1,375	250,327	0
Total Contracts	66,309	95,431	202,977	144,359	71,614	77,456	75,269	75,269	75,269	72,269	70,269	70,269	1,096,762	0
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	431	5,441	2,827	891	729	1,649	1,667	1,667	1,667	1,667	1,667	1,667	21,969	0
6518.030 Uniform Cleaning	527	0	0	0	0	0	0	0	0	0	0	0	527	0
6537.015 Plantings	0	2,383	0	0	0	0	0	0	0	0	0	0	2,383	0
6537.040 Landscape Repairs	4,918	13,253	(4,333)	3,687	5,723	6,327	10,000	1,000	1,000	1,000	15,000	20,000	77,576	0
6537.101 Tree Maintenance	3,095	35,355	48,603	45,811	3,630	21,115	1,500	1,500	2,000	20,000	20,000	24,000	226,609	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	7,044	2,715	2,309	27,413	8,333	8,333	8,333	8,333	8,333	8,333	110,428	0
6541.001 Equipment/Tools	58	0	0	43	0	0	250	250	250	250	250	250	1,601	0
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	250	250	250	250	250	250	1,500	0
6541.230 Maintenance Supplies	5,004	3,123	1,615	3,677	738	2,211	2,917	2,917	2,917	2,917	2,917	2,917	33,868	0
6541.280 Plumbing Materials	32	5,627	2,957	669	3,110	4,984	2,500	2,500	2,500	2,500	2,500	2,500	32,379	0
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	208	208	208	208	208	208	1,250	0
6547.021 Pool Supplies & Equipment	3,176	5,686	1,650	1,699	0	2,466	0	0	0	0	4,000	2,500	21,177	0



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

	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Budget
													Total
6550.300 In-unit Supplies	532	1,756	0	19	0	779	833	833	833	833	833	833	8,086
6562.100 Paint Supplies	1,269	4,414	1,234	1,879	1,029	1,518	1,417	1,417	1,417	1,417	1,417	1,417	19,843
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,205	2,374	617	17,026	5,431	13,893	3,917	3,917	3,917	3,917	3,917	3,917	65,047
6590.380 Prior Year's Loss	0	0	0	0	0	0	365	365	365	365	365	365	2,188
Total Repair & Maintenance	25,279	97,168	62,213	78,117	22,699	82,355	34,156	25,156	25,656	43,656	61,656	69,156	627,268
Personnel Payroll	128,353	136,550	216,845	136,137	135,144	139,290	144,439	144,439	144,439	144,439	144,439	144,439	1,758,955
6313.000 Recruitment, Relocation, Training	0	0	0	6,675	0	0	700	700	700	700	700	700	10,875
6518.000 Uniforms	3,155	4,987	1,707	2,422	1,649	6,517	1,500	1,500	1,500	1,500	1,500	1,500	29,438
Payroll Taxes/Benefits	55,897	42,885	57,318	86,321	50,404	62,279	63,560	63,560	63,560	63,560	63,560	63,560	736,462
Total Personnel	187,405	184,422	275,870	231,554	187,196	208,087	210,199	210,199	210,199	210,199	210,199	210,199	2,535,730
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
6340.000 Legal Expense	4,581	4,398	1,734	7,809	3,209	23,744	3,750	3,750	3,750	3,750	3,750	3,750	67,974
6340.100 Legal Fees - Collections	0	0	0	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	7,500
6340.800 Legal - Litigation	0	0	0	0	0	0	2,917	2,917	2,917	2,917	2,917	2,917	17,500
6350.000 Audit Expense	0	0	0	0	0	0	1,292	1,292	1,292	1,292	1,292	1,292	7,750
Total Professional Services	10,900	10,727	8,053	14,128	9,529	30,063	15,528	15,528	15,528	15,528	15,528	15,528	176,567
Administrative Expenses													
6301.000 Recreation/Resident Activities	583	2,547	371	0	0	0	833	833	833	833	833	833	8,501
6301.001 Activities Committee	0	0	623	0	0	0	0	0	0	0	0	0	623
6311.000 Office Supplies	1,132	1,458	1,819	0	842	2,890	1,292	1,292	1,292	1,292	1,292	1,292	15,892
6311.010 Printing	0	424	455	1,501	2,776	3,687	933	933	933	933	933	933	14,442
6311.050 Postage	454	2,338	525	(425)	280	1,275	1,583	1,583	1,583	1,583	1,583	1,583	13,946



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

	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6311.080 Lease Computer, Fax, Copr, etc.	0	0	209	0	209	209	600	600	600	600	600	600	4,226	0
6311.130 IT Support Contract	0	1,280	1,280	0	0	9,367	3,917	3,917	3,917	3,917	3,917	3,917	35,427	0
6351.020 Computer Expenses	0	8,772	1,431	3,502	2,502	1,727	2,917	2,917	2,917	2,917	2,917	2,917	35,434	0
6360.000 Telephone and Answering Service	3,403	3,639	1,988	5,210	3,342	3,738	2,708	2,708	2,708	2,708	2,708	2,708	37,569	0
6370.000 Bad Debts	0	0	0	0	0	0	125	125	125	125	125	125	750	0
6390.000 Misc Administrative Expenses	28	2,861	(292)	1,806	1,804	4,789	2,750	2,750	2,750	2,750	2,750	2,750	27,497	0
6390.009 Meeting Expenses	0	0	0	0	900	0	0	2,500	0	0	6,000	0	9,400	0
6390.180 Association Unit Expense	8,059	8,059	8,059	8,059	8,059	8,059	8,177	8,177	8,177	8,177	8,177	8,177	97,419	0
6390.900 Misc Exp - Newsletter	3,080	750	3,094	3,044	750	5,605	3,208	3,208	3,208	3,208	3,208	3,208	35,573	0
6391.000 Dues & Subscriptions	0	0	0	0	0	0	25	25	25	25	25	25	150	0
6392.020 Travel - Other Operations	0	0	0	0	0	0	25	25	25	25	25	25	150	0
6393.050 Engineering Fees	0	0	0	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	7,500	0
Total Administrative Expenses	16,740	32,129	19,560	22,696	21,464	41,345	30,344	32,844	30,344	30,344	36,344	30,344	344,498	0
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	722	0	8,801	0	0	13,000	0	0	0	0	22,523	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	0	0	1,250	1,250	1,250	1,250	1,250	1,250	7,500	0
6718.020 Personal Property Taxes	0	0	10,627	311	0	0	0	0	0	0	0	0	10,939	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	505	1,055	226	0	167	167	167	167	167	167	2,786	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	0	0	4,167	4,167	4,167	4,167	4,167	4,167	31,779	0
6730.000 Capital Expenses	0	0	0	0	0	0	8,333	8,333	8,333	8,333	8,333	8,333	50,000	0
Total Taxes & Insurance	28,831	35,609	44,685	34,197	37,858	28,831	42,747	55,747	42,747	42,747	42,747	42,747	479,494	0
Total Operating Expenses	405,540	705,712	661,274	662,835	511,496	579,901	540,910	547,410	532,410	547,410	569,410	570,910	6,835,217	0



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

	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Net Operating Budget	368,612	87,932	130,881	155,156	274,510	215,921	256,711	250,211	265,211	250,211	228,211	226,711	2,710,279	0
MORTGAGE BUDGET														
Expenses														
2320.000 Mortgage Payable	0	0	0	0	0	0	415	415	415	415	415	415	2,491	0
6820.000 Interest on Mortgage Payable	0	0	0	0	0	0	641	641	641	641	641	641	3,846	0
Total Mortgage Expenses	0	0	0	0	0	0	1,056	1,056	1,056	1,056	1,056	1,056	6,337	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	(136,182)	(93,232)	(68,957)	50,397	(8,192)	31,542	25,042	40,042	25,042	3,042	1,542	14,582	0
NET CASH FLOW	144,499	(136,182)	(93,232)	(68,957)	50,397	(8,192)	31,542	25,042	40,042	25,042	3,042	1,542	14,582	0

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
November, 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	62,799	0	62,799
1120.007 Operating Fund II	83,700	0	83,700
1130.000 Accounts Receivable	176,765	0	176,765
1132.000 Accounts Receivable	45,865	0	45,865
4200.000 Allowance For Bad Debt	(92,955)	0	(92,955)
1140.000 AR-other	23,971	0	23,971
1140.020 Insurance Receivable	82,058	0	82,058
1142.300 Due to/from Operating	445,512	0	445,512
1142.310 Due to/from Reserve	0	(445,512)	(445,512)
	833,215	(445,512)	387,703
Restricted Deposits & Funded Reserves			
1320.000 Replacement Reserve-Cash	0	337,831	337,831
1320.100 Replacement Reserve-MM	0	6,458	6,458
1320.200 Replacement Reserve-CD	0	3,855,000	3,855,000
1320.600 Accrued Interest Receivable	0	13,732	13,732
	0	4,213,021	4,213,021
Prepaid Expenses			
1240.000 Prepaid Property & Liability Insurance	179,597	0	179,597
1271.000 Prepaid Income Taxes	3,939	0	3,939
1290.000 Prepaid Expense-Operating	107,013	0	107,013
	290,549	0	290,549
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	1,505,746	3,767,509	5,273,255
LIABILITIES & EQUITY			
Current Liabilities			
2110.000 Accounts Payable	425,965	0	425,965
2120.000 Accrued Wages and Payroll Taxes Payable	174,529	0	174,529
2123.000 Accrued Expense	185,460	0	185,460
2123.060 401K Match Payble	30,525	0	30,525
2124.000 Accrued Income Taxes Payable	2,089	0	2,089
2191.050 Refund Clearing Account	700	0	700
2210.001 Prepaid Assessment	137,758	0	137,758
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830	0	22,830
2240.000 Deferred Income	102,732	0	102,732
2199.000 Other Current Liabilities	920	0	920
	1,083,508	0	1,083,508

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

	Operating	Reserves (Restricted)	Total
Deposits Liabilities			
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	1,090,958	0	1,090,958
EQUITY			
Net Profit or (Loss)-current	(111,668)	0	(111,668)
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	1,344,680	1,344,680
3130.062 Current Year RR Expenditures	0	(1,840,215)	(1,840,215)
Total Owners Appropriated Equity-current	0	(495,536)	(495,536)
Total Equity	1,530,869	2,651,429	4,182,298
Total Liabilities & Equity	2,621,827	2,651,429	5,273,255