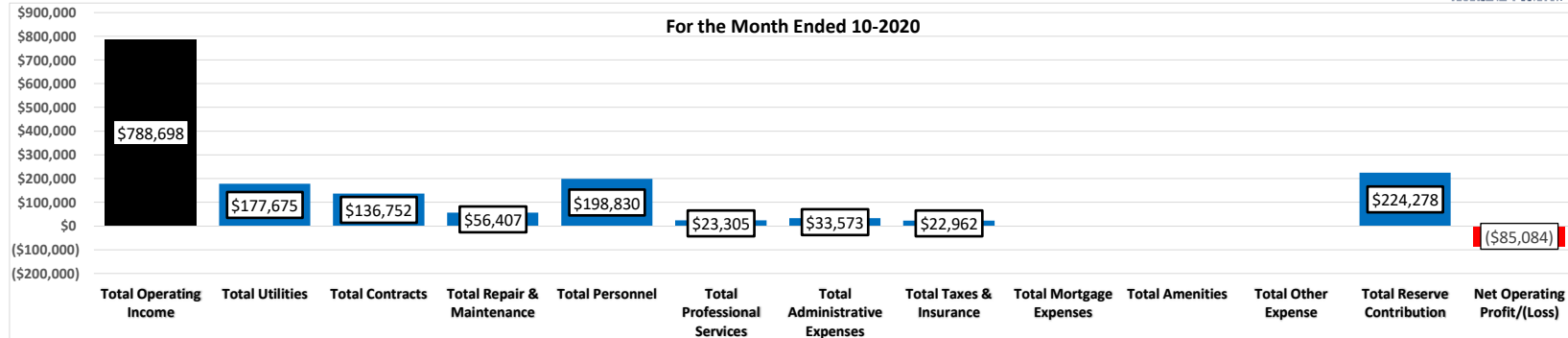




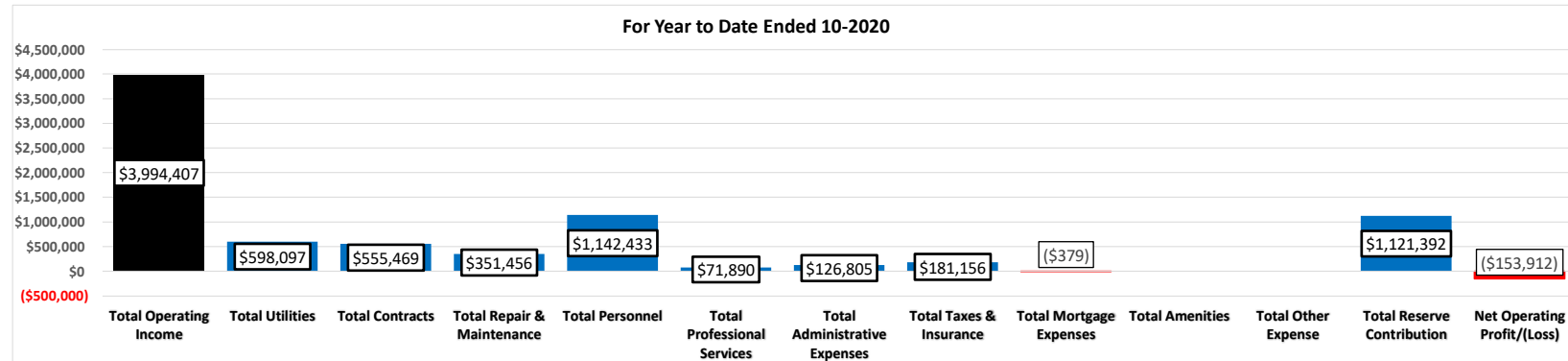
People you can trust.
Experience you can rely on.



Parkfairfax Condominium UOA
Financial Statement Summary



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$788,698	\$795,878	-\$7,180	-1%	\$3,994,407	\$3,979,388	\$15,019	0%
OPERATING EXPENSES								
Total Utilities	\$177,675	\$134,130	(\$43,546)	-32%	\$598,097	\$670,648	\$72,551	11%
Total Contracts	\$136,752	\$90,365	(\$46,387)	-51%	\$555,469	\$577,827	\$22,358	4%
Total Repair & Maintenance	\$56,407	\$46,458	(\$9,949)	-21%	\$351,456	\$296,792	(\$54,664)	-18%
Total Personnel	\$198,830	\$197,430	(\$1,399)	-1%	\$1,142,433	\$1,062,586	(\$79,847)	-8%
Total Professional Services	\$23,305	\$11,736	(\$11,569)	-99%	\$71,890	\$58,680	(\$13,210)	-23%
Total Administrative Expenses	\$33,573	\$27,966	(\$5,607)	-20%	\$126,805	\$141,328	\$14,523	10%
Total Taxes & Insurance	\$22,962	\$42,315	\$19,354	46%	\$181,156	\$231,087	\$49,930	22%
Total Mortgage Expenses	\$0	\$0	\$0	0%	(\$379)	\$0	\$379	0%
Total Amenities	\$0	\$0	\$0	0%	\$0	\$0	\$0	0%
Total Other Expense	\$0	\$0	\$0	0%	\$0	\$0	\$0	0%
Total Reserve Contribution	\$224,278	\$224,278	(\$0)	0%	\$1,121,392	\$1,121,392	(\$0)	0%
Net Operating Profit/(Loss)	(\$85,084)	\$21,198	(\$106,282)		(\$153,912)	(\$180,952)	\$27,040	



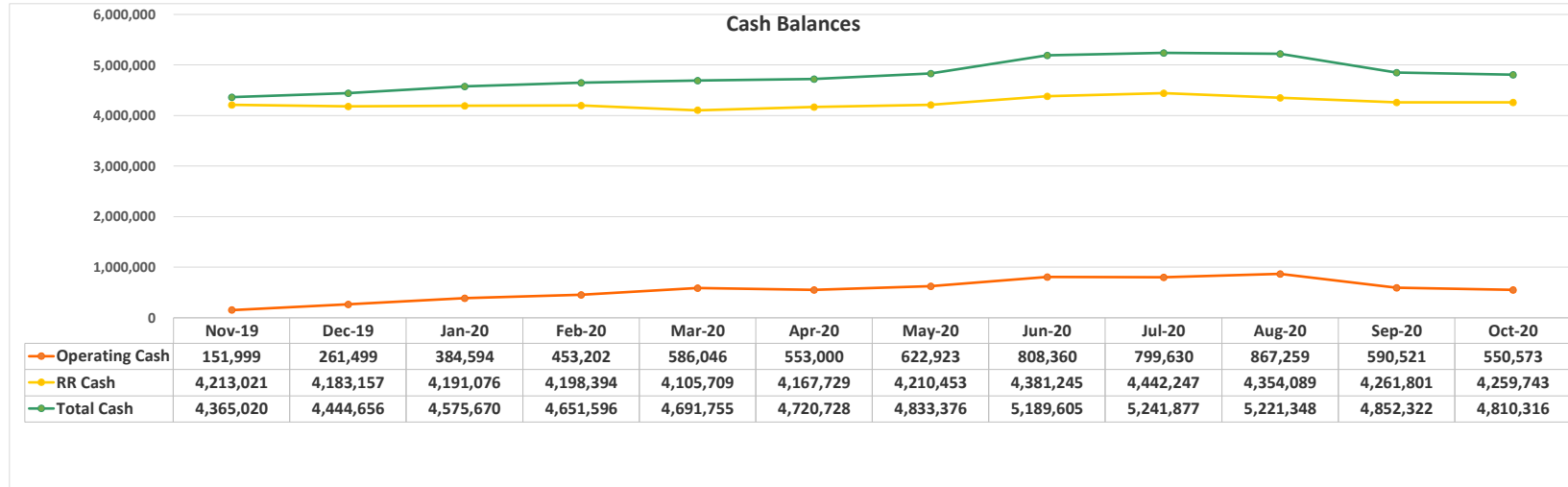
Parkfairfax Condominium UOA
Financial Statement Summary



Cash Accounts - Operating

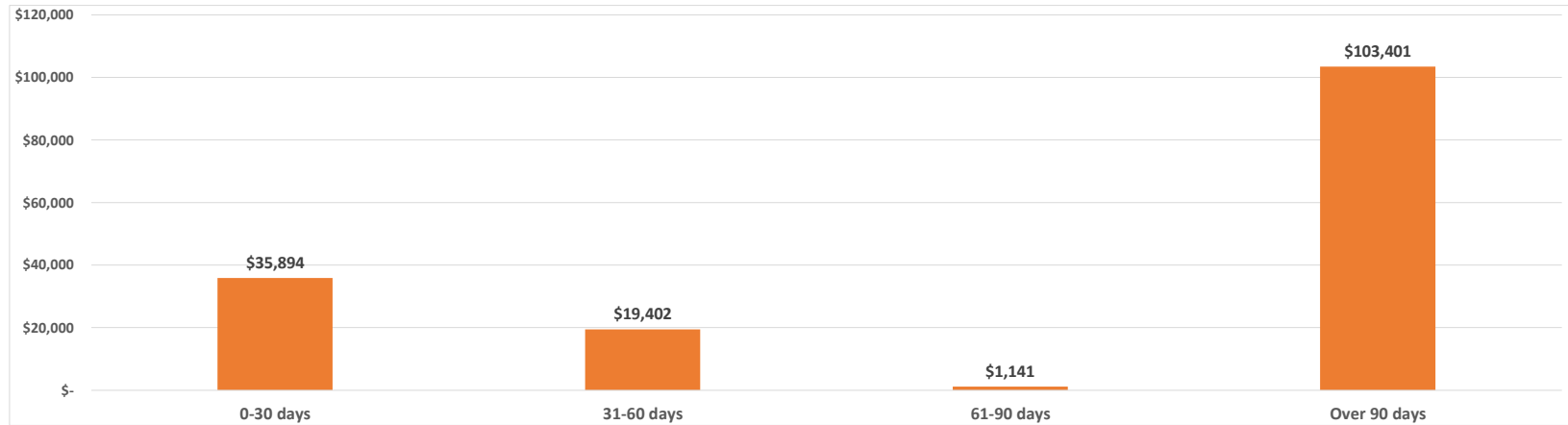
Cash Accounts - Reserve

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	584,664.98	544,716.48	(39,948.50)	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	547,727.32	555,596.45	7,869.13
1120004	Operating Cash 4	0.00	0.00	0.00	1320001	Replacement Reserve-Cash2	0.00	0.00	0.00
1120007	Operating Fund II	0.00	0.00	0.00	1320100	Replacement Reserve-MM	139,801.43	131,708.75	(8,092.68)
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	3,560,000.00	3,560,000.00	0.00
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	14,272.06	12,438.14	(1,833.92)
					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
		590,521.03	550,572.53	(39,948.50)			4,261,800.81	4,259,743.34	(2,057.47)

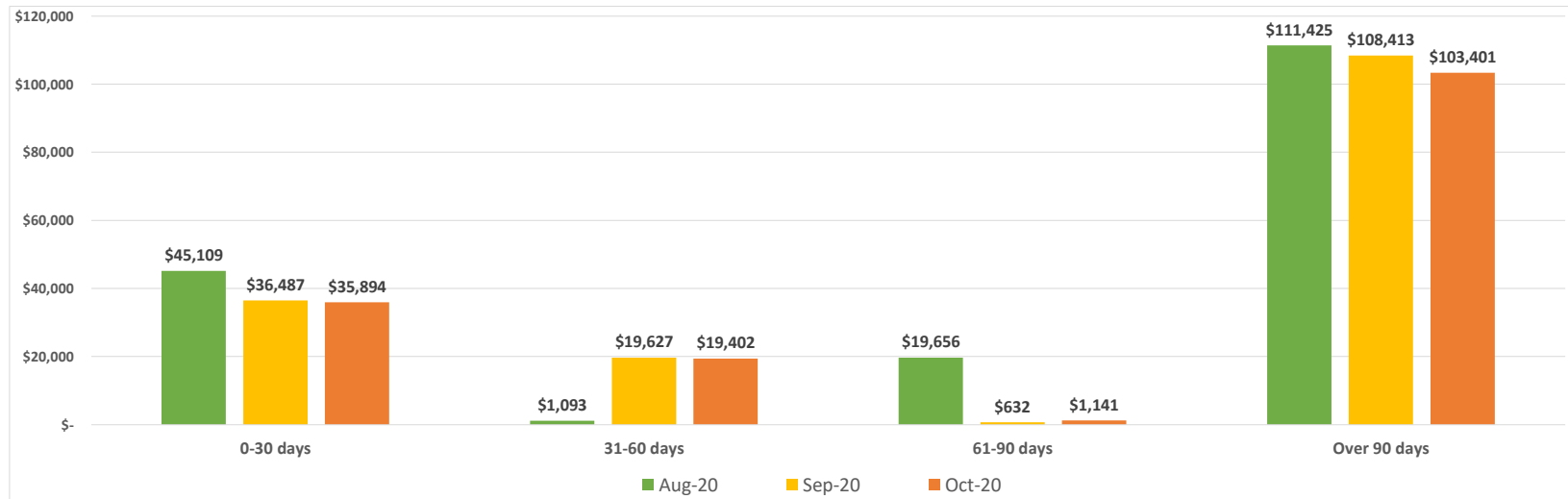


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables

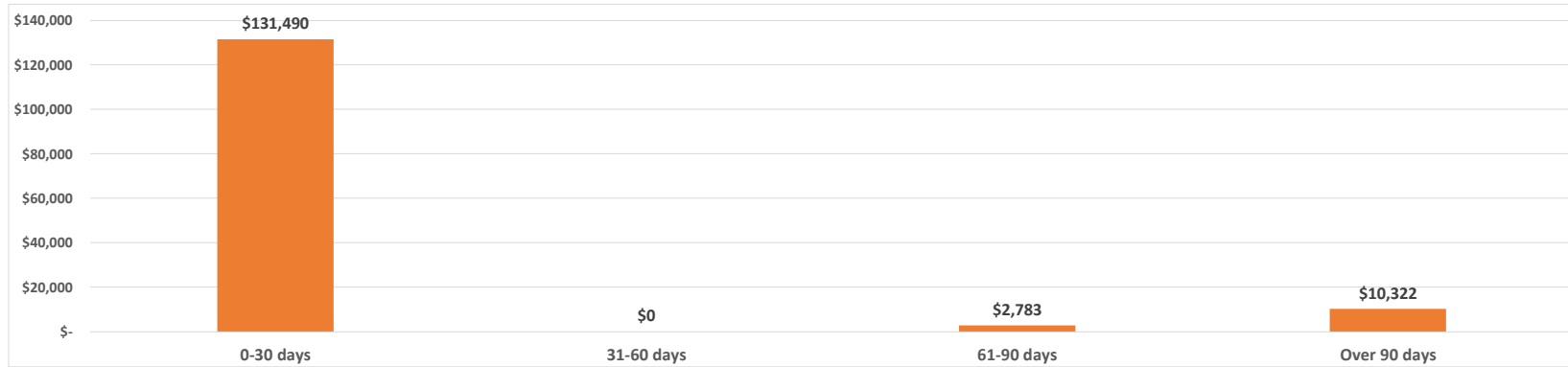


Receivables History



Parkfairfax Condominium UOA
Financial Statement Summary

Payables



Payables History



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
786,924	795,878	(8,954)	Total Operating Income	3,992,633	3,979,388	13,245	9,550,530
177,675	134,130	(43,546)	Total Utilities	598,097	670,648	72,551	1,609,555
128,387	90,365	(38,022)	Total Contracts	547,104	577,827	30,722	1,092,384
64,772	46,458	(18,313)	Total Repair & Maintenance	359,821	296,792	(63,029)	584,500
198,830	197,430	(1,399)	Total Personnel	1,142,433	1,062,586	(79,847)	2,520,026
23,305	11,736	(11,569)	Total Professional Services	71,890	58,680	(13,210)	156,333
33,573	27,966	(5,607)	Total Administrative Expenses	126,805	141,328	14,523	349,588
22,962	42,315	19,354	Total Taxes & Insurance	181,156	231,087	49,930	546,804
649,503	550,401	(99,103)	Total Operating Expenses	3,027,306	3,038,948	11,642	6,859,190
137,421	245,477	(108,056)	Net Operating Budget	965,327	940,440	24,887	2,691,340
0	0	0	Total Mortgage Expenses	(379)	0	379	0
0	0	0	Net Mortgages Budget	(379)	0	379	0
			RESERVES BUDGET				
(224,278)	(224,278)	(0)	Total Reserve Expenses	(1,121,392)	(1,121,392)	(0)	(2,691,340)
(224,278)	(224,278)	(0)	Net Reserve Budget	(1,121,392)	(1,121,392)	(0)	(2,691,340)
(86,858)	21,198	(108,056)	Net Operating Profit/(Loss)	(155,686)	(180,952)	25,266	0
0	0	0	Prior Year Activity	(19,481)	0	(19,481)	0
(86,858)	21,198	(108,056)	NET CASH FLOW	(175,167)	(180,952)	5,785	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
532,041	532,090	(48)	5110.001 Condo Assessments	2,660,206	2,660,448	(241)	6,385,074
224,278	224,278	0	5500.000 Reserve Assessments	1,121,392	1,121,392	0	2,691,340
756,320	756,368	(48)	Total Assessments	3,781,598	3,781,839	(241)	9,076,414
Other Income							
1,742	11,693	(9,951)	5110.000 Rental Income	10,446	58,465	(48,019)	140,316
0	417	(417)	5110.180 Clubhouse Rental	0	2,083	(2,083)	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	44,800	0	44,800	0
6,035	5,833	202	5410.000 Interest Revenue - Operations	30,486	29,167	1,320	70,000
1,167	3,333	(2,166)	5910.000 Laundry and Vending Revenue	6,479	16,667	(10,187)	40,000
1,999	1,667	333	5920.000 NSF and Late Charges	10,620	8,333	2,286	20,000
4,237	667	3,571	5990.000 Miscellaneous Inc	50,533	3,333	47,200	8,000
324	3,333	(3,009)	5990.008 In Unit Maintenance	7,450	16,667	(9,217)	40,000
0	0	0	5990.010 Expense Reimbursement	190	0	190	0
660	4,167	(3,507)	5990.190 Storage Unit Fees	10,660	20,833	(10,173)	50,000
482	0	482	5990.210 Legal - Collection	4,616	0	4,616	0
3,509	4,000	(491)	5990.220 Resale Package	19,248	20,000	(752)	48,000
1,400	1,400	0	5990.310 Cable Income	7,000	7,000	0	16,800
0	0	0	5990.400 Processing Fees	54	0	54	0
0	667	(667)	5990.600 Key Income	0	3,333	(3,333)	8,000
88	2,333	(2,245)	5991.010 Newsletter Income	8,453	11,667	(3,214)	28,000
30,604	39,510	(8,905)	Total Other Income	211,035	197,548	13,487	474,116
786,924	795,878	(8,954)	Total Operating Income	3,992,633	3,979,388	13,245	9,550,530
Utilities							
3,592	8,333	4,741	6450.000 Electricity	30,458	41,667	11,209	100,000
157,911	107,463	(50,448)	6451.000 Water	490,302	537,315	47,012	1,289,555
16,172	18,333	2,161	6452.000 Gas	77,337	91,667	14,330	220,000
177,675	134,130	(43,546)	Total Utilities	598,097	670,648	72,551	1,609,555
Contracts							
4,672	6,917	2,244	6519.000 Exterminating Contract	19,158	34,583	15,426	83,000
34,921	29,415	(5,506)	6525.000 Garbage and Trash Removal	183,775	147,073	(36,702)	352,975
23,414	23,584	170	6537.000 Grounds Contract	140,484	117,920	(22,564)	283,009
0	9,450	9,450	6547.000 Swim Pool Maintenance/Contract	(8,540)	47,250	55,790	113,400
2,242	1,000	(1,242)	6548.000 Snow Removal	2,242	1,000	(1,242)	20,000
63,138	20,000	(43,138)	6562.000 Decorating Contract	209,985	230,000	20,015	240,000
128,387	90,365	(38,022)	Total Contracts	547,104	577,827	30,722	1,092,384
Repair & Maintenance							
7,358	1,667	(5,691)	6515.000 Janitor and Cleaning Supplies	18,635	8,333	(10,301)	20,000
5,090	10,000	4,910	6537.040 Landscape Repairs	55,451	57,000	1,549	120,000

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
11,560	14,000	2,440	6537.101 Tree Maintenance	148,228	119,000	(29,228)	180,000
16,378	8,333	(8,045)	6541.000 Repairs - General	41,007	41,667	659	100,000
68	250	182	6541.001 Equipment/Tools	4,480	1,250	(3,230)	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	648	1,250	602	3,000
6,985	2,917	(4,068)	6541.230 Maintenance Supplies	31,833	14,583	(17,249)	35,000
6,701	2,500	(4,201)	6541.280 Plumbing Materials	30,358	12,500	(17,858)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	1,042	1,042	2,500
0	0	0	6547.021 Pool Supplies & Equipment	1,358	8,500	7,142	15,000
726	833	107	6550.300 In-unit Supplies	2,943	4,167	1,224	10,000
2,381	1,583	(798)	6562.100 Paint Supplies	7,760	7,917	156	19,000
7,526	3,917	(3,609)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	17,120	19,583	2,464	47,000
64,772	46,458	(18,313)	Total Repair & Maintenance	359,821	296,792	(63,029)	584,500
Personnel							
128,199	132,316	4,117	Management Payroll	765,323	728,238	(37,085)	1,721,110
0	700	700	6313.000 Recruitment, Relocation, Training	3,040	3,500	460	8,400
4,868	1,667	(3,201)	6518.000 Uniforms	14,285	8,333	(5,952)	20,000
65,763	62,748	(3,015)	Payroll Taxes/Benefits	359,785	322,515	(37,270)	770,516
198,830	197,430	(1,399)	Total Personnel	1,142,433	1,062,586	(79,847)	2,520,026
Professional Services							
6,319	6,319	(0)	6320.000 Management Fee	31,597	31,597	(0)	75,833
(94)	3,750	3,844	6340.000 Legal Expense	21,901	18,750	(3,151)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	0	6,250	6,250	15,000
1,975	417	(1,558)	6340.800 Legal - Litigation	3,288	2,083	(1,204)	5,000
15,104	0	(15,104)	6350.000 Audit Expense	15,104	0	(15,104)	15,500
23,305	11,736	(11,569)	Total Professional Services	71,890	58,680	(13,210)	156,333
Administrative Expenses							
1,223	975	(248)	6301.000 Recreation/Resident Activities	2,823	4,875	2,052	11,700
1,378	1,292	(86)	6311.000 Office Supplies	1,538	6,458	4,920	15,500
0	933	933	6311.010 Printing	0	4,667	4,667	11,200
4,528	833	(3,694)	6311.050 Postage	10,525	4,167	(6,359)	10,000
1,347	600	(747)	6311.080 Lease Computer,Fax,Copr, etc.	3,399	3,000	(399)	7,200
989	3,333	2,344	6311.130 IT Support Contract	5,792	16,667	10,875	40,000
159	3,167	3,008	6351.020 Computer Expenses	12,182	15,833	3,652	38,000
2,154	3,000	846	6360.000 Telephone and Answering Service	16,430	15,000	(1,430)	36,000
0	125	125	6370.000 Bad Debts	619	625	6	1,500
2,512	2,500	(12)	6390.000 Misc Administrative Expenses	8,349	12,500	4,151	30,000
0	0	0	6390.009 Meeting Expenses	800	1,500	700	14,000
182	0	(182)	6390.040 Credit Card & Bank Fees	1,504	0	(1,504)	0
7,690	7,657	(33)	6390.180 Association Unit Expense	38,449	38,287	(163)	91,888

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
11,411	2,667	(8,745)	6390.900 Misc Exp - Newsletter	18,248	13,333	(4,915)	32,000
0	25	25	6391.000 Dues & Subscriptions	310	125	(185)	300
0	25	25	6392.020 Travel - Other Operations	0	125	125	300
0	833	833	6393.050 Engineering Fees	5,836	4,167	(1,670)	10,000
33,573	27,966	(5,607)	Total Administrative Expenses	126,805	141,328	14,523	349,588
Taxes & Insurance							
0	0	0	6710.000 Real Estate Taxes	0	12,010	12,010	24,020
0	0	0	6718.010 Corporate Taxes	4,048	7,500	3,452	15,000
0	0	0	6718.020 Personal Property Taxes	24,090	0	(24,090)	0
345	250	(95)	6719.000 Miscellaneous Taxes, Licenses, and Permits	345	1,250	905	3,000
22,616	29,565	6,949	6720.000 Property & Liability Insurance (Hazard)	135,901	147,827	11,926	354,784
0	4,167	4,167	6720.030 Insurance Loss	16,773	20,833	4,061	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	41,667	41,667	100,000
22,962	42,315	19,354	Total Taxes & Insurance	181,156	231,087	49,930	546,804
649,503	550,401	(99,103)	Total Operating Expenses	3,027,306	3,038,948	11,642	6,859,190
137,421	245,477	(108,056)	Net Operating Budget	965,327	940,440	24,887	2,691,340
0	0	0	2320.000 Mortgage Payable	(379)	0	379	0
0	0	0	Total Mortgage Expenses	(379)	0	379	0
RESERVES BUDGET							
(224,278)	(224,278)	(0)	9901.015 Reserve Contributions	(1,121,392)	(1,121,392)	(0)	(2,691,340)
(224,278)	(224,278)	(0)	Total Reserve Contribution	(1,121,392)	(1,121,392)	(0)	(2,691,340)
(86,858)	21,198	(108,056)	Net Operating Profit/(Loss)	(155,686)	(180,952)	25,266	0
Extraordinary Items							
0	0	0	9999.020 Prior Year Activity	(19,481)	0	(19,481)	0
(86,858)	21,198	(108,056)	NET CASH FLOW	(175,167)	(180,952)	5,785	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
224,278	224,278	0	5500.000 Current Year RR Deposits	1,121,392	1,121,392	0	2,691,340
224,278	224,278	0	Total Revenues	1,121,392	1,121,392	0	2,691,340
Reserve Expenses							
232,371	0	(232,371)	3130.062 Current Year RR Expenses	1,086,121	0	(1,086,121)	0
0	0	0	9901.011 RR Exp - Concrete	1	0	(1)	0
232,371	0	(232,371)	Total Reserve Expenses	1,086,122	0	(1,086,122)	0
(8,093)	224,278	(232,371)	Current Year Reserves Activity	35,270	1,121,392	(1,086,122)	2,691,340



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

	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Assessments														
5110.001 Condo Assessments	532,041	532,041	532,041	532,041	532,041	532,090	532,090	532,090	532,090	532,090	532,090	532,090	6,384,833	6,364,352
5500.000 Reserve Assessments	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	2,691,340	2,689,360
Total Assessments	756,320	756,320	756,320	756,320	756,320	756,368	756,368	756,368	756,368	756,368	756,368	756,368	9,076,173	9,053,712
Other Income														
5110.000 Rental Income	3,450	1,770	1,742	1,742	1,742	11,693	11,693	11,693	11,693	11,693	11,693	11,693	92,297	170,940
5110.180 Clubhouse Rental	0	0	0	0	0	417	417	417	417	417	417	417	2,917	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	8,960	8,960	8,960	0	0	0	0	0	0	0	44,800	0
5410.000 Interest Revenue - Operations	6,200	6,385	5,793	6,073	6,035	5,833	5,833	5,833	5,833	5,833	5,833	5,833	71,320	70,000
5910.000 Laundry and Vending Revenue	0	0	5,312	0	1,167	3,333	3,333	3,333	3,333	3,333	3,333	3,333	29,813	48,000
5920.000 NSF and Late Charges	2,076	2,345	2,316	1,882	1,999	1,667	1,667	1,667	1,667	1,667	1,667	1,667	22,286	18,000
5990.000 Miscellaneous Inc	11,453	29,299	2,766	2,779	4,237	667	667	667	667	667	667	667	55,200	8,000
5990.008 In Unit Maintenance	40	7,043	0	43	324	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,783	40,000
5990.010 Expense Reimbursement	0	0	190	0	0	0	0	0	0	0	0	0	190	0
5990.190 Storage Unit Fees	0	10,000	0	0	660	4,167	4,167	4,167	4,167	4,167	4,167	4,167	39,827	45,000
5990.210 Legal - Collection	(46)	0	3,993	187	482	0	0	0	0	0	0	0	4,616	0
5990.220 Resale Package	1,632	7,612	1,736	4,759	3,509	4,000	4,000	4,000	4,000	4,000	4,000	4,000	47,248	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	0	54	0	0	0	0	0	0	0	0	0	54	0
5990.600 Key Income	0	0	0	0	0	667	667	667	667	667	667	667	4,667	8,000
5991.010 Newsletter Income	0	6,000	0	2,365	88	2,333	2,333	2,333	2,333	2,333	2,333	2,333	24,786	40,000
Total Other Income	35,165	80,815	34,262	30,189	30,604	39,510	39,510	39,510	39,510	39,510	39,510	39,510	487,603	517,740
Total Operating Income	791,484	837,134	790,582	786,509	786,924	795,878	795,878	795,878	795,878	795,878	795,878	795,878	9,563,775	9,571,452
Utilities														
6450.000 Electricity	44,562	(31,065)	6,511	6,857	3,592	8,333	8,333	8,333	8,333	8,333	8,333	8,333	88,791	100,000



Parkfairfax Condominium UOA
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	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6451.000 Water	152,909	(56,202)	123,869	111,815	157,911	107,463	107,463	107,463	107,463	107,463	107,463	107,463	1,242,543	1,251,995
6452.000 Gas	11,186	19,526	18,527	11,925	16,172	18,333	18,333	18,333	18,333	18,333	18,333	18,333	205,670	240,000
Total Utilities	208,658	(67,741)	148,906	130,598	177,675	134,130	134,130	134,130	134,130	134,130	134,130	134,130	1,537,004	1,591,995
Contracts														
6519.000 Exterminating Contract	3,404	3,404	4,878	2,800	4,672	6,917	6,917	6,917	6,917	6,917	6,917	6,917	67,574	95,000
6525.000 Garbage and Trash Removal	29,668	31,029	36,056	52,100	34,921	29,415	29,415	29,415	29,415	29,415	29,415	29,415	389,677	350,071
6537.000 Grounds Contract	23,414	23,414	23,414	46,828	23,414	23,584	23,584	23,584	23,584	23,584	23,584	23,584	305,573	277,460
6547.000 Swim Pool Maintenance/Contract	0	0	0	(8,540)	0	9,450	9,450	9,450	9,450	9,450	9,450	9,450	57,610	104,200
6548.000 Snow Removal	0	0	0	0	2,242	2,000	5,000	5,000	5,000	2,000	0	0	21,242	20,000
6562.000 Decorating Contract	0	0	0	146,847	63,138	1,429	1,429	1,429	1,429	1,428	1,428	1,428	219,985	221,000
Total Contracts	56,486	57,847	64,348	240,035	128,387	72,794	75,794	75,794	75,794	72,793	70,793	70,793	1,061,662	1,067,731
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	2,711	0	307	8,259	7,358	1,667	1,667	1,667	1,667	1,667	1,667	1,667	30,301	20,000
6537.040 Landscape Repairs	14,471	2,221	25,819	7,850	5,090	10,000	10,000	1,000	1,000	6,000	15,000	20,000	118,451	120,000
6537.101 Tree Maintenance	19,773	1,390	32,310	83,195	11,560	2,000	1,500	1,500	2,000	12,000	18,000	24,000	209,228	180,000
6541.000 Repairs - General	6,492	6,676	11,461	0	16,378	8,333	8,333	8,333	8,333	8,333	8,333	8,333	99,341	100,000
6541.001 Equipment/Tools	1,002	0	423	2,988	68	250	250	250	250	250	250	250	6,230	3,000
6541.043 Exercise Equipment - Repairs	324	0	324	0	0	250	250	250	250	250	250	250	2,398	3,000
6541.230 Maintenance Supplies	9,182	2,792	4,018	8,856	6,985	2,917	2,917	2,917	2,917	2,917	2,917	2,917	52,249	35,000
6541.280 Plumbing Materials	10,270	5,273	5,216	2,898	6,701	2,500	2,500	2,500	2,500	2,500	2,500	2,500	47,858	30,000
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	208	208	208	208	208	208	208	1,458	2,500
6547.021 Pool Supplies & Equipment	0	441	2,498	(1,581)	0	0	0	0	0	0	4,000	2,500	7,858	12,000
6550.300 In-unit Supplies	0	407	519	1,291	726	833	833	833	833	833	833	833	8,776	10,000
6562.100 Paint Supplies	231	59	1,874	3,215	2,381	1,583	1,583	1,583	1,583	1,583	1,583	1,583	18,844	17,000



Parkfairfax Condominium UOA
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	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,274	969	2,873	3,478	7,526	3,917	3,917	3,917	3,917	3,917	3,917	3,917	44,536	47,000
Total Repair & Maintenance Personnel	66,729	20,228	87,643	120,448	64,772	34,458	33,958	24,958	25,458	40,458	59,458	68,958	647,529	583,875
Management Payroll	153,458	219,848	133,674	130,144	128,199	132,316	132,566	198,474	132,316	132,566	132,316	132,318	1,758,195	1,733,273
6313.000 Recruitment, Relocation, Training	0	0	3,040	0	0	700	700	700	700	700	700	700	7,940	8,400
6518.000 Uniforms	2,183	107	1,231	5,896	4,868	1,667	1,667	1,667	1,667	1,667	1,667	1,667	25,952	18,000
Payroll Taxes/Benefits	56,958	55,052	84,156	97,855	65,763	62,748	62,748	71,524	62,745	62,745	62,746	62,746	807,786	762,716
Total Personnel Professional Services	212,599	275,008	222,102	233,894	198,830	197,430	197,680	272,364	197,428	197,678	197,429	197,431	2,599,873	2,522,389
6320.000 Management Fee	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	75,833	75,833
6340.000 Legal Expense	6,855	5,930	0	9,210	(94)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	48,151	45,000
6340.100 Legal Fees - Collections	0	0	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	8,750	15,000
6340.800 Legal - Litigation	0	0	1,313	0	1,975	417	417	417	417	417	417	417	6,204	35,000
6350.000 Audit Expense	0	0	0	0	15,104	0	0	0	15,500	0	0	0	30,604	15,500
Total Professional Services Administrative Expenses	13,174	12,250	7,632	15,529	23,305	11,736	11,736	11,736	27,236	11,736	11,736	11,736	169,543	186,333
6301.000 Recreation/Resident Activities	0	850	750	0	1,223	975	975	975	975	975	975	975	9,648	10,000
6311.000 Office Supplies	175	(15)	0	0	1,378	1,292	1,292	1,292	1,292	1,292	1,292	1,292	10,580	15,500
6311.010 Printing	0	0	0	0	0	933	933	933	933	933	933	933	6,533	11,200
6311.050 Postage	1,483	2,100	18	2,397	4,528	833	833	833	833	833	833	833	16,359	19,000
6311.080 Lease Computer, Fax, Copr, etc.	0	0	785	1,267	1,347	600	600	600	600	600	600	600	7,599	7,200
6311.130 IT Support Contract	2,132	233	1,119	1,318	989	3,333	3,333	3,333	3,333	3,333	3,333	3,333	29,125	47,000



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	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6351.020 Computer Expenses	2,305	163	5,685	3,871	159	3,167	3,167	3,167	3,167	3,167	3,167	3,167	34,348	35,000
6360.000 Telephone and Answering Service	4,556	1,847	5,342	2,531	2,154	3,000	3,000	3,000	3,000	3,000	3,000	3,000	37,430	32,500
6370.000 Bad Debts	619	0	0	0	0	125	125	125	125	125	125	125	1,494	1,500
6390.000 Misc Administrative Expenses	2,072	1,360	1,554	851	2,512	2,500	2,500	2,500	2,500	2,500	2,500	2,500	25,849	33,000
6390.009 Meeting Expenses	800	0	0	0	0	4,000	0	2,500	0	0	6,000	0	13,300	14,000
6390.040 Credit Card & Bank Fees	189	455	471	207	182	0	0	0	0	0	0	0	1,504	0
6390.180 Association Unit Expense	7,690	7,690	7,690	7,690	7,690	7,657	7,657	7,657	7,657	7,657	7,657	7,657	92,051	98,127
6390.900 Misc Exp - Newsletter	375	0	509	5,953	11,411	2,667	2,667	2,667	2,667	2,667	2,667	2,667	36,915	38,500
6391.000 Dues & Subscriptions	310	0	0	0	0	25	25	25	25	25	25	25	485	300
6392.020 Travel - Other Operations	0	0	0	0	0	25	25	25	25	25	25	25	175	300
6393.050 Engineering Fees	0	0	5,426	410	0	833	833	833	833	833	833	833	11,670	15,000
Total Administrative Expenses	22,706	14,683	29,349	26,493	33,573	31,966	27,966	30,466	27,966	27,966	33,966	27,966	335,065	378,127
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	0	0	0	0	0	12,010	0	0	0	0	12,010	26,000
6718.010 Corporate Taxes	4,048	0	0	0	0	0	0	0	7,500	0	0	0	11,548	15,000
6718.020 Personal Property Taxes	0	0	280	23,809	0	0	0	0	0	0	0	0	24,090	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	0	0	345	250	250	250	250	250	250	250	2,095	2,000
6720.000 Property & Liability Insurance (Hazard)	28,321	5,732	50,910	28,321	22,616	29,565	29,565	29,565	29,565	29,565	29,565	29,565	342,858	345,968
6720.030 Insurance Loss	0	0	16,773	0	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	45,939	50,000
6730.000 Capital Expenses	0	0	0	0	0	8,333	8,333	8,333	8,333	8,333	8,333	8,333	58,333	100,000
Total Taxes & Insurance	32,369	5,732	67,963	52,130	22,962	42,315	42,315	54,325	49,815	42,315	42,315	42,315	496,874	538,968
Total Operating Expenses	612,723	318,007	627,944	819,129	649,503	524,830	523,580	603,774	537,827	527,076	549,827	553,329	6,847,549	6,869,418
Net Operating Budget	178,762	519,127	162,637	(32,620)	137,421	271,048	272,298	192,104	258,050	268,801	246,050	242,548	2,716,227	2,702,034
2320.000 Mortgage Payable	(379)	0	0	0	0	0	0	0	0	0	0	0	(379)	4,982



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Total Mortgage Expenses	(379)	0	0	0	0	0	0	0	0	0	0	0	(379)	12,674
RESERVES BUDGET														
9901.015 Reserve Contributions	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(2,691,340)	(2,689,360)
Total Reserve Contribution	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(2,691,340)	(2,689,360)
Net Operating Profit/(Loss)	(45,137)	294,849	(61,641)	(256,898)	(86,858)	46,769	48,019	(32,175)	33,772	44,523	21,772	18,270	25,266	0
Extraordinary Items														
9999.020 Prior Year Activity	(14,341)	(2,412)	(2,729)	0	0	0	0	0	0	0	0	0	(19,481)	0
NET CASH FLOW	(59,478)	292,437	(64,370)	(256,898)	(86,858)	46,769	48,019	(32,175)	33,772	44,523	21,772	18,270	5,784	0



Parkfairfax Condominium UOA
Balance Sheet
For the period ending
October 2020

	Current Balance
ASSETS	
Current Assets	
1110.000 Petty Cash	856
1120.000 Operating Cash	5,000
1120.001 Operating Cash 1	544,716
1130.000 Accounts Receivable	159,852
1132.000 Accounts Receivable	45,865
4200.000 Allowance For Bad Debt	(80,398)
1140.000 AR-other	3,442
1142.300 Due to/from Operating	445,512
1142.310 Due to/from Reserve	(445,512)
	679,333
Restricted Deposits & Funded Reserves	
1320.000 Replacement Reserve-Cash	555,596
1320.100 Replacement Reserve-MM	131,709
1320.200 Replacement Reserve-CD	3,560,000
1320.600 Accrued Interest Receivable	12,438
	4,259,743
Prepaid Expenses	
1240.000 Prepaid Property & Liability Insurance	128,410
1271.000 Prepaid Income Taxes	23,058
1290.000 Prepaid Expense-Operating	56,695
	208,163
Fixed Assets	
1420.000 Buildings	875,271
1480.000 Motor Vehicles	515,816
1400.950 Accumulated Depreciation	(27,191)
	1,363,897
Less Accumulated Deprecation	988,329
Total Assets	5,522,807
LIABILITIES & EQUITY	
Current Liabilities	
2110.000 Accounts Payable	144,399
2120.000 Accrued Wages and Payroll Taxes Payable	257,883
2123.000 Accrued Expense	186,903
2123.060 401K Match Payble	166,821
2124.000 Accrued Income Taxes Payable	12,111
2191.050 Refund Clearing Account	(1,408)
2210.001 Prepaid Assessment	156,234
2210.100 Prepaid Assessments or Rents - Prev. Owner	6,772
2240.000 Deferred Income	81,848
2199.000 Other Current Liabilities	1,420
	1,012,983
Deposits Liabilities	



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

	Current Balance
2191.000 Tenant Security Deposits Held in Trust (Contra)	7,829
	7,829
Long Term Liabilities	
Total Liabilities	1,020,812
EQUITY	
Net Profit or (Loss)-current	(176,737)
Owners Unappropriated Equity-prior years	
3130.030 Fund Balance	1,833
3130.850 Property Fund	375,568
3210.030 Retained Earnings Operating Fnd	809,982
Total Owners Unappropriated Equity-prior years	1,187,383
Owners Appropriated Equity-prior years	
3130.060 Capital Reserve Fund Balance	3,879,649
3130.090 Working Capital	(423,570)
Total Owners Appropriated Equity-prior years	3,456,078
Owners Appropriated Equity-current	
3130.061 Current Year RR Contributions	1,121,392
3130.062 Current Year RR Expenditures	(1,086,121)
Total Owners Appropriated Equity-current	35,270
Total Equity	4,501,995
Total Liabilities & Equity	5,522,807