



People you can trust.
Experience you can rely on.

Parkfairfax Condominium UOA Financial Reports
January, 2020



**Parkfairfax Condominium UOA
Executive Summary
For The Period
January, 2020**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
793,220	797,621	(4,401)	Total Operating Income	6,352,174	6,380,968	(28,794)	9,571,452
132,159	132,666	507	Total Utilities	1,047,569	1,061,330	13,761	1,591,995
77,345	75,269	(2,076)	Total Contracts	794,740	779,654	(15,086)	1,067,731
38,593	25,156	(13,436)	Total Repair & Maintenance	437,534	383,750	(53,784)	583,875
273,117	210,199	(62,918)	Total Personnel	1,783,117	1,681,593	(101,524)	2,522,389
9,822	14,236	4,414	Total Professional Services	117,755	129,389	11,634	186,333
26,689	32,844	6,155	Total Administrative Expenses	204,921	250,751	45,830	378,127
28,831	55,747	26,917	Total Taxes & Insurance	267,672	367,979	100,307	538,968
586,555	546,118	(40,437)	Total Operating Expenses	4,653,308	4,654,445	1,137	6,869,418
206,665	251,503	(44,838)	Net Operating Budget	1,698,866	1,726,523	(27,657)	2,702,034
0	1,056	1,056	Total Mortgage Expenses	0	8,449	8,449	12,674
0	1,056	1,056	Net Mortgages Budget	0	8,449	8,449	12,674
			RESERVES BUDGET				
(224,113)	(224,113)	0	Total Reserve Expenses	(1,792,906)	(1,792,907)	0	(2,689,360)
(224,113)	(224,113)	0	Net Reserve Budget	(1,792,906)	(1,792,907)	0	(2,689,360)
(17,449)	26,333	(43,782)	Net Operating Profit/(Loss)	(94,040)	(74,833)	(19,207)	0
(17,449)	26,333	(43,782)	NET CASH FLOW	(94,040)	(74,833)	(19,207)	0



**Parkfairfax Condominium UOA
Budget Variance
For The Period
January, 2020**

<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>
Assessments							
530,145	530,363	(218)	5110.001 Condo Assessments	4,241,159	4,242,901	(1,742)	6,364,352
224,113	224,113	0	5500.000 Reserve Assessments	1,792,906	1,792,907	(0)	2,689,360
754,258	754,476	(218)	Total Assessments	6,034,066	6,035,808	(1,742)	9,053,712
Other Income							
3,450	14,245	(10,795)	5110.000 Rental Income	99,348	113,960	(14,613)	170,940
450	417	33	5110.180 Clubhouse Rental	4,100	3,333	767	5,000
12,140	0	12,140	5190.000 Rent Revenue Miscellaneous	12,140	0	12,140	0
6,007	5,833	173	5410.000 Interest Revenue - Operations	56,986	46,667	10,319	70,000
4,032	4,000	32	5910.000 Laundry and Vending Revenue	19,918	32,000	(12,082)	48,000
2,177	1,500	677	5920.000 NSF and Late Charges	18,593	12,000	6,593	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
227	667	(440)	5990.000 Miscellaneous Inc	7,194	5,333	1,861	8,000
2,627	3,333	(706)	5990.008 In Unit Maintenance	18,891	26,667	(7,775)	40,000
0	0	0	5990.035 Transfer fees	450	0	450	0
2	0	2	5990.160 Utility Reimbursement	2	0	2	0
1,343	3,750	(2,407)	5990.190 Storage Unit Fees	21,264	30,000	(8,736)	45,000
0	0	0	5990.210 Legal - Collection	11,133	0	11,133	0
1,246	4,000	(2,754)	5990.220 Resale Package	18,464	32,000	(13,536)	48,000
1,400	1,400	0	5990.310 Cable Income	11,200	11,200	0	16,800
645	667	(22)	5990.600 Key Income	4,706	5,333	(628)	8,000
3,216	3,333	(117)	5991.010 Newsletter Income	11,665	26,667	(15,002)	40,000
38,961	43,145	(4,184)	Total Other Income	318,108	345,160	(27,052)	517,740
793,220	797,621	(4,401)	Total Operating Income	6,352,174	6,380,968	(28,794)	9,571,452
Utilities							
24,180	8,333	(15,847)	6450.000 Electricity	74,387	66,667	(7,721)	100,000
75,427	104,333	28,906	6451.000 Water	820,191	834,663	14,472	1,251,995
32,552	20,000	(12,552)	6452.000 Gas	152,991	160,000	7,009	240,000
132,159	132,666	507	Total Utilities	1,047,569	1,061,330	13,761	1,591,995
Contracts							
2,074	7,917	5,843	6519.000 Exterminating Contract	40,265	63,333	23,068	95,000
28,443	29,173	730	6525.000 Garbage and Trash Removal	241,441	233,381	(8,060)	350,071
46,828	23,122	(23,706)	6537.000 Grounds Contract	209,839	184,973	(24,866)	277,460
0	8,683	8,683	6547.000 Swim Pool Maintenance/Contract	61,118	69,467	8,349	104,200
0	5,000	5,000	6548.000 Snow Removal	0	13,000	13,000	20,000
0	1,375	1,375	6562.000 Decorating Contract	242,077	215,500	(26,577)	221,000
77,345	75,269	(2,076)	Total Contracts	794,740	779,654	(15,086)	1,067,731
Repair & Maintenance							



**Parkfairfax Condominium UOA
Budget Variance
For The Period
January, 2020**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,796	1,667	(130)	6515.000 Janitor and Cleaning Supplies	15,218	13,333	(1,884)	20,000
0	0	0	6537.015 Plantings	2,383	0	(2,383)	0
0	1,000	1,000	6537.040 Landscape Repairs	32,805	83,000	50,195	120,000
0	1,500	1,500	6537.101 Tree Maintenance	157,609	114,000	(43,609)	180,000
0	0	0	6537.990 Landscaping-Other	837	0	(837)	0
19,179	8,333	(10,846)	6541.000 Repairs - General	97,401	66,667	(30,734)	100,000
1,260	250	(1,010)	6541.001 Equipment/Tools	1,779	2,000	221	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	2,000	2,000	3,000
2,399	2,917	518	6541.230 Maintenance Supplies	20,984	23,333	2,350	35,000
6,949	2,500	(4,449)	6541.280 Plumbing Materials	25,427	20,000	(5,427)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	1,667	1,667	2,500
340	0	(340)	6547.021 Pool Supplies & Equipment	15,017	5,500	(9,517)	12,000
621	833	212	6550.300 In-unit Supplies	4,055	6,667	2,612	10,000
1,369	1,417	48	6562.100 Paint Supplies	13,495	11,333	(2,162)	17,000
4,679	3,917	(762)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	50,524	31,333	(19,191)	47,000
0	365	365	6590.380 Prior Year's Loss	0	2,917	2,917	4,375
38,593	25,156	(13,436)	Total Repair & Maintenance	437,534	383,750	(53,784)	583,875
Personnel							
209,119	144,439	(64,680)	Management Payroll	1,244,897	1,155,515	(89,382)	1,733,273
0	700	700	6313.000 Recruitment, Relocation, Training	8,670	5,600	(3,070)	8,400
1,940	1,500	(440)	6518.000 Uniforms	30,363	12,000	(18,363)	18,000
62,058	63,560	1,501	Payroll Taxes/Benefits	499,187	508,477	9,291	762,716
273,117	210,199	(62,918)	Total Personnel	1,783,117	1,681,593	(101,524)	2,522,389
Professional Services							
6,319	6,319	(0)	6320.000 Management Fee	50,565	50,555	(10)	75,833
3,203	3,750	547	6340.000 Legal Expense	51,890	30,000	(21,890)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	0	10,000	10,000	15,000
299	2,917	2,617	6340.800 Legal - Litigation	299	23,333	23,034	35,000
0	0	0	6350.000 Audit Expense	15,000	15,500	500	15,500
9,822	14,236	4,414	Total Professional Services	117,755	129,389	11,634	186,333
Administrative Expenses							
116	833	718	6301.000 Recreation/Resident Activities	4,783	6,667	1,884	10,000
14	1,292	1,278	6311.000 Office Supplies	9,229	10,333	1,104	15,500
692	933	242	6311.010 Printing	10,643	7,467	(3,177)	11,200
1,623	1,583	(40)	6311.050 Postage	6,684	12,667	5,983	19,000
2,102	600	(1,502)	6311.080 Lease Computer,Fax,Copr, etc.	2,938	4,800	1,862	7,200
2,431	3,917	1,486	6311.130 IT Support Contract	19,794	31,333	11,540	47,000
3,437	2,917	(521)	6351.020 Computer Expenses	22,553	23,333	780	35,000
2,904	2,708	(195)	6360.000 Telephone and Answering Service	26,675	21,667	(5,008)	32,500



**Parkfairfax Condominium UOA
Budget Variance
For The Period
January, 2020**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	125	125	6370.000 Bad Debts	0	1,000	1,000	1,500
4,937	2,750	(2,187)	6390.000 Misc Administrative Expenses	17,025	22,000	4,975	33,000
0	2,500	2,500	6390.009 Meeting Expenses	900	8,000	7,100	14,000
8,059	8,177	118	6390.180 Association Unit Expense	64,474	65,418	944	98,127
375	3,208	2,833	6390.900 Misc Exp - Newsletter	19,223	25,667	6,444	38,500
0	25	25	6391.000 Dues & Subscriptions	0	200	200	300
0	25	25	6392.020 Travel - Other Operations	0	200	200	300
0	1,250	1,250	6393.050 Engineering Fees	0	10,000	10,000	15,000
26,689	32,844	6,155	Total Administrative Expenses	204,921	250,751	45,830	378,127
Taxes & Insurance							
0	13,000	13,000	6710.000 Real Estate Taxes	9,523	26,000	16,477	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	10,000	10,000	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	1,333	(452)	2,000
28,831	28,831	0	6720.000 Property & Liability Insurance (Hazard)	230,645	230,645	0	345,968
0	4,167	4,167	6720.030 Insurance Loss	6,779	33,333	26,555	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	66,667	66,667	100,000
28,831	55,747	26,917	Total Taxes & Insurance	267,672	367,979	100,307	538,968
586,555	546,118	(40,437)	Total Operating Expenses	4,653,308	4,654,445	1,137	6,869,418
206,665	251,503	(44,838)	Net Operating Budget	1,698,866	1,726,523	(27,657)	2,702,034
0	415	415	2320.000 Mortgage Payable	0	3,321	3,321	4,982
0	641	641	6820.000 Interest on Mortgage Payable	0	5,128	5,128	7,692
0	1,056	1,056	Total Mortgage Expenses	0	8,449	8,449	12,674
RESERVES BUDGET							
(224,113)	(224,113)	0	9901.015 Reserve Contributions	(1,792,906)	(1,792,907)	0	(2,689,360)
(224,113)	(224,113)	0	Total Reserve Contribution	(1,792,906)	(1,792,907)	0	(2,689,360)
(17,449)	26,333	(43,782)	Net Operating Profit/(Loss)	(94,040)	(74,833)	(19,207)	0
(17,449)	26,333	(43,782)	NET CASH FLOW	(94,040)	(74,833)	(19,207)	0



Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
January, 2020

<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	1,792,906	1,792,907	(0)	2,689,360
224,113	224,113	0	Total Revenues	1,792,906	1,792,907	(0)	2,689,360
			Reserve Expenses				
228,743	0	(228,743)	3130.062 Current Year RR Expenses	2,183,828	0	(2,183,828)	0
228,743	0	(228,743)	Total Reserve Expenses	2,183,828	0	(2,183,828)	0
						)	
(4,630)	224,113	(228,743)	Current Year Reserves Activity	(390,921)	1,792,907	(2,183,828)	2,689,360
						)	



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
January 2020

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	530,145	530,363	530,363	530,363	530,363	6,362,610	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	754,258	754,258	754,476	754,476	754,476	754,476	9,051,970	0
Other Income														
5110.000 Rental Income	13,793	13,635	13,060	14,960	14,010	14,010	12,430	3,450	14,245	14,245	14,245	14,245	156,328	0
5110.180 Clubhouse Rental	0	0	450	450	1,200	150	1,400	450	417	417	417	417	5,767	0
5190.000 Rent Revenue Miscellaneous	0	0	0	0	0	0	0	12,140	0	0	0	0	12,140	0
5410.000 Interest Revenue - Operations	0	0	0	29,608	7,247	6,929	7,196	6,007	5,833	5,833	5,833	5,833	80,319	0
5910.000 Laundry and Vending Revenue	4,842	4,842	4,842	5,159	(5,234)	154	1,280	4,032	4,000	4,000	4,000	4,000	35,918	0
5920.000 NSF and Late Charges	0	50	4,293	3,595	2,977	2,983	2,519	2,177	1,500	1,500	1,500	1,500	24,593	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	1,086	227	667	667	667	667	9,861	0
5990.008 In Unit Maintenance	0	85	2,919	2,941	3,215	3,511	3,594	2,627	3,333	3,333	3,333	3,333	32,225	0
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
5990.160 Utility Reimbursement	0	0	0	0	0	0	0	2	0	0	0	0	2	0
5990.190 Storage Unit Fees	116	0	3,460	503	2,190	8,371	5,280	1,343	3,750	3,750	3,750	3,750	36,264	0
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	1,246	4,000	4,000	4,000	4,000	34,464	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	(295)	0	0	0	0	0	0	0
5990.600 Key Income	180	0	1,950	761	355	405	410	645	667	667	667	667	7,372	0
5991.010 Newsletter Income	0	0	996	978	974	790	4,711	3,216	3,333	3,333	3,333	3,333	24,998	0
Total Other Income	20,331	38,903	36,708	63,322	31,812	43,144	44,926	38,961	43,145	43,145	43,145	43,145	490,688	0



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
January 2020

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Total Operating Income	774,152	793,644	792,154	817,992	786,006	795,822	799,184	793,220	797,621	797,621	797,621	797,621	9,542,658	0
Utilities														
6450.000 Electricity	2,758	10,375	8,360	5,341	3,645	6,823	12,905	24,180	8,333	8,333	8,333	8,333	107,721	0
6451.000 Water	56,077	218,468	25,045	116,480	136,494	94,665	97,536	75,427	104,333	104,333	104,333	104,333	1,237,523	0
6452.000 Gas	11,241	21,381	14,509	15,963	20,998	10,276	26,069	32,552	20,000	20,000	20,000	20,000	232,991	0
Total Utilities	70,076	250,225	47,915	137,784	161,137	111,765	136,509	132,159	132,666	132,666	132,666	132,666	1,578,234	0
Contracts														
6519.000 Exterminating Contract	3,581	6,879	5,791	4,338	6,826	7,762	3,015	2,074	7,917	7,917	7,917	7,917	71,932	0
6525.000 Garbage and Trash Removal	29,405	36,721	26,741	26,825	32,401	30,859	30,045	28,443	29,173	29,173	29,173	29,173	358,131	0
6537.000 Grounds Contract	23,311	22,955	24,925	22,955	22,955	22,955	22,955	46,828	23,122	23,122	23,122	23,122	302,326	0
6547.000 Swim Pool Maintenance/Contract	10,012	10,007	9,432	3,238	9,432	15,764	3,233	0	8,683	8,683	8,683	8,683	95,851	0
6548.000 Snow Removal	0	0	0	0	0	0	0	0	5,000	2,000	0	0	7,000	0
6562.000 Decorating Contract	0	18,870	136,088	87,003	0	116	0	0	1,375	1,375	1,375	1,375	247,577	0
Total Contracts	66,309	95,431	202,977	144,359	71,614	77,456	59,248	77,345	75,269	72,269	70,269	70,269	1,082,817	0
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	431	5,441	2,827	891	729	1,649	1,453	1,796	1,667	1,667	1,667	1,667	21,884	0
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	0	1,000	1,000	15,000	20,000	69,805	0
6537.101 Tree Maintenance	3,095	35,355	48,603	45,811	3,630	21,115	0	0	2,000	20,000	20,000	24,000	223,609	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	17,795	19,179	8,333	8,333	8,333	8,333	130,734	0
6541.001 Equipment/Tools	58	0	0	43	0	0	418	1,260	250	250	250	250	2,779	0
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	0	250	250	250	250	1,000	0
6541.230 Maintenance Supplies	5,004	3,123	1,615	3,677	738	2,211	2,217	2,399	2,917	2,917	2,917	2,917	32,650	0
6541.280 Plumbing Materials	32	5,627	2,957	669	3,110	4,984	1,099	6,949	2,500	2,500	2,500	2,500	35,427	0



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
January 2020

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	0	0	208	208	208	208	833	0
6547.021 Pool Supplies & Equipment	3,176	5,686	1,650	1,699	0	2,466	0	340	0	0	4,000	2,500	21,517	0
6550.300 In-unit Supplies	532	1,756	0	19	0	779	347	621	833	833	833	833	7,388	0
6562.100 Paint Supplies	1,269	4,414	1,234	1,879	1,029	1,518	783	1,369	1,417	1,417	1,417	1,417	19,162	0
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,205	2,374	617	17,026	5,431	13,893	4,298	4,679	3,917	3,917	3,917	3,917	66,191	0
6590.380 Prior Year's Loss	0	0	0	0	0	0	0	0	365	365	365	365	1,458	0
Total Repair & Maintenance	25,279	97,168	62,213	78,117	22,699	82,355	31,112	38,593	25,656	43,656	61,656	69,156	637,659	0
Personnel Payroll	128,353	136,550	216,845	136,137	135,144	139,290	143,460	209,119	144,439	144,439	144,439	144,439	1,822,655	0
6313.000 Recruitment, Relocation, Training	0	0	0	6,675	0	0	1,995	0	700	700	700	700	11,470	0
6518.000 Uniforms	3,155	4,987	1,707	2,422	1,649	6,517	7,986	1,940	1,500	1,500	1,500	1,500	36,363	0
Payroll Taxes/Benefits	55,897	42,885	57,318	86,321	50,404	62,279	82,024	62,058	63,560	63,560	63,560	63,560	753,425	0
Total Personnel	187,405	184,422	275,870	231,554	187,196	208,087	235,464	273,117	210,199	210,199	210,199	210,199	2,623,913	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	7,809	3,209	23,744	3,213	3,203	3,750	3,750	3,750	3,750	66,890	0
6340.100 Legal Fees - Collections	0	0	0	0	0	0	0	0	1,250	1,250	1,250	1,250	5,000	0
6340.800 Legal - Litigation	0	0	0	0	0	0	0	299	2,917	2,917	2,917	2,917	11,966	0
6350.000 Audit Expense	0	0	0	0	0	0	15,000	0	0	0	0	0	15,000	0
Total Professional Services	10,900	10,727	8,053	14,128	9,529	30,063	24,532	9,822	14,236	14,236	14,236	14,236	174,699	0
Administrative Expenses														
6301.000 Recreation/Resident Activities	583	2,547	371	0	0	0	1,167	116	833	833	833	833	8,116	0
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	14	1,292	1,292	1,292	1,292	14,396	0



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
January 2020

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6311.010 Printing	0	424	455	1,501	2,776	3,687	1,110	692	933	933	933	933	14,377	0
6311.050 Postage	454	2,338	525	(425)	280	1,275	615	1,623	1,583	1,583	1,583	1,583	13,017	0
6311.080 Lease Computer, Fax, Copr, etc.	0	0	209	0	209	209	211	2,102	600	600	600	600	5,338	0
6311.130 IT Support Contract	0	1,280	1,280	0	0	9,367	5,436	2,431	3,917	3,917	3,917	3,917	35,460	0
6351.020 Computer Expenses	0	8,772	1,431	3,502	2,502	1,727	1,182	3,437	2,917	2,917	2,917	2,917	34,220	0
6360.000 Telephone and Answering Service	3,403	3,639	1,988	5,210	3,342	3,738	2,452	2,904	2,708	2,708	2,708	2,708	37,508	0
6370.000 Bad Debts	0	0	0	0	0	0	0	0	125	125	125	125	500	0
6390.000 Misc Administrative Expenses	28	2,861	(292)	1,806	1,804	4,789	1,091	4,937	2,750	2,750	2,750	2,750	28,025	0
6390.009 Meeting Expenses	0	0	0	0	900	0	0	0	0	0	6,000	0	6,900	0
6390.180 Association Unit Expense	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,177	8,177	8,177	8,177	97,183	0
6390.900 Misc Exp - Newsletter	3,080	750	3,094	3,044	750	5,605	2,525	375	3,208	3,208	3,208	3,208	32,056	0
6391.000 Dues & Subscriptions	0	0	0	0	0	0	0	0	25	25	25	25	100	0
6392.020 Travel - Other Operations	0	0	0	0	0	0	0	0	25	25	25	25	100	0
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	1,250	1,250	1,250	1,250	5,000	0
Total Administrative Expenses	16,740	32,129	19,560	22,696	21,464	41,345	24,298	26,689	30,344	30,344	36,344	30,344	332,297	0
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	722	0	8,801	0	0	0	0	0	0	0	9,523	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	0	0	1,250	1,250	1,250	1,250	5,000	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	0	0	167	167	167	167	2,452	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	0	0	4,167	4,167	4,167	4,167	23,445	0
6730.000 Capital Expenses	0	0	0	0	0	0	0	0	8,333	8,333	8,333	8,333	33,333	0



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
January 2020

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Total Taxes & Insurance	28,831	35,609	44,685	34,197	37,858	28,831	28,831	28,831	42,747	42,747	42,747	42,747	438,661	0
Total Operating Expenses	405,540	705,712	661,274	662,835	511,496	579,901	539,995	586,555	531,118	546,118	568,118	569,618	6,868,281	0
Net Operating Budget	368,612	87,932	130,881	155,156	274,510	215,921	259,190	206,665	266,503	251,503	229,503	228,003	2,674,377	0
MORTGAGE BUDGET														
Expenses														
2320.000 Mortgage Payable	0	0	0	0	0	0	0	0	415	415	415	415	1,661	0
6820.000 Interest on Mortgage Payable	0	0	0	0	0	0	0	0	641	641	641	641	2,564	0
Total Mortgage Expenses	0	0	0	0	0	0	0	0	1,056	1,056	1,056	1,056	4,225	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)	35,076	(17,449)	41,333	26,333	4,333	2,833	(19,207)	0
NET CASH FLOW	144,499	(136,182)	(93,232)	(68,957)	50,397	(8,192)	35,076	(17,449)	41,333	26,333	4,333	2,833	(19,207)	0



**Parkfairfax Condominium UOA
Balance Sheet
For the period ending
January, 2020**

	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	276,340	0	276,340
1120.007 Operating Fund II	103,573	0	103,573
1130.000 Accounts Receivable	179,373	0	179,373
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)
	1,069,237	(445,512)	623,725
Restricted Deposits & Funded Reserves			
1320.000 Replacement Reserve-Cash	0	546,343	546,343
1320.100 Replacement Reserve-MM	0	21,330	21,330
1320.200 Replacement Reserve-CD	0	3,610,000	3,610,000
1320.600 Accrued Interest Receivable	0	13,403	13,403
	0	4,191,076	4,191,076
Prepaid Expenses			
1240.000 Prepaid Property & Liability Insurance	121,935	0	121,935
1271.000 Prepaid Income Taxes	3,939	0	3,939
1290.000 Prepaid Expense-Operating	107,013	0	107,013
	232,887	0	232,887
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	1,684,107	3,745,564	5,429,671
LIABILITIES & EQUITY			
Current Liabilities			
2110.000 Accounts Payable	365,973	0	365,973
2120.000 Accrued Wages and Payroll Taxes Payable	176,014	0	176,014
2123.000 Accrued Expense	210,213	0	210,213
2123.060 401K Match Payble	61,691	0	61,691
2124.000 Accrued Income Taxes Payable	2,089	0	2,089
2191.050 Refund Clearing Account	700	0	700
2210.001 Prepaid Assessment	177,536	0	177,536
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830	0	22,830
2240.000 Deferred Income	99,932	0	99,932
2199.000 Other Current Liabilities	920	0	920
	1,117,898	0	1,117,898

**Parkfairfax Condominium UOA
 Balance Sheet
 For the period ending
 January, 2020**

	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	1,125,348	0	1,125,348
EQUITY			
Net Profit or (Loss)-current	(94,256)	0	(94,256)
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	1,792,906	1,792,906
3130.062 Current Year RR Expenditures	0	(2,183,828)	(2,183,828)
Total Owners Appropriated Equity-current	0	(390,921)	(390,921)
Total Equity	1,548,281	2,756,043	4,304,324
Total Liabilities & Equity	2,673,628	2,756,043	5,429,671