



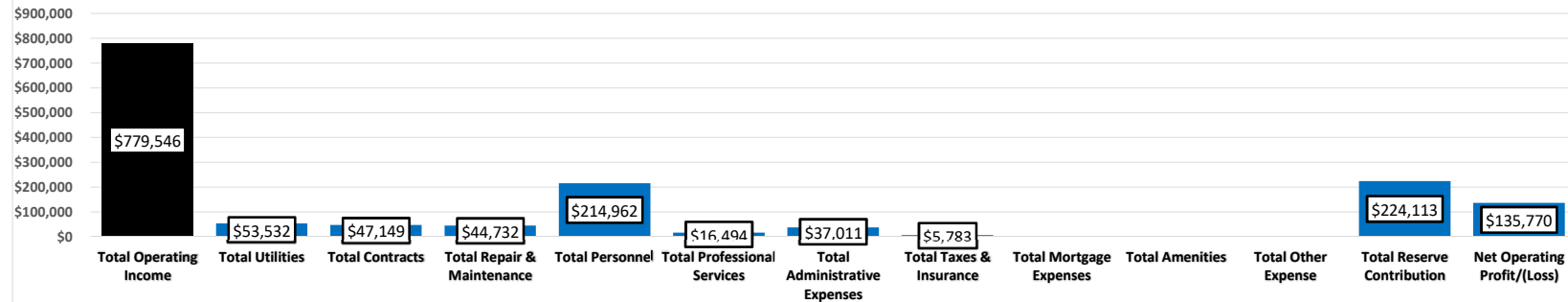
People you can trust.
Experience you can rely on.



Parkfairfax Condominium UOA
Financial Statement Summary

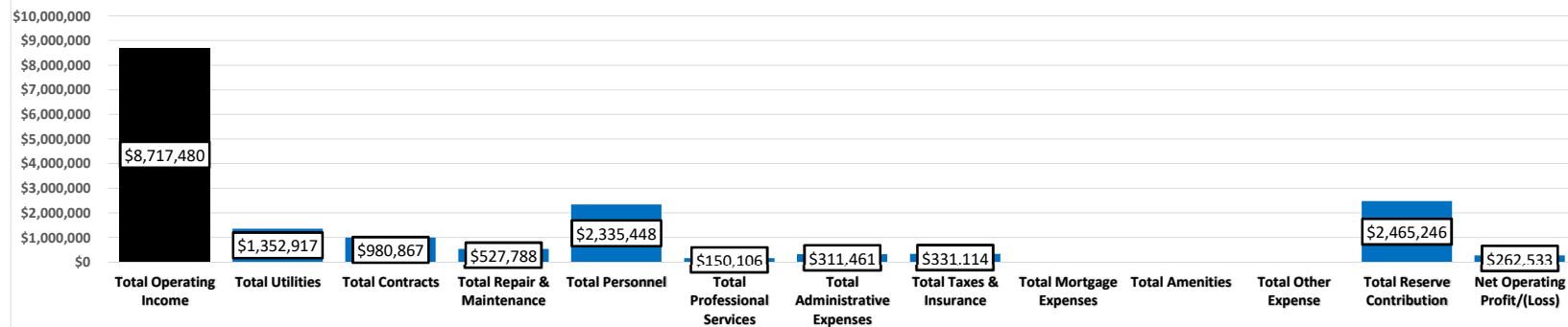


For the Month Ended 04-2020



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$779,546	\$797,621	-\$18,075	-2%	\$8,717,480	\$8,773,831	(\$56,351)	-1%
OPERATING EXPENSES								
Total Utilities	\$53,532	\$132,666	\$79,135	60%	\$1,352,917	\$1,459,329	\$106,412	7%
Total Contracts	\$47,149	\$70,269	\$23,121	33%	\$980,867	\$997,462	\$16,595	2%
Total Repair & Maintenance	\$44,732	\$61,656	\$16,924	27%	\$527,788	\$514,719	(\$13,069)	-3%
Total Personnel	\$214,962	\$210,199	(\$4,763)	-2%	\$2,335,448	\$2,312,190	(\$23,258)	-1%
Total Professional Services	\$16,494	\$14,236	(\$2,258)	-16%	\$150,106	\$172,097	\$21,991	13%
Total Administrative Expenses	\$37,011	\$36,344	(\$667)	-2%	\$311,461	\$347,783	\$36,322	10%
Total Taxes & Insurance	\$5,783	\$42,747	\$36,964	86%	\$331,114	\$496,221	\$165,107	33%
Total Mortgage Expenses	\$0	\$1,056	\$1,056	100%	\$0	\$11,618	\$11,618	100%
Total Amenities	\$0	\$0	\$0	0%	\$0	\$0	\$0	0%
Total Other Expense	\$0	\$0	\$0	0%	\$0	\$0	\$0	0%
Total Reserve Contribution	\$224,113	\$224,113	\$0	0%	\$2,465,246	\$2,465,247	\$0	0%
Net Operating Profit/(Loss)	\$135,770	\$4,333	\$131,437		\$262,533	(\$2,833)	\$265,366	

For Year to Date Ended 04-2020



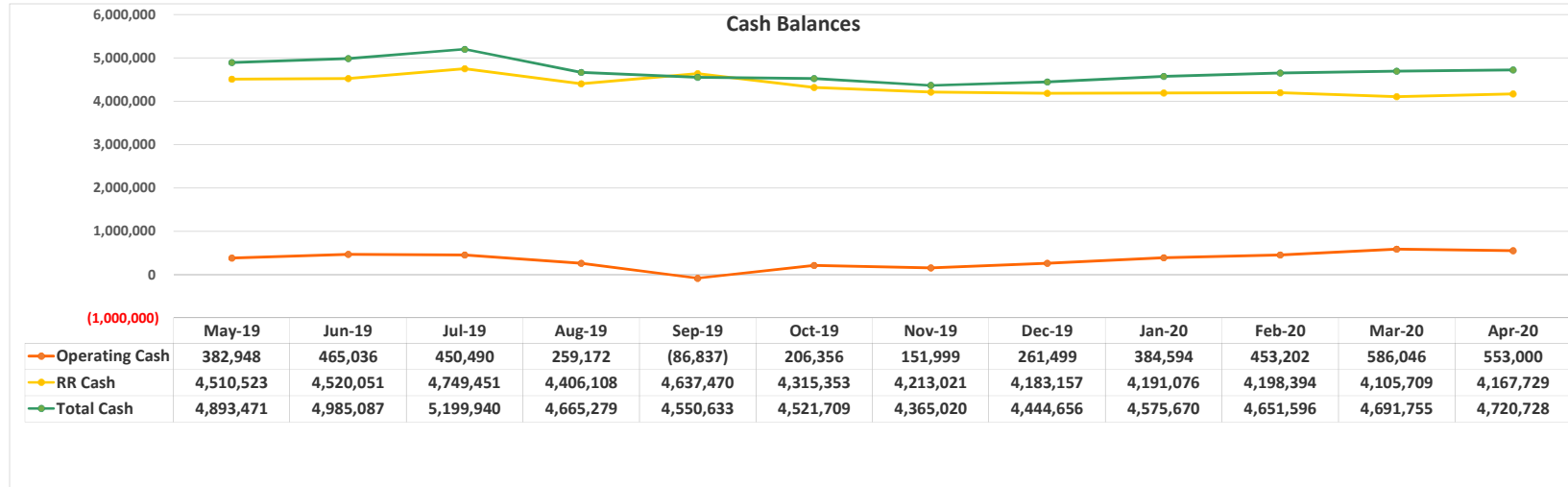
Parkfairfax Condominium UOA
Financial Statement Summary



Cash Accounts - Operating

Cash Accounts - Reserve

GL	NAME	BEG	END	Chg	GL	NAME	BEG	END	Chg
1110000	Petty Cash	856.05	856.05	0.00	1310020	Escrow Cash Insurance	0.00	0.00	0.00
1120000	Operating Cash	5,000.00	5,000.00	0.00	1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1120001	Operating Cash 1	471,193.56	438,147.01	(33,046.55)	1316000	Escrow Cash	0.00	0.00	0.00
1120002	Operating Cash 2	0.00	0.00	0.00	1316020	Debt Service Reserve	0.00	0.00	0.00
1120003	Operating Cash 3	0.00	0.00	0.00	1320000	Replacement Reserve-Cash	211,287.88	466,411.51	255,123.63
1120004	Operating Cash 4	0.00	0.00	0.00	1320001	Replacement Reserve-Cash2	0.00	0.00	0.00
1120007	Operating Fund II	108,996.61	108,996.61	0.00	1320100	Replacement Reserve-MM	21,488.67	76,775.38	55,286.71
1120010	Deposits-Other	0.00	0.00	0.00	1320101	Replacement Reserve-MM1	0.00	0.00	0.00
1121000	Money Market	0.00	0.00	0.00	1320102	Replacement Reserve-MM2	0.00	0.00	0.00
1122000	Operating Reserve	0.00	0.00	0.00	1320103	Replacement Reserve-MM3	0.00	0.00	0.00
1122001	Operating Reserve CDs	0.00	0.00	0.00	1320104	Replacement Reserve-MM4	0.00	0.00	0.00
1122002	Oper Rsrv - Accrued Int Rsrv	0.00	0.00	0.00	1320105	Replacement Reserve-CD	0.00	0.00	0.00
1123000	Insurance Cash	0.00	0.00	0.00	1320200	Replacement Reserve-CD	3,855,000.00	3,610,000.00	(245,000.00)
1124000	Working Capital	0.00	0.00	0.00	1320201	Replacement Reserve-CD1	0.00	0.00	0.00
1124001	Working Capital-Investment	0.00	0.00	0.00	1320202	Replacement Reserve-CD2	0.00	0.00	0.00
1124002	Working Capital 2	0.00	0.00	0.00	1320203	Replacement Reserve-CD3	0.00	0.00	0.00
1129000	Special Purpose	0.00	0.00	0.00	1320204	Replacement Reserve-CD4	0.00	0.00	0.00
1129001	PNC Activities Account	0.00	0.00	0.00	1320500	Replacement Reserve-Tbill	0.00	0.00	0.00
					1320600	Accrued Interest Receivable	17,932.22	14,541.79	(3,390.43)
					1321000	Replacement Reserve-Invest	0.00	0.00	0.00
					1332000	Special Reserve	0.00	0.00	0.00
					1395000	Working Capital	0.00	0.00	0.00
					1395001	Working Capital-St Investment	0.00	0.00	0.00
		586,046.22	552,999.67	(33,046.55)			4,105,708.77	4,167,728.68	62,019.91

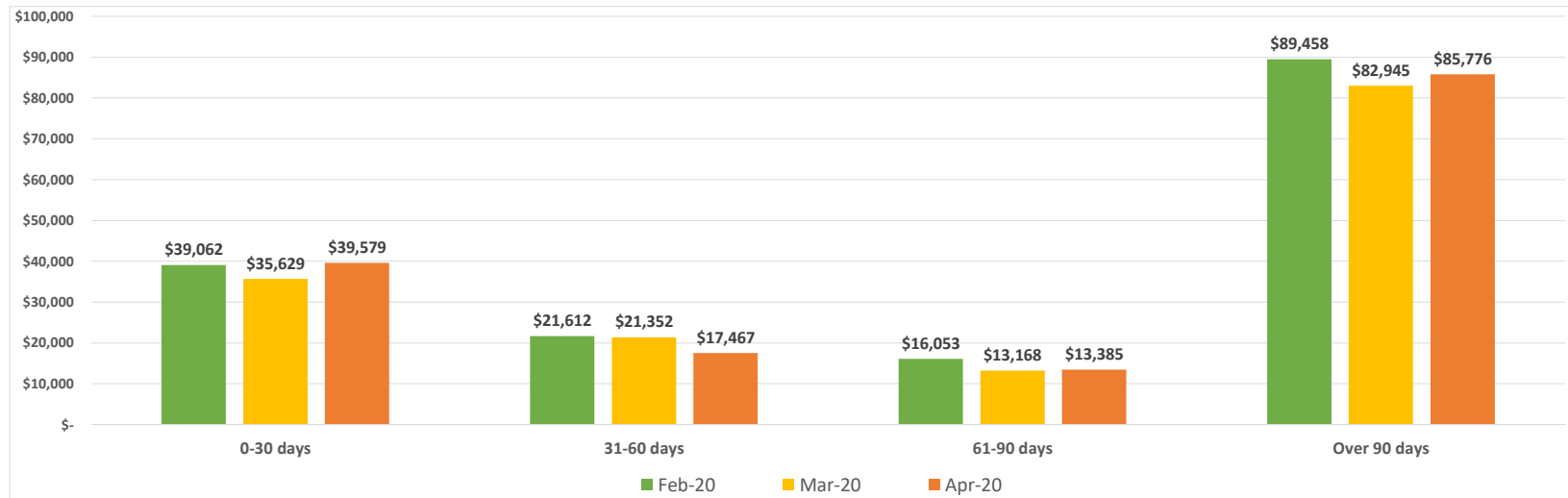


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables



Receivables History

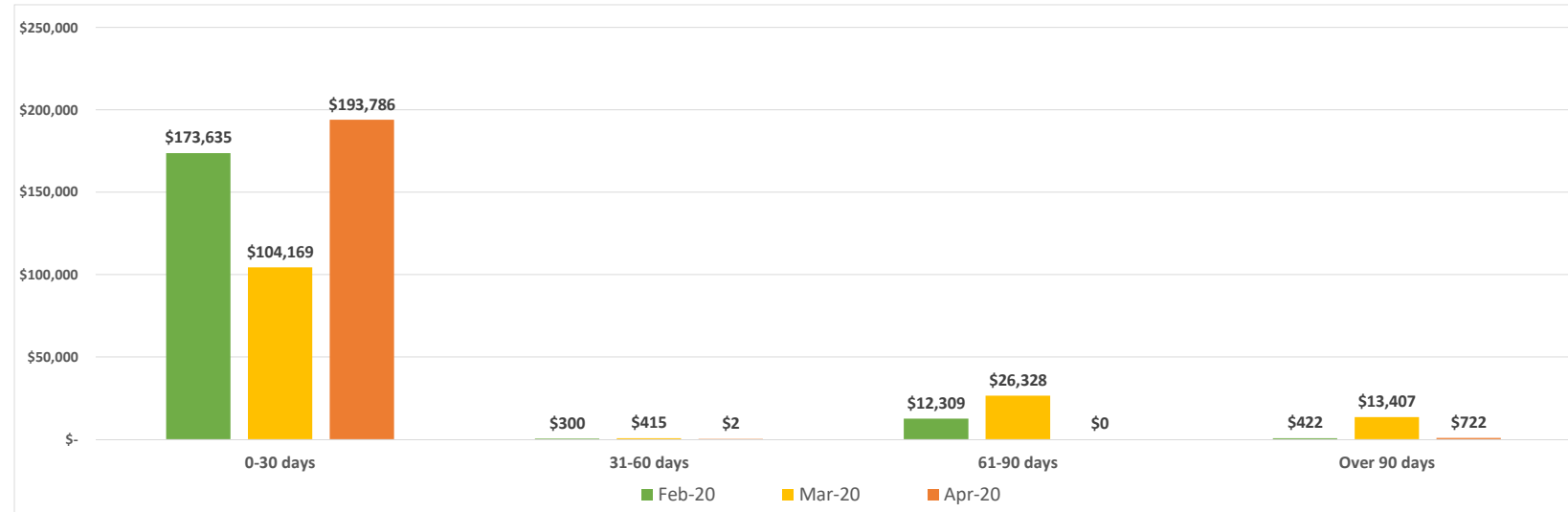


Parkfairfax Condominium UOA Financial Statement Summary

Payables



Payables History



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
779,546	797,621	(18,075)	Total Operating Income	8,717,480	8,773,831	(56,351)	9,571,452
53,532	132,666	79,135	Total Utilities	1,352,917	1,459,329	106,412	1,591,995
47,149	70,269	23,121	Total Contracts	980,867	997,462	16,595	1,067,731
44,732	61,656	16,924	Total Repair & Maintenance	527,788	514,719	(13,069)	583,875
214,962	210,199	(4,763)	Total Personnel	2,335,448	2,312,190	(23,258)	2,522,389
16,494	14,236	(2,258)	Total Professional Services	150,106	172,097	21,991	186,333
37,011	36,344	(667)	Total Administrative Expenses	311,461	347,783	36,322	378,127
5,783	42,747	36,964	Total Taxes & Insurance	331,114	496,221	165,107	538,968
419,662	568,118	148,456	Total Operating Expenses	5,989,700	6,299,800	310,099	6,869,418
359,884	229,503	130,381	Net Operating Budget	2,727,779	2,474,031	253,748	2,702,034
0	1,056	1,056	Total Mortgage Expenses	0	11,618	11,618	12,674
0	1,056	1,056	Net Mortgages Budget	0	11,618	11,618	12,674
RESERVES BUDGET							
(224,113)	(224,113)	0	Total Reserve Expenses	(2,465,246)	(2,465,247)	0	(2,689,360)
(224,113)	(224,113)	0	Net Reserve Budget	(2,465,246)	(2,465,247)	0	(2,689,360)
135,770	4,333	131,437	Net Operating Profit/(Loss)	262,533	(2,833)	265,366	0
0	0	0	Prior Year Activity	(1,861)	0	(1,861)	0
135,770	4,333	131,437	NET CASH FLOW	260,672	(2,833)	263,505	0

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
530,238	530,363	(124)	5110.001 Condo Assessments	5,832,623	5,833,989	(1,366)	6,364,352
224,113	224,113	0	5500.000 Reserve Assessments	2,465,246	2,465,247	(0)	2,689,360
754,352	754,476	(124)	Total Assessments	8,297,870	8,299,236	(1,366)	9,053,712
Other Income							
3,450	14,245	(10,795)	5110.000 Rental Income	109,698	156,695	(46,998)	170,940
0	417	(417)	5110.180 Clubhouse Rental	4,400	4,583	(183)	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	34,220	0	34,220	0
6,733	5,833	900	5410.000 Interest Revenue - Operations	78,193	64,167	14,026	70,000
0	4,000	(4,000)	5910.000 Laundry and Vending Revenue	28,135	44,000	(15,865)	48,000
2,456	1,500	956	5920.000 NSF and Late Charges	26,007	16,500	9,507	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
1,090	667	423	5990.000 Miscellaneous Inc	16,141	7,333	8,808	8,000
0	3,333	(3,333)	5990.008 In Unit Maintenance	22,943	36,667	(13,723)	40,000
0	0	0	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	41,250	(19,746)	45,000
262	0	262	5990.210 Legal - Collection	15,313	0	15,313	0
843	4,000	(3,157)	5990.220 Resale Package	23,136	44,000	(20,864)	48,000
1,400	1,400	0	5990.310 Cable Income	15,400	15,400	0	16,800
0	667	(667)	5990.600 Key Income	5,355	7,333	(1,979)	8,000
0	3,333	(3,333)	5991.010 Newsletter Income	14,342	36,667	(22,325)	40,000
25,194	43,145	(17,951)	Total Other Income	419,610	474,595	(54,985)	517,740
779,546	797,621	(18,075)	Total Operating Income	8,717,480	8,773,831	(56,351)	9,571,452
Utilities							
6,333	8,333	2,000	6450.000 Electricity	93,915	91,667	(2,248)	100,000
35,027	104,333	69,306	6451.000 Water	1,040,277	1,147,662	107,385	1,251,995
12,172	20,000	7,828	6452.000 Gas	218,725	220,000	1,275	240,000
53,532	132,666	79,135	Total Utilities	1,352,917	1,459,329	106,412	1,591,995
Contracts							
0	7,917	7,917	6519.000 Exterminating Contract	44,582	87,083	42,501	95,000
28,309	29,173	864	6525.000 Garbage and Trash Removal	323,577	320,898	(2,679)	350,071
0	23,122	23,122	6537.000 Grounds Contract	244,973	254,338	9,365	277,460
0	0	0	6537.010 Landscaping Contract	17,440	0	(17,440)	0
18,840	8,683	(10,157)	6547.000 Swim Pool Maintenance/Contract	108,218	95,517	(12,701)	104,200
0	0	0	6548.000 Snow Removal	0	20,000	20,000	20,000
0	1,375	1,375	6562.000 Decorating Contract	242,077	219,625	(22,452)	221,000



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
47,149	70,269	23,121	Total Contracts	980,867	997,462	16,595	1,067,731
			Repair & Maintenance				
4,155	1,667	(2,488)	6515.000 Janitor and Cleaning Supplies	22,298	18,333	(3,965)	20,000
0	0	0	6537.015 Plantings	2,383	0	(2,383)	0
8,029	15,000	6,971	6537.040 Landscape Repairs	44,649	100,000	55,351	120,000
13,425	20,000	6,575	6537.101 Tree Maintenance	171,034	156,000	(15,034)	180,000
0	0	0	6537.990 Landscaping-Other	837	0	(837)	0
4,096	8,333	4,238	6541.000 Repairs - General	119,885	91,667	(28,219)	100,000
293	250	(43)	6541.001 Equipment/Tools	2,231	2,750	519	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	2,750	2,750	3,000
4,690	2,917	(1,773)	6541.230 Maintenance Supplies	31,211	32,083	872	35,000
2,347	2,500	153	6541.280 Plumbing Materials	34,618	27,500	(7,118)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	2,292	2,292	2,500
3,386	4,000	614	6547.021 Pool Supplies & Equipment	18,403	9,500	(8,903)	12,000
12	833	822	6550.300 In-unit Supplies	5,090	9,167	4,077	10,000
569	1,417	848	6562.100 Paint Supplies	17,795	15,583	(2,211)	17,000
3,732	3,917	185	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	57,354	43,083	(14,271)	47,000
0	365	365	6590.380 Prior Year's Loss	0	4,010	4,010	4,375
44,732	61,656	16,924	Total Repair & Maintenance	527,788	514,719	(13,069)	583,875
			Personnel				
143,929	144,439	511	Management Payroll	1,665,215	1,588,834	(76,381)	1,733,273
0	700	700	6313.000 Recruitment, Relocation, Training	9,475	7,700	(1,775)	8,400
2,603	1,500	(1,103)	6518.000 Uniforms	35,037	16,500	(18,537)	18,000
68,431	63,560	(4,871)	Payroll Taxes/Benefits	625,722	699,156	73,435	762,716
214,962	210,199	(4,763)	Total Personnel	2,335,448	2,312,190	(23,258)	2,522,389
			Professional Services				
6,319	6,319	(0)	6320.000 Management Fee	69,524	69,514	(10)	75,833
10,174	3,750	(6,424)	6340.000 Legal Expense	62,065	41,250	(20,815)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	2,719	13,750	11,031	15,000
0	2,917	2,917	6340.800 Legal - Litigation	299	32,083	31,784	35,000
0	0	0	6350.000 Audit Expense	15,500	15,500	0	15,500
16,494	14,236	(2,258)	Total Professional Services	150,106	172,097	21,991	186,333
			Administrative Expenses				
0	833	833	6301.000 Recreation/Resident Activities	4,783	9,167	4,384	10,000
2,020	1,292	(728)	6311.000 Office Supplies	13,213	14,208	995	15,500
0	933	933	6311.010 Printing	10,643	10,267	(377)	11,200
5,664	1,583	(4,081)	6311.050 Postage	18,802	17,417	(1,386)	19,000
1,182	600	(582)	6311.080 Lease Computer,Fax,Copr, etc.	5,022	6,600	1,578	7,200
329	3,917	3,588	6311.130 IT Support Contract	30,694	43,083	12,390	47,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
April 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
5,930	2,917	(3,014)	6351.020 Computer Expenses	31,071	32,083	1,013	35,000
4,868	2,708	(2,159)	6360.000 Telephone and Answering Service	36,053	29,792	(6,262)	32,500
0	125	125	6370.000 Bad Debts	0	1,375	1,375	1,500
568	2,750	2,182	6390.000 Misc Administrative Expenses	19,359	30,250	10,891	33,000
5,194	6,000	806	6390.009 Meeting Expenses	9,877	14,000	4,123	14,000
296	0	(296)	6390.040 Credit Card & Bank Fees	439	0	(439)	0
8,059	8,177	118	6390.180 Association Unit Expense	88,652	89,950	1,298	98,127
2,900	3,208	308	6390.900 Misc Exp - Newsletter	30,328	35,292	4,964	38,500
0	25	25	6391.000 Dues & Subscriptions	0	275	275	300
0	25	25	6392.020 Travel - Other Operations	0	275	275	300
0	1,250	1,250	6393.050 Engineering Fees	12,525	13,750	1,225	15,000
37,011	36,344	(667)	Total Administrative Expenses	311,461	347,783	36,322	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
871	1,250	379	6718.010 Corporate Taxes	871	13,750	12,879	15,000
0	0	0	6718.020 Personal Property Taxes	10,939	0	(10,939)	0
391	167	(224)	6719.000 Miscellaneous Taxes, Licenses, and Permits	2,231	1,833	(398)	2,000
4,522	28,831	24,309	6720.000 Property & Liability Insurance (Hazard)	292,828	317,137	24,309	345,968
0	4,167	4,167	6720.030 Insurance Loss	6,779	45,833	39,055	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	91,667	91,667	100,000
5,783	42,747	36,964	Total Taxes & Insurance	331,114	496,221	165,107	538,968
419,662	568,118	148,456	Total Operating Expenses	5,989,700	6,299,800	310,099	6,869,418
359,884	229,503	130,381	Net Operating Budget	2,727,779	2,474,031	253,748	2,702,034
0	415	415	2320.000 Mortgage Payable	0	4,567	4,567	4,982
0	641	641	6820.000 Interest on Mortgage Payable	0	7,051	7,051	7,692
0	1,056	1,056	Total Mortgage Expenses	0	11,618	11,618	12,674
RESERVES BUDGET							
(224,113)	(224,113)	0	9901.015 Reserve Contributions	(2,465,246)	(2,465,247)	0	(2,689,360)
(224,113)	(224,113)	0	Total Reserve Contribution	(2,465,246)	(2,465,247)	0	(2,689,360)
135,770	4,333	131,437	Net Operating Profit/(Loss)	262,533	(2,833)	265,366	0
Extraordinary Items							
0	0	0	9999.020 Prior Year Activity	(1,861)	0	(1,861)	0
135,770	4,333	131,437	NET CASH FLOW	260,672	(2,833)	263,505	0



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

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	2,465,246	2,465,247	(0)	2,689,360
224,113	224,113	0	Total Revenues	2,465,246	2,465,247	(0)	2,689,360
Reserve Expenses							
216,377	0	(216,377)	9114.210 RR- Building Improvements	449,186	0	(449,186)	0
0	0	0	3130.062 Current Year RR Expenses	2,183,828	0	(2,183,828)	0
0	0	0	9901.004 Common Area Refurbishment	5,881	0	(5,881)	0
3,235	0	(3,235)	9901.006 RR Exp - Facade	11,110	0	(11,110)	0
47,309	0	(47,309)	9901.008 RR Exp-Mechanical Equipment	51,846	0	(51,846)	0
0	0	0	9901.010 RR Exp - Lighting	3,132	0	(3,132)	0
10,030	0	(10,030)	9901.011 RR Exp - Concrete	16,990	0	(16,990)	0
20,454	0	(20,454)	9901.016 Roof Improvements	63,501	0	(63,501)	0
6,801	0	(6,801)	9901.870 Unit Appliance Repl	6,801	0	(6,801)	0
9,929	0	(9,929)	9901.980 Landscape Impr	122,228	0	(122,228)	0
314,135	0	(314,135)	Total Reserve Expenses	2,914,504	0	(2,914,504)	0
(90,022)	224,113	(314,135)	Current Year Reserves Activity	(449,257)	2,465,247	(2,914,504)	2,689,360



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	530,238	530,363	6,362,986	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	754,352	754,476	9,052,346	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	3,450	14,245	123,943	170,940
5110.180 Clubhouse Rental	0	0	450	450	1,200	150	1,400	450	300	0	0	417	4,817	5,000
5190.000 Rent Revenue Miscellaneous	0	0	0	0	0	0	0	12,140	4,160	8,960	8,960	0	34,220	0
5410.000 Interest Revenue - Operations	0	0	0	29,608	7,247	6,929	7,196	6,007	7,566	6,908	6,733	5,833	84,026	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	0	4,000	32,135	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	2,456	1,500	27,507	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	1,090	667	16,808	8,000
5990.008 In Unit Maintenance	0	85	2,919	2,941	3,215	3,511	3,594	2,627	3,824	228	0	3,333	26,277	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	0	3,750	25,254	45,000
5990.210 Legal - Collection	0	5,889	(178)	1,123	0	2,756	1,544	0	867	3,051	262	0	15,313	0
5990.220 Resale Package	0	6,246	2,666	1,682	2,878	1,225	2,521	1,246	2,089	1,740	843	4,000	27,136	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	0	667	6,021	8,000
5991.010 Newsletter Income	0	0	996	978	974	790	4,711	3,216	2,677	0	0	3,333	17,675	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	25,194	43,145	462,755	517,740



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	779,546	797,621	9,515,101	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	6,333	8,333	102,248	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	35,027	104,333	1,144,610	1,251,995
6452.000 Gas	11,241	21,381	14,509	15,963	20,998	10,276	26,069	32,552	25,878	27,684	12,172	20,000	238,725	240,000
Total Utilities	70,076	250,225	47,915	137,784	161,137	111,765	136,509	132,159	121,825	129,991	53,532	132,666	1,485,583	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	0	7,917	52,499	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	28,309	29,173	352,750	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	0	23,122	268,095	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	18,840	8,683	116,901	104,200
6562.000 Decorating Contract	0	18,870	136,088	87,003	0	116	0	0	0	0	0	1,375	243,452	221,000
Total Contracts	66,309	95,431	202,977	144,359	71,614	77,456	59,248	77,345	59,097	79,882	47,149	70,269	1,051,136	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	4,155	1,667	23,965	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	8,029	20,000	64,649	120,000
6537.101 Tree Maintenance	3,095	35,355	48,603	45,811	3,630	21,115	0	0	0	0	13,425	24,000	195,034	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	4,096	8,333	128,219	100,000
6541.001 Equipment/Tools	58	0	0	43	0	0	418	1,260	159	0	293	250	2,481	3,000
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	0	0	0	0	250	250	3,000
6541.230 Maintenance Supplies	5,004	3,123	1,615	3,677	738	2,211	2,217	2,399	402	5,136	4,690	2,917	34,128	35,000
6541.280 Plumbing Materials	32	5,627	2,957	669	3,110	4,984	1,099	6,949	96	6,748	2,347	2,500	37,118	30,000



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	0	208	208	2,500
6547.021 Pool Supplies & Equipment	3,176	5,686	1,650	1,699	0	2,466	0	340	0	0	3,386	2,500	20,903	12,000
6550.300 In-unit Supplies	532	1,756	0	19	0	779	347	621	0	1,023	12	833	5,923	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	569	1,417	19,211	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	3,732	3,917	61,271	47,000
6590.380 Prior Year's Loss	0	0	0	0	0	0	0	0	0	0	0	365	365	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	44,732	69,156	596,944	583,875
Management Payroll	128,353	136,550	216,845	136,137	135,144	139,290	143,460	209,119	138,931	137,458	143,929	144,439	1,809,654	1,733,273
6313.000 Recruitment, Relocation, Training	0	0	0	6,675	0	0	1,995	0	805	0	0	700	10,175	8,400
6518.000 Uniforms	3,155	4,987	1,707	2,422	1,649	6,517	7,986	1,940	1,098	973	2,603	1,500	36,537	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	68,431	63,560	689,281	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	214,962	210,199	2,545,647	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	10,174	3,750	65,815	45,000
6340.100 Legal Fees - Collections	0	0	0	0	0	0	0	0	2,719	0	0	1,250	3,969	15,000
6340.800 Legal - Litigation	0	0	0	0	0	0	0	299	0	0	0	2,917	3,216	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	16,494	14,236	164,342	186,333
6301.000 Recreation/Resident Activities	583	2,547	371	0	0	0	1,167	116	0	0	0	833	5,616	10,000
6301.001 Activities Committee	0	0	623	0	0	0	(623)	0	0	0	0	0	0	0



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6311.000 Office Supplies	1,132	1,458	1,819	0	842	2,890	1,073	14	1,493	471	2,020	1,292	14,505	15,500
6311.010 Printing	0	424	455	1,501	2,776	3,687	1,110	692	0	0	0	933	11,577	11,200
6311.050 Postage	454	2,338	525	(425)	280	1,275	615	1,623	4,493	1,961	5,664	1,583	20,386	19,000
6311.080 Lease Computer,Fax,Copr, etc.	0	0	209	0	209	209	211	2,102	691	211	1,182	600	5,622	7,200
6311.130 IT Support Contract	0	1,280	1,280	0	0	9,367	5,436	2,431	3,383	7,188	329	3,917	34,610	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	5,930	2,917	33,987	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	4,868	2,708	38,762	32,500
6370.000 Bad Debts	0	0	0	0	0	0	0	0	0	0	0	125	125	1,500
6390.000 Misc Administrative Expenses	28	2,861	(292)	1,806	1,804	4,789	1,091	4,937	1,327	438	568	2,750	22,109	33,000
6390.009 Meeting Expenses	0	0	0	0	900	0	0	0	3,783	0	5,194	0	9,877	14,000
6390.040 Credit Card & Bank Fees	0	0	0	0	0	0	0	0	143	0	296	0	439	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	8,059	8,177	96,829	98,127
6390.900 Misc Exp - Newsletter	3,080	750	3,094	3,044	750	5,605	2,525	375	2,525	5,680	2,900	3,208	33,536	38,500
6391.000 Dues & Subscriptions	0	0	0	0	0	0	0	0	0	0	0	25	25	300
6392.020 Travel - Other Operations	0	0	0	0	0	0	0	0	0	0	0	25	25	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	0	12,525	0	1,250	13,775	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	37,011	30,344	341,805	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	871	1,250	2,121	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	391	167	2,398	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	4,522	28,831	321,659	345,968



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6720.030 Insurance Loss	0	6,779	0	0	0	0	0	0	0	0	0	4,167	10,945	50,000
6730.000 Capital Expenses	0	0	0	0	0	0	0	0	0	0	0	8,333	8,333	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	5,783	42,747	373,861	538,968
Total Operating Expenses	405,540	705,712	661,274	662,835	511,496	579,901	539,995	586,914	456,391	459,980	419,662	569,618	6,559,319	6,869,418
Net Operating Budget	368,612	87,932	130,881	155,156	274,510	215,921	259,190	206,305	335,094	334,295	359,884	228,003	2,955,782	2,702,034
2320.000 Mortgage Payable	0	0	0	0	0	0	0	0	0	0	0	415	415	4,982
6820.000 Interest on Mortgage Payable	0	0	0	0	0	0	0	0	0	0	0	641	641	7,692
Total Mortgage Expenses	0	0	0	0	0	0	0	0	0	0	0	1,056	1,056	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	110,182	135,770	2,833	265,366	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	108,698	135,770	2,833	263,505	0

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
April 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	438,147	0	438,147
1120.007 Operating Fund II	108,997	0	108,997
1130.000 Accounts Receivable	156,251	0	156,251
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)
	1,213,702	(445,512)	768,190
Restricted Deposits & Funded Reserves			
1320.000 Replacement Reserve-Cash	0	466,412	466,412
1320.100 Replacement Reserve-MM	0	76,775	76,775
1320.200 Replacement Reserve-CD	0	3,610,000	3,610,000
1320.600 Accrued Interest Receivable	0	14,542	14,542
	0	4,167,729	4,167,729
Prepaid Expenses			
1240.000 Prepaid Property & Liability Insurance	114,014	0	114,014
1271.000 Prepaid Income Taxes	3,939	0	3,939
1290.000 Prepaid Expense-Operating	107,013	0	107,013
	224,966	0	224,966
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	1,820,650	3,722,217	5,542,867
LIABILITIES & EQUITY			
Current Liabilities			
2110.000 Accounts Payable	194,510	0	194,510
2120.000 Accrued Wages and Payroll Taxes Payable	178,282	0	178,282
2123.000 Accrued Expense	192,878	0	192,878
2123.060 401K Match Payble	100,118	0	100,118
2124.000 Accrued Income Taxes Payable	2,089	0	2,089
2191.050 Refund Clearing Account	700	0	700
2210.001 Prepaid Assessment	146,658	0	146,658
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830	0	22,830
2240.000 Deferred Income	95,732	0	95,732
2199.000 Other Current Liabilities	920	0	920
	934,717	0	934,717