



People you can trust.
Experience you can rely on.



**Parkfairfax Condominium UOA
Executive Summary
For The Period
March 2020**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
794,275	797,621	(3,346)	Total Operating Income	7,937,934	7,976,210	(38,276)	9,571,452
112,191	132,666	20,475	Total Utilities	1,281,585	1,326,663	45,077	1,591,995
79,882	72,269	(7,613)	Total Contracts	933,718	927,193	(6,526)	1,067,731
28,445	43,656	15,211	Total Repair & Maintenance	483,056	453,063	(29,993)	583,875
147,165	210,199	63,034	Total Personnel	2,120,486	2,101,991	(18,495)	2,522,389
6,319	14,236	7,917	Total Professional Services	133,612	157,861	24,249	186,333
39,292	30,344	(8,948)	Total Administrative Expenses	274,450	311,439	36,989	378,127
28,885	42,747	13,862	Total Taxes & Insurance	325,331	453,473	128,143	538,968
442,180	546,118	103,938	Total Operating Expenses	5,552,238	5,731,682	179,444	6,869,418
352,095	251,503	100,592	Net Operating Budget	2,385,696	2,244,528	141,167	2,702,034
0	1,056	1,056	Total Mortgage Expenses	0	10,562	10,562	12,674
0	1,056	1,056	Net Mortgages Budget	0	10,562	10,562	12,674
RESERVES BUDGET							
(224,113)	(224,113)	0	Total Reserve Expenses	(2,241,133)	(2,241,133)	0	(2,689,360)
(224,113)	(224,113)	0	Net Reserve Budget	(2,241,133)	(2,241,133)	0	(2,689,360)
127,982	26,333	101,648	Net Operating Profit/(Loss)	144,563	(7,167)	151,729	0
(1,484)	0	(1,484)	Prior Year Activity	(1,861)	0	(1,861)	0
126,498	26,333	100,164	NET CASH FLOW	142,701	(7,167)	149,868	0

**Parkfairfax Condominium UOA
 Budget Variance
 For The Period
 March 2020**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
531,080	530,363	718	5110.001 Condo Assessments	5,302,385	5,303,627	(1,242)	6,364,352
224,113	224,113	0	5500.000 Reserve Assessments	2,241,133	2,241,133	(0)	2,689,360
755,194	754,476	718	Total Assessments	7,543,518	7,544,760	(1,242)	9,053,712
Other Income							
3,450	14,245	(10,795)	5110.000 Rental Income	106,248	142,450	(36,203)	170,940
0	417	(417)	5110.180 Clubhouse Rental	4,400	4,167	233	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	25,260	0	25,260	0
6,908	5,833	1,075	5410.000 Interest Revenue - Operations	71,460	58,333	13,126	70,000
3,115	4,000	(885)	5910.000 Laundry and Vending Revenue	28,135	40,000	(11,865)	48,000
2,563	1,500	1,063	5920.000 NSF and Late Charges	23,551	15,000	8,551	18,000
0	0	0	5920.020 Finance Charge	1,975	0	1,975	0
0	0	0	5920.030 Other Fine Income	129	0	129	0
5,398	667	4,731	5990.000 Miscellaneous Inc	15,051	6,667	8,384	8,000
228	3,333	(3,105)	5990.008 In Unit Maintenance	22,943	33,333	(10,390)	40,000
2,268	0	2,268	5990.010 Expense Reimbursement	2,268	0	2,268	0
0	0	0	5990.035 Transfer fees	450	0	450	0
0	0	0	5990.160 Utility Reimbursement	2	0	2	0
0	3,750	(3,750)	5990.190 Storage Unit Fees	21,504	37,500	(15,996)	45,000
3,051	0	3,051	5990.210 Legal - Collection	15,051	0	15,051	0
1,740	4,000	(2,260)	5990.220 Resale Package	22,293	40,000	(17,707)	48,000
1,400	1,400	0	5990.310 Cable Income	14,000	14,000	0	16,800
0	667	(667)	5990.600 Key Income	5,355	6,667	(1,312)	8,000
0	3,333	(3,333)	5991.010 Newsletter Income	14,342	33,333	(18,991)	40,000
39,081	43,145	(4,064)	Total Other Income	394,416	431,450	(37,034)	517,740
794,275	797,621	(3,346)	Total Operating Income	7,937,934	7,976,210	(38,276)	9,571,452
Utilities							
11,201	8,333	(2,868)	6450.000 Electricity	87,582	83,333	(4,248)	100,000
91,105	104,333	13,228	6451.000 Water	1,005,250	1,043,329	38,079	1,251,995
9,884	20,000	10,116	6452.000 Gas	188,753	200,000	11,247	240,000
112,191	132,666	20,475	Total Utilities	1,281,585	1,326,663	45,077	1,591,995
Contracts							
2,042	7,917	5,875	6519.000 Exterminating Contract	44,582	79,167	34,584	95,000
26,166	29,173	3,007	6525.000 Garbage and Trash Removal	295,268	291,726	(3,542)	350,071
23,414	23,122	(292)	6537.000 Grounds Contract	244,973	231,217	(13,756)	277,460
0	0	0	6537.010 Landscaping Contract	17,440	0	(17,440)	0
28,260	8,683	(19,577)	6547.000 Swim Pool Maintenance/Contract	89,378	86,833	(2,544)	104,200
0	2,000	2,000	6548.000 Snow Removal	0	20,000	20,000	20,000
0	1,375	1,375	6562.000 Decorating Contract	242,077	218,250	(23,827)	221,000

**Parkfairfax Condominium UOA
Budget Variance
For The Period
March 2020**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
79,882	72,269	(7,613)	Total Contracts	933,718	927,193	(6,526)	1,067,731
			Repair & Maintenance				
1,206	1,667	461	6515.000 Janitor and Cleaning Supplies	18,143	16,667	(1,476)	20,000
0	0	0	6537.015 Plantings	2,383	0	(2,383)	0
3,660	1,000	(2,660)	6537.040 Landscape Repairs	36,620	85,000	48,380	120,000
0	20,000	20,000	6537.101 Tree Maintenance	157,609	136,000	(21,609)	180,000
0	0	0	6537.990 Landscaping-Other	837	0	(837)	0
7,374	8,333	959	6541.000 Repairs - General	115,790	83,333	(32,456)	100,000
0	250	250	6541.001 Equipment/Tools	1,938	2,500	562	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	2,500	2,500	3,000
5,136	2,917	(2,220)	6541.230 Maintenance Supplies	26,522	29,167	2,645	35,000
6,748	2,500	(4,248)	6541.280 Plumbing Materials	32,271	25,000	(7,271)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	2,083	2,083	2,500
0	0	0	6547.021 Pool Supplies & Equipment	15,017	5,500	(9,517)	12,000
1,023	833	(190)	6550.300 In-unit Supplies	5,078	8,333	3,255	10,000
2,448	1,417	(1,032)	6562.100 Paint Supplies	17,226	14,167	(3,059)	17,000
851	3,917	3,066	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	53,622	39,167	(14,455)	47,000
0	365	365	6590.380 Prior Year's Loss	0	3,646	3,646	4,375
28,445	43,656	15,211	Total Repair & Maintenance	483,056	453,063	(29,993)	583,875
			Personnel				
137,458	144,439	6,982	Management Payroll	1,521,286	1,444,394	(76,892)	1,733,273
0	700	700	6313.000 Recruitment, Relocation, Training	9,475	7,000	(2,475)	8,400
973	1,500	527	6518.000 Uniforms	32,434	15,000	(17,434)	18,000
8,735	63,560	54,825	Payroll Taxes/Benefits	557,291	635,597	78,306	762,716
147,165	210,199	63,034	Total Personnel	2,120,486	2,101,991	(18,495)	2,522,389
			Professional Services				
6,319	6,319	(0)	6320.000 Management Fee	63,204	63,194	(10)	75,833
0	3,750	3,750	6340.000 Legal Expense	51,890	37,500	(14,390)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	2,719	12,500	9,781	15,000
0	2,917	2,917	6340.800 Legal - Litigation	299	29,167	28,867	35,000
0	0	0	6350.000 Audit Expense	15,500	15,500	0	15,500
6,319	14,236	7,917	Total Professional Services	133,612	157,861	24,249	186,333
			Administrative Expenses				
0	833	833	6301.000 Recreation/Resident Activities	4,783	8,333	3,550	10,000
471	1,292	820	6311.000 Office Supplies	11,193	12,917	1,724	15,500
0	933	933	6311.010 Printing	10,643	9,333	(1,310)	11,200
1,961	1,583	(377)	6311.050 Postage	13,138	15,833	2,695	19,000
211	600	389	6311.080 Lease Computer,Fax,Copr, etc.	3,840	6,000	2,160	7,200
7,188	3,917	(3,271)	6311.130 IT Support Contract	30,365	39,167	8,802	47,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
March 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,317	2,917	1,600	6351.020 Computer Expenses	25,140	29,167	4,026	35,000
1,442	2,708	1,267	6360.000 Telephone and Answering Service	31,186	27,083	(4,102)	32,500
0	125	125	6370.000 Bad Debts	0	1,250	1,250	1,500
438	2,750	2,312	6390.000 Misc Administrative Expenses	18,790	27,500	8,710	33,000
0	0	0	6390.009 Meeting Expenses	4,683	8,000	3,317	14,000
0	0	0	6390.040 Credit Card & Bank Fees	143	0	(143)	0
8,059	8,177	118	6390.180 Association Unit Expense	80,593	81,773	1,180	98,127
5,680	3,208	(2,472)	6390.900 Misc Exp - Newsletter	27,428	32,083	4,656	38,500
0	25	25	6391.000 Dues & Subscriptions	0	250	250	300
0	25	25	6392.020 Travel - Other Operations	0	250	250	300
12,525	1,250	(11,275)	6393.050 Engineering Fees	12,525	12,500	(25)	15,000
39,292	30,344	(8,948)	Total Administrative Expenses	274,450	311,439	36,989	378,127
Taxes & Insurance							
0	0	0	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	3,943	0	(3,943)	0
0	1,250	1,250	6718.010 Corporate Taxes	0	12,500	12,500	15,000
0	0	0	6718.020 Personal Property Taxes	10,939	0	(10,939)	0
55	167	112	6719.000 Miscellaneous Taxes, Licenses, and Permits	1,840	1,667	(174)	2,000
28,831	28,831	0	6720.000 Property & Liability Insurance (Hazard)	288,307	288,307	0	345,968
0	4,167	4,167	6720.030 Insurance Loss	6,779	41,667	34,888	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	83,333	83,333	100,000
28,885	42,747	13,862	Total Taxes & Insurance	325,331	453,473	128,143	538,968
442,180	546,118	103,938	Total Operating Expenses	5,552,238	5,731,682	179,444	6,869,418
352,095	251,503	100,592	Net Operating Budget	2,385,696	2,244,528	141,167	2,702,034
0	415	415	2320.000 Mortgage Payable	0	4,152	4,152	4,982
0	641	641	6820.000 Interest on Mortgage Payable	0	6,410	6,410	7,692
0	1,056	1,056	Total Mortgage Expenses	0	10,562	10,562	12,674
RESERVES BUDGET							
(224,113)	(224,113)	0	9901.015 Reserve Contributions	(2,241,133)	(2,241,133)	0	(2,689,360)
(224,113)	(224,113)	0	Total Reserve Contribution	(2,241,133)	(2,241,133)	0	(2,689,360)
127,982	26,333	101,648	Net Operating Profit/(Loss)	144,563	(7,167)	151,729	0
Extraordinary Items							
(1,484)	0	(1,484)	9999.020 Prior Year Activity	(1,861)	0	(1,861)	0
126,498	26,333	100,164	NET CASH FLOW	142,701	(7,167)	149,868	0



Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
March 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	2,241,133	2,241,133	(0)	2,689,360
224,113	224,113	0	Total Revenues	2,241,133	2,241,133	(0)	2,689,360
Reserve Expenses							
144,335	0	(144,335)	9114.210 RR- Building Improvements	232,809	0	(232,809)	0
0	0	0	3130.062 Current Year RR Expenses	2,183,828	0	(2,183,828)	0
5,881	0	(5,881)	9901.004 Common Area Refurbishment	5,881	0	(5,881)	0
5,050	0	(5,050)	9901.006 RR Exp - Facade	7,875	0	(7,875)	0
4,537	0	(4,537)	9901.008 RR Exp-Mechanical Equipment	4,537	0	(4,537)	0
3,132	0	(3,132)	9901.010 RR Exp - Lighting	3,132	0	(3,132)	0
0	0	0	9901.011 RR Exp - Concrete	6,960	0	(6,960)	0
41,842	0	(41,842)	9901.016 Roof Improvements	43,047	0	(43,047)	0
112,299	0	(112,299)	9901.980 Landscape Impr	112,299	0	(112,299)	0
317,076	0	(317,076)	Total Reserve Expenses	2,600,368	0	(2,600,368)	0
(92,963)	224,113	(317,076)	Current Year Reserves Activity	(359,235)	2,241,133	(2,600,369)	2,689,360



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	530,145	531,080	530,363	530,363	6,363,110	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	754,258	754,258	755,194	754,476	754,476	9,052,470	9,053,712
Other Income														
5110.000 Rental Income	13,793	13,635	13,060	14,960	14,010	14,010	12,430	3,450	3,450	3,450	14,245	14,245	134,738	170,940
5110.180 Clubhouse Rental	0	0	450	450	1,200	150	1,400	450	300	0	417	417	5,233	5,000
5190.000 Rent Revenue Miscellaneous	0	0	0	0	0	0	0	12,140	4,160	8,960	0	0	25,260	0
5410.000 Interest Revenue - Operations	0	0	0	29,608	7,247	6,929	7,196	6,007	7,566	6,908	5,833	5,833	83,126	70,000
5910.000 Laundry and Vending Revenue	4,842	4,842	4,842	5,159	(5,234)	154	1,280	4,032	5,102	3,115	4,000	4,000	36,135	48,000
5920.000 NSF and Late Charges	0	50	4,293	3,595	2,977	2,983	2,519	2,177	2,395	2,563	1,500	1,500	26,551	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	49	0	0	0	129	0
5990.000 Miscellaneous Inc	0	4,126	700	163	600	292	1,086	227	2,459	5,398	667	667	16,384	8,000
5990.008 In Unit Maintenance	0	85	2,919	2,941	3,215	3,511	3,594	2,627	3,824	228	3,333	3,333	29,610	40,000
5990.010 Expense Reimbursement	0	0	150	0	0	0	(150)	0	0	2,268	0	0	2,268	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	240	0	3,750	3,750	29,004	45,000
5990.210 Legal - Collection	0	5,889	(178)	1,123	0	2,756	1,544	0	867	3,051	0	0	15,051	0
5990.220 Resale Package	0	6,246	2,666	1,682	2,878	1,225	2,521	1,246	2,089	1,740	4,000	4,000	30,293	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	645	649	0	667	667	6,688	8,000
5991.010 Newsletter Income	0	0	996	978	974	790	4,711	3,216	2,677	0	3,333	3,333	21,009	40,000
Total Other Income	20,331	38,903	36,708	63,322	31,812	43,144	44,926	38,961	37,227	39,081	43,145	43,145	480,706	517,740



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	791,485	794,275	797,621	797,621	9,533,176	9,571,452
Utilities														
6450.000 Electricity	2,758	10,375	8,360	5,341	3,645	6,823	12,905	24,180	1,993	11,201	8,333	8,333	104,248	100,000
6451.000 Water	56,077	218,468	25,045	116,480	136,494	94,665	97,536	75,427	93,954	91,105	104,333	104,333	1,213,916	1,251,995
6452.000 Gas	11,241	21,381	14,509	15,963	20,998	10,276	26,069	32,552	25,878	9,884	20,000	20,000	228,753	240,000
Total Utilities	70,076	250,225	47,915	137,784	161,137	111,765	136,509	132,159	121,825	112,191	132,666	132,666	1,546,918	1,591,995
Contracts														
6519.000 Exterminating Contract	3,581	6,879	5,791	4,338	6,826	7,762	3,015	2,074	2,275	2,042	7,917	7,917	60,416	95,000
6525.000 Garbage and Trash Removal	29,405	36,721	26,741	26,825	32,401	30,859	30,045	28,443	27,662	26,166	29,173	29,173	353,613	350,071
6537.000 Grounds Contract	23,311	22,955	24,925	22,955	22,955	22,955	22,955	46,828	11,720	23,414	23,122	23,122	291,216	277,460
6537.010 Landscaping Contract	0	0	0	0	0	0	0	0	17,440	0	0	0	17,440	0
6547.000 Swim Pool Maintenance/Contract	10,012	10,007	9,432	3,238	9,432	15,764	3,233	0	0	28,260	8,683	8,683	106,744	104,200
6562.000 Decorating Contract	0	18,870	136,088	87,003	0	116	0	0	0	0	1,375	1,375	244,827	221,000
Total Contracts	66,309	95,431	202,977	144,359	71,614	77,456	59,248	77,345	59,097	79,882	70,269	70,269	1,074,257	1,067,731
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	431	5,441	2,827	891	729	1,649	1,453	1,796	1,720	1,206	1,667	1,667	21,476	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	0	155	3,660	15,000	20,000	71,620	120,000
6537.101 Tree Maintenance	3,095	35,355	48,603	45,811	3,630	21,115	0	0	0	0	20,000	24,000	201,609	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	17,795	19,179	11,014	7,374	8,333	8,333	132,456	100,000
6541.001 Equipment/Tools	58	0	0	43	0	0	418	1,260	159	0	250	250	2,438	3,000
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	0	0	0	250	250	500	3,000
6541.230 Maintenance Supplies	5,004	3,123	1,615	3,677	738	2,211	2,217	2,399	402	5,136	2,917	2,917	32,355	35,000
6541.280 Plumbing Materials	32	5,627	2,957	669	3,110	4,984	1,099	6,949	96	6,748	2,500	2,500	37,271	30,000



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	0	0	208	208	417	2,500
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	12,000
6550.300 In-unit Supplies	532	1,756	0	19	0	779	347	621	0	1,023	833	833	6,745	10,000
6562.100 Paint Supplies	1,269	4,414	1,234	1,879	1,029	1,518	783	1,369	1,283	2,448	1,417	1,417	20,059	17,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,205	2,374	617	17,026	5,431	13,893	4,298	4,679	2,247	851	3,917	3,917	61,455	47,000
6590.380 Prior Year's Loss	0	0	0	0	0	0	0	0	0	0	365	365	729	4,375
Total Repair & Maintenance Personnel	25,279	97,168	62,213	78,117	22,699	82,355	31,112	38,593	17,076	28,445	61,656	69,156	613,868	583,875
Management Payroll	128,353	136,550	216,845	136,137	135,144	139,290	143,460	209,119	138,931	137,458	144,439	144,439	1,810,165	1,733,273
6313.000 Recruitment, Relocation, Training	0	0	0	6,675	0	0	1,995	0	805	0	700	700	10,875	8,400
6518.000 Uniforms	3,155	4,987	1,707	2,422	1,649	6,517	7,986	1,940	1,098	973	1,500	1,500	35,434	18,000
Payroll Taxes/Benefits	55,897	42,885	57,318	86,321	50,404	62,279	82,024	62,418	49,010	8,735	63,560	63,560	684,410	762,716
Total Personnel Professional Services	187,405	184,422	275,870	231,554	187,196	208,087	235,464	273,477	189,844	147,165	210,199	210,199	2,540,884	2,522,389
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	3,203	0	0	3,750	3,750	59,390	45,000
6340.100 Legal Fees - Collections	0	0	0	0	0	0	0	0	2,719	0	1,250	1,250	5,219	15,000
6340.800 Legal - Litigation	0	0	0	0	0	0	0	299	0	0	2,917	2,917	6,133	35,000
6350.000 Audit Expense	0	0	0	0	0	0	15,000	0	500	0	0	0	15,500	15,500
Total Professional Services Administrative Expenses	10,900	10,727	8,053	14,128	9,529	30,063	24,532	9,822	9,538	6,319	14,236	14,236	162,084	186,333
6301.000 Recreation/Resident Activities	583	2,547	371	0	0	0	1,167	116	0	0	833	833	6,450	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	14	1,493	471	1,292	1,292	13,776	15,500



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	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	0	0	933	933	12,510	11,200
6311.050 Postage	454	2,338	525	(425)	280	1,275	615	1,623	4,493	1,961	1,583	1,583	16,305	19,000
6311.080 Lease Computer,Fax,Copr, etc.	0	0	209	0	209	209	211	2,102	691	211	600	600	5,040	7,200
6311.130 IT Support Contract	0	1,280	1,280	0	0	9,367	5,436	2,431	3,383	7,188	3,917	3,917	38,198	47,000
6351.020 Computer Expenses	0	8,772	1,431	3,502	2,502	1,727	1,182	3,437	1,270	1,317	2,917	2,917	30,974	35,000
6360.000 Telephone and Answering Service	3,403	3,639	1,988	5,210	3,342	3,738	2,452	2,904	3,069	1,442	2,708	2,708	36,602	32,500
6370.000 Bad Debts	0	0	0	0	0	0	0	0	0	0	125	125	250	1,500
6390.000 Misc Administrative Expenses	28	2,861	(292)	1,806	1,804	4,789	1,091	4,937	1,327	438	2,750	2,750	24,290	33,000
6390.009 Meeting Expenses	0	0	0	0	900	0	0	0	3,783	0	6,000	0	10,683	14,000
6390.040 Credit Card & Bank Fees	0	0	0	0	0	0	0	0	143	0	0	0	143	0
6390.180 Association Unit Expense	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,177	8,177	96,947	98,127
6390.900 Misc Exp - Newsletter	3,080	750	3,094	3,044	750	5,605	2,525	375	2,525	5,680	3,208	3,208	33,844	38,500
6391.000 Dues & Subscriptions	0	0	0	0	0	0	0	0	0	0	25	25	50	300
6392.020 Travel - Other Operations	0	0	0	0	0	0	0	0	0	0	25	25	50	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	0	12,525	1,250	1,250	15,025	15,000
Total Administrative Expenses	16,740	32,129	19,560	22,696	21,464	41,345	24,298	26,689	30,237	39,292	36,344	30,344	341,138	378,127
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	722	0	8,801	0	0	0	0	0	0	0	9,523	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	(57)	0	0	0	3,943	0
6718.010 Corporate Taxes	0	0	0	0	0	0	0	0	0	0	1,250	1,250	2,500	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	0	0	55	167	167	2,174	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	0	0	0	4,167	4,167	15,112	50,000



Parkfairfax Condominium UOA
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6730.000 Capital Expenses	0	0	0	0	0	0	0	0	0	0	8,333	8,333	16,667	100,000
Total Taxes & Insurance	28,831	35,609	44,685	34,197	37,858	28,831	28,831	28,831	28,774	28,885	42,747	42,747	410,825	538,968
Total Operating Expenses	405,540	705,712	661,274	662,835	511,496	579,901	539,995	586,914	456,391	442,180	568,118	569,618	6,689,974	6,869,418
Net Operating Budget	368,612	87,932	130,881	155,156	274,510	215,921	259,190	206,305	335,094	352,095	229,503	228,003	2,843,201	2,702,034
2320.000 Mortgage Payable	0	0	0	0	0	0	0	0	0	0	415	415	830	4,982
6820.000 Interest on Mortgage Payable	0	0	0	0	0	0	0	0	0	0	641	641	1,282	7,692
Total Mortgage Expenses	0	0	0	0	0	0	0	0	0	0	1,056	1,056	2,112	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)	35,076	(17,808)	110,981	127,982	4,333	2,833	151,729	0
Extraordinary Items														
9999.020 Prior Year Activity	0	0	0	0	0	0	0	0	(377)	(1,484)	0	0	(1,861)	0
NET CASH FLOW	144,499	(136,182)	(93,232)	(68,957)	50,397	(8,192)	35,076	(17,808)	110,604	126,498	4,333	2,833	149,868	0

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
March 2020

	Operating	Reserves (Restricted)	Total
ASSETS			
Current Assets			
1110.000 Petty Cash	856	0	856
1120.000 Operating Cash	5,000	0	5,000
1120.001 Operating Cash 1	471,194	0	471,194
1120.007 Operating Fund II	108,997	0	108,997
1130.000 Accounts Receivable	153,138	0	153,138
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)
	1,243,635	(445,512)	798,123
Restricted Deposits & Funded Reserves			
1320.000 Replacement Reserve-Cash	0	211,288	211,288
1320.100 Replacement Reserve-MM	0	21,489	21,489
1320.200 Replacement Reserve-CD	0	3,855,000	3,855,000
1320.600 Accrued Interest Receivable	0	17,932	17,932
	0	4,105,709	4,105,709
Prepaid Expenses			
1240.000 Prepaid Property & Liability Insurance	64,274	0	64,274
1271.000 Prepaid Income Taxes	3,939	0	3,939
1290.000 Prepaid Expense-Operating	107,013	0	107,013
	175,226	0	175,226
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	1,800,844	3,660,197	5,461,041
LIABILITIES & EQUITY			
Current Liabilities			
2110.000 Accounts Payable	144,319	0	144,319
2120.000 Accrued Wages and Payroll Taxes Payable	177,526	0	177,526
2123.000 Accrued Expense	199,398	0	199,398
2123.060 401K Match Payble	87,130	0	87,130
2124.000 Accrued Income Taxes Payable	2,089	0	2,089
2191.050 Refund Clearing Account	700	0	700
2210.001 Prepaid Assessment	166,597	0	166,597
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830	0	22,830
2240.000 Deferred Income	97,132	0	97,132
2199.000 Other Current Liabilities	920	0	920
	898,640	0	898,640

**Parkfairfax Condominium UOA
Balance Sheet
For the period ending
March 2020**

	Operating	Reserves (Restricted)	Total
Deposits Liabilities			
2191.000 Tenant Security Deposits Held in Trust (Contra)	7,829	0	7,829
	7,829	0	7,829
Long Term Liabilities			
2320.000 Mortgage Payable	(379)	0	(379)
	(379)	0	(379)
Total Liabilities	906,089	0	906,089
EQUITY			
Net Profit or (Loss)-current	(291,855)	0	(291,855)
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	2,241,133	2,241,133
3130.062 Current Year RR Expenditures	0	(2,183,828)	(2,183,828)
Total Owners Appropriated Equity-current	0	57,305	57,305
Total Equity	1,350,682	3,204,270	4,554,951
Total Liabilities & Equity	2,256,771	3,204,270	5,461,041