



People you can trust.
Experience you can rely on.

Parkfairfax Condominium UOA Financial Reports
December, 2019



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
799,184	797,621	1,563	Total Operating Income	5,558,954	5,583,347	(24,393)	9,571,452
136,509	132,666	(3,843)	Total Utilities	915,410	928,664	13,253	1,591,995
59,248	75,269	16,021	Total Contracts	717,395	704,385	(13,010)	1,067,731
30,606	34,156	3,550	Total Repair & Maintenance	398,436	358,594	(39,842)	583,875
232,791	210,199	(22,592)	Total Personnel	1,507,327	1,471,394	(35,933)	2,522,389
24,532	29,736	5,204	Total Professional Services	107,933	115,153	7,220	186,333
24,538	30,344	5,806	Total Administrative Expenses	178,472	217,907	39,435	378,127
28,831	42,747	13,917	Total Taxes & Insurance	238,841	312,231	73,391	538,968
537,056	555,118	18,063	Total Operating Expenses	4,063,814	4,108,327	44,513	6,869,418
262,129	242,503	19,626	Net Operating Budget	1,495,140	1,475,020	20,120	2,702,034
0	1,056	1,056	Total Mortgage Expenses	0	7,393	7,393	12,674
0	1,056	1,056	Net Mortgages Budget	0	7,393	7,393	12,674
			RESERVES BUDGET				
(224,113)	(224,113)	0	Total Reserve Expenses	(1,568,793)	(1,568,793)	0	(2,689,360)
(224,113)	(224,113)	0	Net Reserve Budget	(1,568,793)	(1,568,793)	0	(2,689,360)
38,015	17,333	20,682	Net Operating Profit/(Loss)	(73,653)	(101,167)	27,514	0
38,015	17,333	20,682	NET CASH FLOW	(73,653)	(101,167)	27,514	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
530,145	530,363	(218)	5110.001 Condo Assessments	3,711,015	3,712,539	(1,524)	6,364,352
224,113	224,113	0	5500.000 Reserve Assessments	1,568,793	1,568,793	(0)	2,689,360
754,258	754,476	(218)	Total Assessments	5,279,808	5,281,332	(1,524)	9,053,712
Other Income							
12,430	14,245	(1,815)	5110.000 Rental Income	95,898	99,715	(3,818)	170,940
1,400	417	983	5110.180 Clubhouse Rental	3,650	2,917	733	5,000
7,196	5,833	1,363	5410.000 Interest Revenue - Operations	50,979	40,833	10,146	70,000
1,280	4,000	(2,720)	5910.000 Laundry and Vending Revenue	15,886	28,000	(12,114)	48,000
2,519	1,500	1,019	5920.000 NSF and Late Charges	16,417	10,500	5,917	18,000
0	0	0	5920.020 Finance Charge	1,975	0	1,975	0
0	0	0	5920.030 Other Fine Income	80	0	80	0
1,086	667	419	5990.000 Miscellaneous Inc	6,967	4,667	2,300	8,000
3,594	3,333	261	5990.008 In Unit Maintenance	16,264	23,333	(7,069)	40,000
(150)	0	(150)	5990.010 Expense Reimbursement	0	0	0	0
0	0	0	5990.035 Transfer fees	450	0	450	0
5,280	3,750	1,530	5990.190 Storage Unit Fees	19,921	26,250	(6,329)	45,000
1,544	0	1,544	5990.210 Legal - Collection	11,133	0	11,133	0
2,521	4,000	(1,479)	5990.220 Resale Package	17,218	28,000	(10,782)	48,000
1,400	1,400	0	5990.310 Cable Income	9,800	9,800	0	16,800
(295)	0	(295)	5990.400 Processing Fees	0	0	0	0
410	667	(257)	5990.600 Key Income	4,061	4,667	(606)	8,000
4,711	3,333	1,378	5991.010 Newsletter Income	8,449	23,333	(14,884)	40,000
44,926	43,145	1,781	Total Other Income	279,147	302,015	(22,868)	517,740
799,184	797,621	1,563	Total Operating Income	5,558,954	5,583,347	(24,393)	9,571,452
Utilities							
12,905	8,333	(4,571)	6450.000 Electricity	50,207	58,333	8,126	100,000
97,536	104,333	6,797	6451.000 Water	744,765	730,330	(14,434)	1,251,995
26,069	20,000	(6,069)	6452.000 Gas	120,439	140,000	19,561	240,000
136,509	132,666	(3,843)	Total Utilities	915,410	928,664	13,253	1,591,995
Contracts							
3,015	7,917	4,902	6519.000 Exterminating Contract	38,191	55,417	17,225	95,000
30,045	29,173	(872)	6525.000 Garbage and Trash Removal	212,998	204,208	(8,789)	350,071
22,955	23,122	167	6537.000 Grounds Contract	163,011	161,852	(1,159)	277,460
3,233	8,683	5,450	6547.000 Swim Pool Maintenance/Contract	61,118	60,783	(334)	104,200
0	5,000	5,000	6548.000 Snow Removal	0	8,000	8,000	20,000
0	1,375	1,375	6562.000 Decorating Contract	242,077	214,125	(27,952)	221,000
59,248	75,269	16,021	Total Contracts	717,395	704,385	(13,010)	1,067,731
Repair & Maintenance							



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

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,453	1,667	214	6515.000	Janitor and Cleaning Supplies	13,421	11,667	(1,755)	20,000
(527)	0	527	6518.030	Uniform Cleaning	0	0	0	0
0	0	0	6537.015	Plantings	2,383	0	(2,383)	0
3,230	10,000	6,770	6537.040	Landscape Repairs	32,805	82,000	49,195	120,000
0	1,500	1,500	6537.101	Tree Maintenance	157,609	112,500	(45,109)	180,000
0	0	0	6537.990	Landscaping-Other	837	0	(837)	0
17,289	8,333	(8,956)	6541.000	Repairs - General	77,716	58,333	(19,383)	100,000
418	250	(168)	6541.001	Equipment/Tools	519	1,750	1,231	3,000
0	250	250	6541.043	Exercise Equipment - Repairs	0	1,750	1,750	3,000
2,217	2,917	700	6541.230	Maintenance Supplies	18,585	20,417	1,832	35,000
1,099	2,500	1,401	6541.280	Plumbing Materials	18,478	17,500	(978)	30,000
0	208	208	6541.400	Equipment Repairs & Maintenance	0	1,458	1,458	2,500
0	0	0	6547.021	Pool Supplies & Equipment	14,677	5,500	(9,177)	12,000
347	833	486	6550.300	In-unit Supplies	3,433	5,833	2,400	10,000
783	1,417	633	6562.100	Paint Supplies	12,127	9,917	(2,210)	17,000
4,298	3,917	(382)	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	45,845	27,417	(18,429)	47,000
0	365	365	6590.380	Prior Year's Loss	0	2,552	2,552	4,375
30,606	34,156	3,550	Total Repair & Maintenance		398,436	358,594	(39,842)	583,875
Personnel								
143,460	144,439	980		Management Payroll	1,035,778	1,011,076	(24,702)	1,733,273
0	700	700	6313.000	Recruitment, Relocation, Training	6,675	4,900	(1,775)	8,400
7,307	1,500	(5,807)	6518.000	Uniforms	27,745	10,500	(17,245)	18,000
82,024	63,560	(18,464)		Payroll Taxes/Benefits	437,128	444,918	7,789	762,716
232,791	210,199	(22,592)	Total Personnel		1,507,327	1,471,394	(35,933)	2,522,389
Professional Services								
6,319	6,319	(0)	6320.000	Management Fee	44,246	44,236	(10)	75,833
3,213	3,750	537	6340.000	Legal Expense	48,687	26,250	(22,437)	45,000
0	1,250	1,250	6340.100	Legal Fees - Collections	0	8,750	8,750	15,000
0	2,917	2,917	6340.800	Legal - Litigation	0	20,417	20,417	35,000
15,000	15,500	500	6350.000	Audit Expense	15,000	15,500	500	15,500
24,532	29,736	5,204	Total Professional Services		107,933	115,153	7,220	186,333
Administrative Expenses								
1,167	833	(333)	6301.000	Recreation/Resident Activities	4,668	5,833	1,166	10,000
(623)	0	623	6301.001	Activities Committee	0	0	0	0
1,073	1,292	219	6311.000	Office Supplies	9,215	9,042	(173)	15,500
1,110	933	(176)	6311.010	Printing	9,952	6,533	(3,418)	11,200
615	1,583	968	6311.050	Postage	5,061	11,083	6,022	19,000
211	600	389	6311.080	Lease Computer,Fax,Copr, etc.	836	4,200	3,364	7,200
5,436	3,917	(1,519)	6311.130	IT Support Contract	17,363	27,417	10,054	47,000



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,182	2,917	1,735	6351.020 Computer Expenses	19,116	20,417	1,301	35,000
2,452	2,708	257	6360.000 Telephone and Answering Service	23,771	18,958	(4,813)	32,500
0	125	125	6370.000 Bad Debts	0	875	875	1,500
1,331	2,750	1,419	6390.000 Misc Administrative Expenses	12,328	19,250	6,922	33,000
0	0	0	6390.009 Meeting Expenses	900	5,500	4,600	14,000
8,059	8,177	118	6390.180 Association Unit Expense	56,415	57,241	826	98,127
2,525	3,208	683	6390.900 Misc Exp - Newsletter	18,848	22,458	3,611	38,500
0	25	25	6391.000 Dues & Subscriptions	0	175	175	300
0	25	25	6392.020 Travel - Other Operations	0	175	175	300
0	1,250	1,250	6393.050 Engineering Fees	0	8,750	8,750	15,000
24,538	30,344	5,806	Total Administrative Expenses	178,472	217,907	39,435	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	8,750	8,750	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	1,167	(619)	2,000
28,831	28,831	0	6720.000 Property & Liability Insurance (Hazard)	201,815	201,815	0	345,968
0	4,167	4,167	6720.030 Insurance Loss	6,779	29,167	22,388	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	58,333	58,333	100,000
28,831	42,747	13,917	Total Taxes & Insurance	238,841	312,231	73,391	538,968
537,056	555,118	18,063	Total Operating Expenses	4,063,814	4,108,327	44,513	6,869,418
262,129	242,503	19,626	Net Operating Budget	1,495,140	1,475,020	20,120	2,702,034
0	415	415	2320.000 Mortgage Payable	0	2,906	2,906	4,982
0	641	641	6820.000 Interest on Mortgage Payable	0	4,487	4,487	7,692
0	1,056	1,056	Total Mortgage Expenses	0	7,393	7,393	12,674
RESERVES BUDGET							
(224,113)	(224,113)	0	9901.015 Reserve Contributions	(1,568,793)	(1,568,793)	0	(2,689,360)
(224,113)	(224,113)	0	Total Reserve Contribution	(1,568,793)	(1,568,793)	0	(2,689,360)
38,015	17,333	20,682	Net Operating Profit/(Loss)	(73,653)	(101,167)	27,514	0
38,015	17,333	20,682	NET CASH FLOW	(73,653)	(101,167)	27,514	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
224,113	224,113	0	5500.000 Current Year RR Deposits	1,568,793	1,568,793	(0)	2,689,360
224,113	224,113	0	Total Revenues	1,568,793	1,568,793	(0)	2,689,360
Reserve Expenses							
114,869	0	(114,869)	3130.062 Current Year RR Expenses	1,955,085	0	(1,955,085)	0
114,869	0	(114,869)	Total Reserve Expenses	1,955,085	0	(1,955,085)	0
109,244	224,113	(114,869)	Current Year Reserves Activity	(386,292)	1,568,793	(1,955,085)	2,689,360



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	530,145	530,363	530,363	530,363	530,363	530,363	6,362,828	6,364,352
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	2,689,360
Total Assessments	753,821	754,740	755,446	754,669	754,194	752,678	754,258	754,476	754,476	754,476	754,476	754,476	9,052,188	9,053,712
Other Income														
5110.000 Rental Income	13,793	13,635	13,060	14,960	14,010	14,010	12,430	14,245	14,245	14,245	14,245	14,245	167,123	170,940
5110.180 Clubhouse Rental	0	0	450	450	1,200	150	1,400	417	417	417	417	417	5,733	5,000
5410.000 Interest Revenue - Operations	0	0	0	29,608	7,247	6,929	7,196	5,833	5,833	5,833	5,833	5,833	80,146	70,000
5910.000 Laundry and Vending Revenue	4,842	4,842	4,842	5,159	(5,234)	154	1,280	4,000	4,000	4,000	4,000	4,000	35,886	48,000
5920.000 NSF and Late Charges	0	50	4,293	3,595	2,977	2,983	2,519	1,500	1,500	1,500	1,500	1,500	23,917	18,000
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	1,086	667	667	667	667	667	10,300	8,000
5990.008 In Unit Maintenance	0	85	2,919	2,941	3,215	3,511	3,594	3,333	3,333	3,333	3,333	3,333	32,931	40,000
5990.010 Expense Reimbursement	0	0	150	0	0	0	(150)	0	0	0	0	0	0	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	5,280	3,750	3,750	3,750	3,750	3,750	38,671	45,000
5990.210 Legal - Collection	0	5,889	(178)	1,123	0	2,756	1,544	0	0	0	0	0	11,133	0
5990.220 Resale Package	0	6,246	2,666	1,682	2,878	1,225	2,521	4,000	4,000	4,000	4,000	4,000	37,218	48,000
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	16,800
5990.400 Processing Fees	0	295	0	0	0	0	(295)	0	0	0	0	0	0	0
5990.600 Key Income	180	0	1,950	761	355	405	410	667	667	667	667	667	7,394	8,000
5991.010 Newsletter Income	0	0	996	978	974	790	4,711	3,333	3,333	3,333	3,333	3,333	25,116	40,000
Total Other Income	20,331	38,903	36,708	63,322	31,812	43,144	44,926	43,145	43,145	43,145	43,145	43,145	494,872	517,740
Total Operating Income	774,152	793,644	792,154	817,992	786,006	795,822	799,184	797,621	797,621	797,621	797,621	797,621	9,547,059	9,571,452



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Utilities														
6450.000 Electricity	2,758	10,375	8,360	5,341	3,645	6,823	12,905	8,333	8,333	8,333	8,333	8,333	91,874	100,000
6451.000 Water	56,077	218,468	25,045	116,480	136,494	94,665	97,536	104,333	104,333	104,333	104,333	104,333	1,266,429	1,251,995
6452.000 Gas	11,241	21,381	14,509	15,963	20,998	10,276	26,069	20,000	20,000	20,000	20,000	20,000	220,439	240,000
Total Utilities	70,076	250,225	47,915	137,784	161,137	111,765	136,509	132,666	132,666	132,666	132,666	132,666	1,578,742	1,591,995
Contracts														
6519.000 Exterminating Contract	3,581	6,879	5,791	4,338	6,826	7,762	3,015	7,917	7,917	7,917	7,917	7,917	77,775	95,000
6525.000 Garbage and Trash Removal	29,405	36,721	26,741	26,825	32,401	30,859	30,045	29,173	29,173	29,173	29,173	29,173	358,860	350,071
6537.000 Grounds Contract	23,311	22,955	24,925	22,955	22,955	22,955	22,955	23,122	23,122	23,122	23,122	23,122	278,619	277,460
6547.000 Swim Pool Maintenance/Contract	10,012	10,007	9,432	3,238	9,432	15,764	3,233	8,683	8,683	8,683	8,683	8,683	104,534	104,200
6548.000 Snow Removal	0	0	0	0	0	0	0	5,000	5,000	2,000	0	0	12,000	20,000
6562.000 Decorating Contract	0	18,870	136,088	87,003	0	116	0	1,375	1,375	1,375	1,375	1,375	248,952	221,000
Total Contracts	66,309	95,431	202,977	144,359	71,614	77,456	59,248	75,269	75,269	72,269	70,269	70,269	1,080,741	1,067,731
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	431	5,441	2,827	891	729	1,649	1,453	1,667	1,667	1,667	1,667	1,667	21,755	20,000
6518.030 Uniform Cleaning	527	0	0	0	0	0	(527)	0	0	0	0	0	0	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	3,230	1,000	1,000	1,000	15,000	20,000	70,805	120,000
6537.101 Tree Maintenance	3,095	35,355	48,603	45,811	3,630	21,115	0	1,500	2,000	20,000	20,000	24,000	225,109	180,000
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	17,289	8,333	8,333	8,333	8,333	8,333	119,383	100,000
6541.001 Equipment/Tools	58	0	0	43	0	0	418	250	250	250	250	250	1,769	3,000
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	250	250	250	250	250	1,250	3,000
6541.230 Maintenance Supplies	5,004	3,123	1,615	3,677	738	2,211	2,217	2,917	2,917	2,917	2,917	2,917	33,168	35,000
6541.280 Plumbing Materials	32	5,627	2,957	669	3,110	4,984	1,099	2,500	2,500	2,500	2,500	2,500	30,978	30,000
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	0	208	208	208	208	208	1,042	2,500



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
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	12,000
6550.300 In-unit Supplies	532	1,756	0	19	0	779	347	833	833	833	833	833	7,600	10,000
6562.100 Paint Supplies	1,269	4,414	1,234	1,879	1,029	1,518	783	1,417	1,417	1,417	1,417	1,417	19,210	17,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,205	2,374	617	17,026	5,431	13,893	4,298	3,917	3,917	3,917	3,917	3,917	65,429	47,000
6590.380 Prior Year's Loss	0	0	0	0	0	0	0	365	365	365	365	365	1,823	4,375
Total Repair & Maintenance	25,279	97,168	62,213	78,117	22,699	82,355	30,606	25,156	25,656	43,656	61,656	69,156	623,717	583,875
Personnel Payroll	128,353	136,550	216,845	136,137	135,144	139,290	143,460	144,439	144,439	144,439	144,439	144,439	1,757,975	1,733,273
6313.000 Recruitment, Relocation, Training	0	0	0	6,675	0	0	0	700	700	700	700	700	10,175	8,400
6518.000 Uniforms	3,155	4,987	1,707	2,422	1,649	6,517	7,307	1,500	1,500	1,500	1,500	1,500	35,245	18,000
Payroll Taxes/Benefits	55,897	42,885	57,318	86,321	50,404	62,279	82,024	63,560	63,560	63,560	63,560	63,560	754,927	762,716
Total Personnel	187,405	184,422	275,870	231,554	187,196	208,087	232,791	210,199	210,199	210,199	210,199	210,199	2,558,322	2,522,389
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	75,833
6340.000 Legal Expense	4,581	4,398	1,734	7,809	3,209	23,744	3,213	3,750	3,750	3,750	3,750	3,750	67,437	45,000
6340.100 Legal Fees - Collections	0	0	0	0	0	0	0	1,250	1,250	1,250	1,250	1,250	6,250	15,000
6340.800 Legal - Litigation	0	0	0	0	0	0	0	2,917	2,917	2,917	2,917	2,917	14,583	35,000
6350.000 Audit Expense	0	0	0	0	0	0	15,000	0	0	0	0	0	15,000	15,500
Total Professional Services	10,900	10,727	8,053	14,128	9,529	30,063	24,532	14,236	14,236	14,236	14,236	14,236	179,113	186,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	583	2,547	371	0	0	0	1,167	833	833	833	833	833	8,834	10,000
6301.001 Activities Committee	0	0	623	0	0	0	(623)	0	0	0	0	0	0	0
6311.000 Office Supplies	1,132	1,458	1,819	0	842	2,890	1,073	1,292	1,292	1,292	1,292	1,292	15,673	15,500
6311.010 Printing	0	424	455	1,501	2,776	3,687	1,110	933	933	933	933	933	14,618	11,200
6311.050 Postage	454	2,338	525	(425)	280	1,275	615	1,583	1,583	1,583	1,583	1,583	12,978	19,000



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	211	600	600	600	600	600	3,836	7,200
6311.130 IT Support Contract	0	1,280	1,280	0	0	9,367	5,436	3,917	3,917	3,917	3,917	3,917	36,946	47,000
6351.020 Computer Expenses	0	8,772	1,431	3,502	2,502	1,727	1,182	2,917	2,917	2,917	2,917	2,917	33,699	35,000
6360.000 Telephone and Answering Service	3,403	3,639	1,988	5,210	3,342	3,738	2,452	2,708	2,708	2,708	2,708	2,708	37,313	32,500
6370.000 Bad Debts	0	0	0	0	0	0	0	125	125	125	125	125	625	1,500
6390.000 Misc Administrative Expenses	28	2,861	(292)	1,806	1,804	4,789	1,331	2,750	2,750	2,750	2,750	2,750	26,078	33,000
6390.009 Meeting Expenses	0	0	0	0	900	0	0	2,500	0	0	6,000	0	9,400	14,000
6390.180 Association Unit Expense	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,177	8,177	8,177	8,177	8,177	97,301	98,127
6390.900 Misc Exp - Newsletter	3,080	750	3,094	3,044	750	5,605	2,525	3,208	3,208	3,208	3,208	3,208	34,889	38,500
6391.000 Dues & Subscriptions	0	0	0	0	0	0	0	25	25	25	25	25	125	300
6392.020 Travel - Other Operations	0	0	0	0	0	0	0	25	25	25	25	25	125	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	1,250	1,250	1,250	1,250	1,250	6,250	15,000
Total Administrative Expenses	16,740	32,129	19,560	22,696	21,464	41,345	24,538	32,844	30,344	30,344	36,344	30,344	338,692	378,127
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	722	0	8,801	0	0	13,000	0	0	0	0	22,523	26,000
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	0	1,250	1,250	1,250	1,250	1,250	6,250	15,000
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	0	167	167	167	167	167	2,619	2,000
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	345,968
6720.030 Insurance Loss	0	6,779	0	0	0	0	0	4,167	4,167	4,167	4,167	4,167	27,612	50,000
6730.000 Capital Expenses	0	0	0	0	0	0	0	8,333	8,333	8,333	8,333	8,333	41,667	100,000
Total Taxes & Insurance	28,831	35,609	44,685	34,197	37,858	28,831	28,831	55,747	42,747	42,747	42,747	42,747	465,577	538,968
Total Operating Expenses	405,540	705,712	661,274	662,835	511,496	579,901	537,056	546,118	531,118	546,118	568,118	569,618	6,824,905	6,869,418



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	262,129	251,503	266,503	251,503	229,503	228,003	2,722,154	2,702,034
MORTGAGE BUDGET														
Expenses														
2320.000 Mortgage Payable	0	0	0	0	0	0	0	415	415	415	415	415	2,076	4,982
6820.000 Interest on Mortgage Payable	0	0	0	0	0	0	0	641	641	641	641	641	3,205	7,692
Total Mortgage Expenses	0	0	0	0	0	0	0	1,056	1,056	1,056	1,056	1,056	5,281	12,674
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)	(2,689,360)
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)	(2,689,360)
Net Operating Profit/(Loss)	144,499	(136,182)	(93,232)	(68,957)	50,397	(8,192)	38,015	26,333	41,333	26,333	4,333	2,833	27,514	0
NET CASH FLOW	144,499	(136,182)	(93,232)	(68,957)	50,397	(8,192)	38,015	26,333	41,333	26,333	4,333	2,833	27,514	0

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
December, 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	161,317	0	161,317
1120.007 Operating Fund II	94,682	0	94,682
1130.000 Accounts Receivable	171,747	0	171,747
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)
	937,697	(445,512)	492,185
Restricted Deposits & Funded Reserves			
1320.000 Replacement Reserve-Cash	0	295,336	295,336
1320.100 Replacement Reserve-MM	0	19,418	19,418
1320.200 Replacement Reserve-CD	0	3,855,000	3,855,000
1320.600 Accrued Interest Receivable	0	13,403	13,403
	0	4,183,157	4,183,157
Prepaid Expenses			
1240.000 Prepaid Property & Liability Insurance	150,766	0	150,766
1271.000 Prepaid Income Taxes	3,939	0	3,939
1290.000 Prepaid Expense-Operating	107,013	0	107,013
	261,718	0	261,718
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	1,581,397	3,737,645	5,319,043
LIABILITIES & EQUITY			
Current Liabilities			
2110.000 Accounts Payable	236,245	0	236,245
2120.000 Accrued Wages and Payroll Taxes Payable	175,267	0	175,267
2123.000 Accrued Expense	208,204	0	208,204
2123.060 401K Match Payble	42,458	0	42,458
2124.000 Accrued Income Taxes Payable	2,089	0	2,089
2191.050 Refund Clearing Account	700	0	700
2210.001 Prepaid Assessment	191,992	0	191,992
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830	0	22,830
2240.000 Deferred Income	101,332	0	101,332
2199.000 Other Current Liabilities	920	0	920
	982,036	0	982,036

**Parkfairfax Condominium UOA
 Balance Sheet
 For the period ending
 December, 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	989,486	0	989,486
EQUITY			
Net Profit or (Loss)-current	(73,653)	0	(73,653)
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	1,568,793	1,568,793
3130.062 Current Year RR Expenditures	0	(1,955,085)	(1,955,085)
Total Owners Appropriated Equity-current	0	(386,292)	(386,292)
Total Equity	1,568,884	2,760,673	4,329,557
Total Liabilities & Equity	2,558,370	2,760,673	5,319,043

Parkfairfax - Wells Fargo Rsr

1/10/2020

Bank Reconciliation Report

12/31/2019

558

Posted by: DBO

Balance Per Bank Statement as of 12/31/2019	4,190,429.44
Reconciled Bank Balance	<u>4,190,429.44</u>

Balance per GL as of 12/31/2019	4,150,336.14
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Bank Reconciling Items

Date	Notes	Amount
12/31/2019	unrealized gain/loss	40,093.30
blank	Book Reconciling Items	40,093.30
	Reconciled Balance Per G/L	<u>4,190,429.44</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Parkfairfax- BU RR
Bank Reconciliation Report
12/31/2019
558
Posted by: DBO

1/10/2020

Balance Per Bank Statement as of 12/31/2019 **100,730.83**
Outstanding Checks

Check Date	Check Number	Payee	Amount
11/21/2019	118	v0001870 - Structural Rehabilitation Grou	5,783.08
12/6/2019	130	v0001870 - Structural Rehabilitation Grou	35,025.10
12/12/2019	150	v0016710 - Community Landscape Services	4,745.00
12/12/2019	152	v0022653 - E & G Services LLC	35,760.00
Less:	Outstanding Checks		81,313.18
	Reconciled Bank Balance		19,417.65

Balance per GL as of 12/31/2019	19,417.65
Reconciled Balance Per G/L	19,417.65
Difference	0.00

(Reconciled Bank Balance And Reconciled Balance Per G/L)