



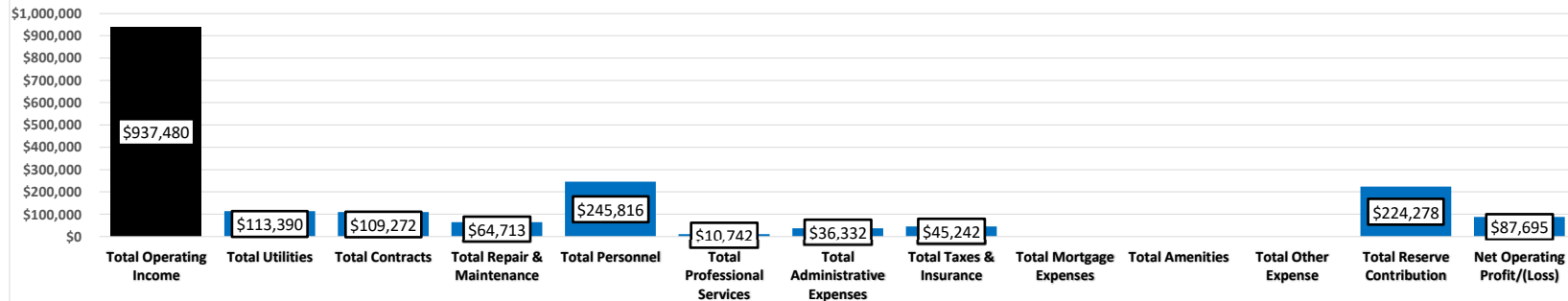
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Experience you can rely on.



**Parkfairfax Condominium UOA
Financial Statement Summary**

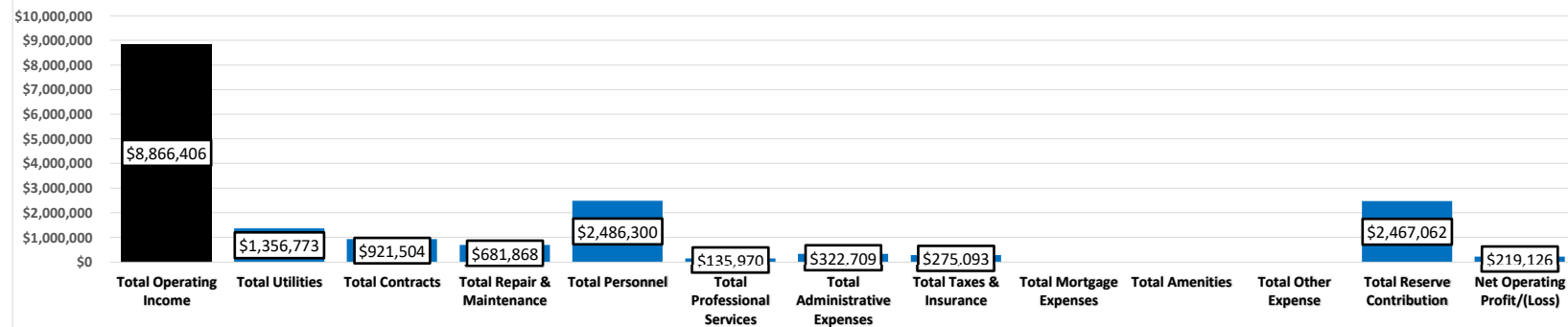


For the Month Ended 04-2021



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$937,480	\$795,878	\$141,602	18%	\$8,866,406	\$8,754,653	\$111,753	1%
OPERATING EXPENSES								
Total Utilities	\$113,390	\$134,130	\$20,740	15%	\$1,356,773	\$1,475,425	\$118,652	8%
Total Contracts	\$109,272	\$70,793	(\$38,478)	-54%	\$921,504	\$1,021,591	\$100,086	10%
Total Repair & Maintenance	\$64,713	\$59,458	(\$5,255)	-9%	\$681,868	\$515,542	(\$166,327)	-32%
Total Personnel	\$245,816	\$197,429	(\$48,387)	-25%	\$2,486,300	\$2,322,596	(\$163,704)	-7%
Total Professional Services	\$10,742	\$11,736	\$994	8%	\$135,970	\$144,597	\$8,627	6%
Total Administrative Expenses	\$36,332	\$33,966	(\$2,366)	-7%	\$322,709	\$321,622	(\$1,087)	0%
Total Taxes & Insurance	\$45,242	\$42,315	(\$2,927)	-7%	\$275,093	\$504,489	\$229,396	45%
Total Mortgage Expenses	\$0	\$0	\$0	0%	\$0	\$0	\$0	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%	\$2,467,062	\$2,467,062	(\$0)	0%
Net Operating Profit/(Loss)	\$87,695	\$21,772	\$65,923		\$219,126	(\$18,270)	\$237,396	

For Year to Date Ended 04-2021



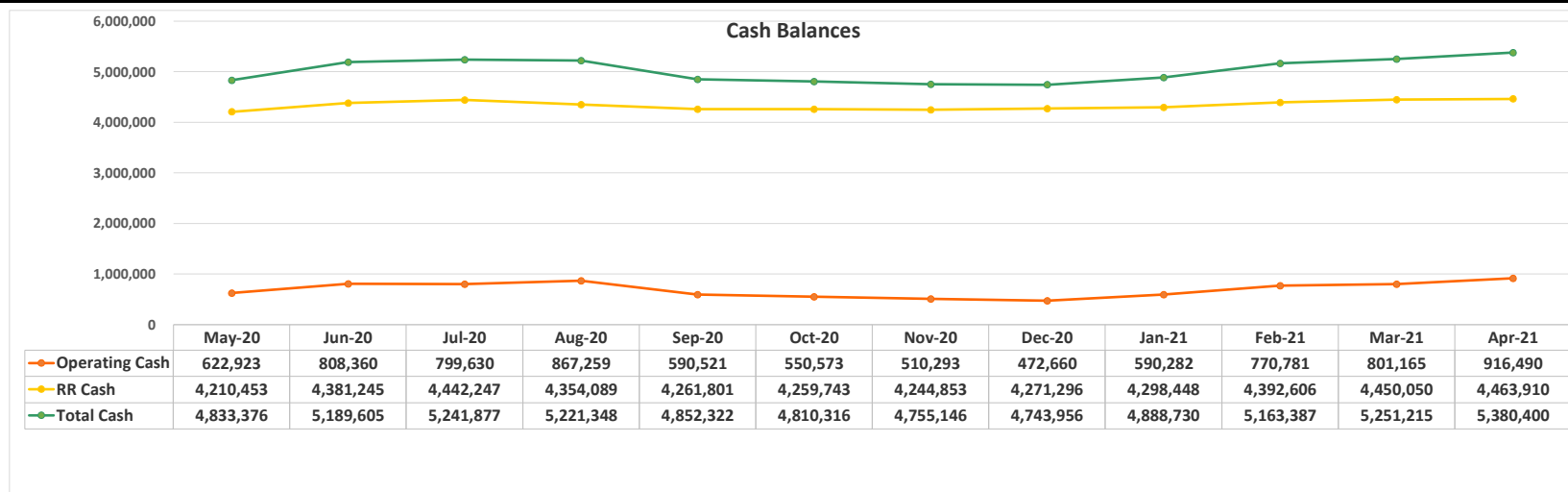
Parkfairfax Condominium UOA
Financial Statement Summary



Cash Accounts - Operating

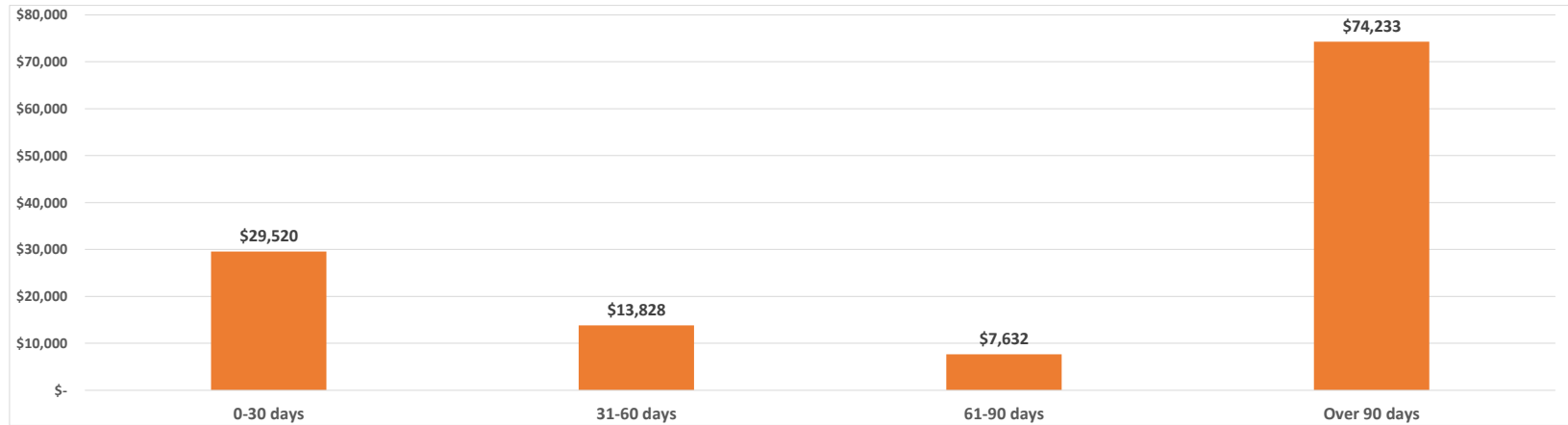
Cash Accounts - Reserve

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	795,309.42	910,633.90	115,324.48	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	1,423,285.17	1,776,162.65	352,877.48
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	294,426.55	303,234.37	8,807.82
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	2,720,000.00	2,375,000.00	(345,000.00)
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	12,338.02	9,512.74	(2,825.28)
					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
		801,165.47	916,489.95	115,324.48			4,450,049.74	4,463,909.76	13,860.02

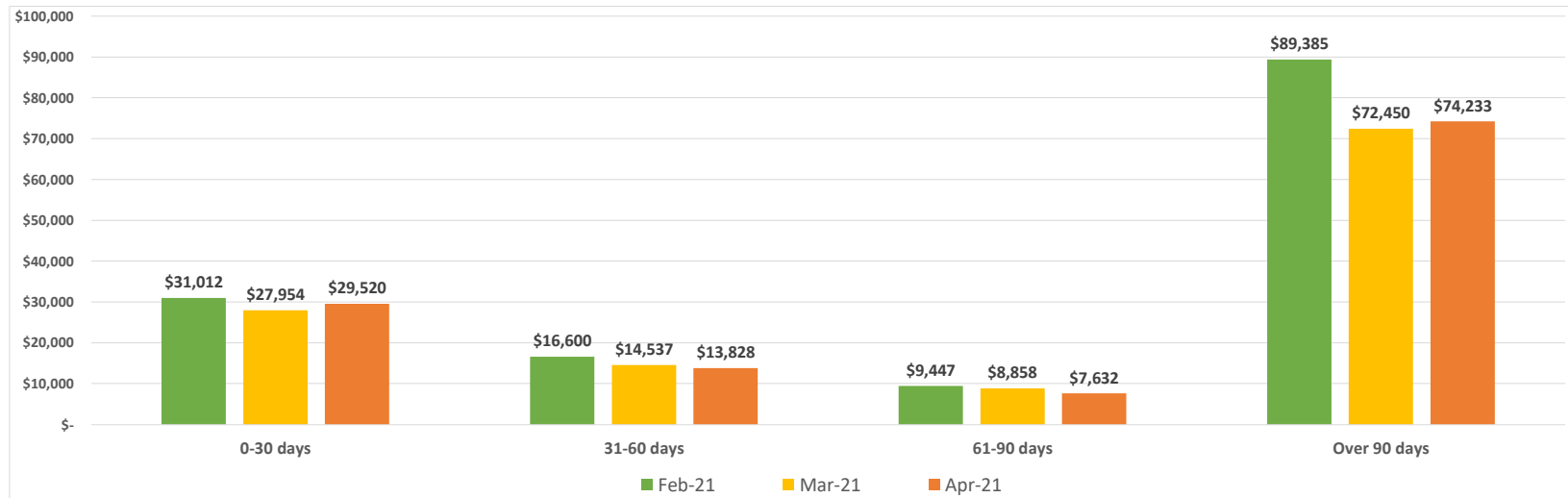


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables



Receivables History

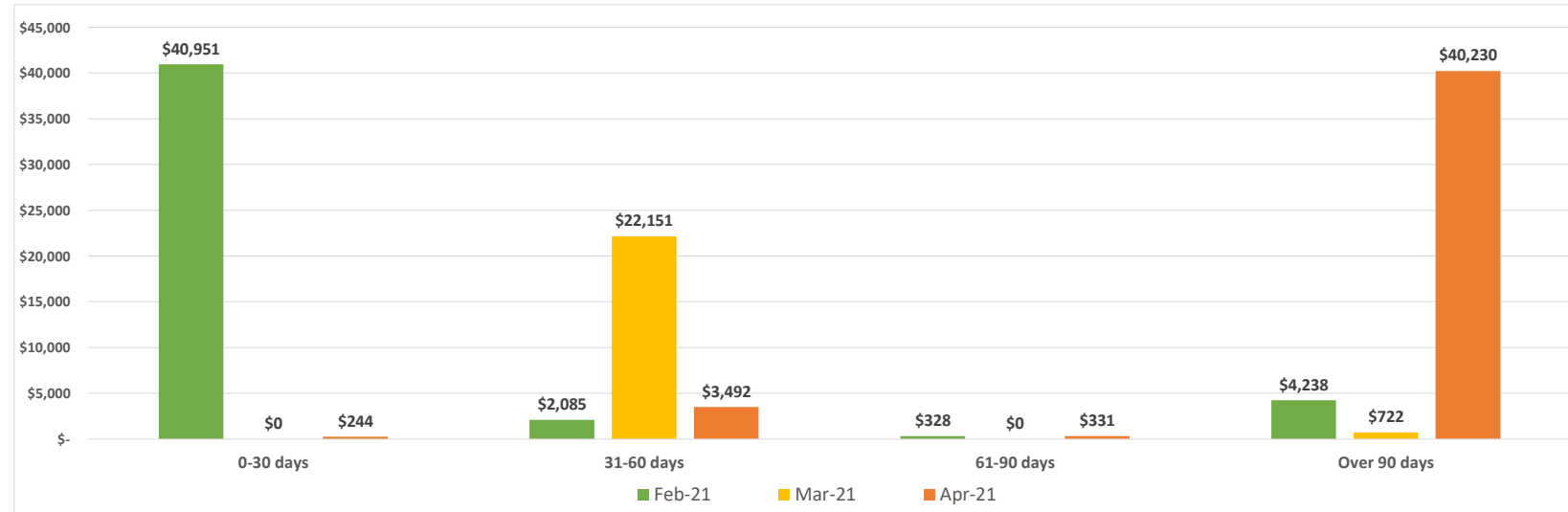


Parkfairfax Condominium UOA Financial Statement Summary

Payables



Payables History



Parkfairfax Condominium UOA
Executive Summary
For The Period
April 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
937,480	795,878	141,602	Total Operating Income	8,866,406	8,754,653	111,753	9,550,530
113,390	134,130	20,740	Total Utilities	1,356,773	1,475,425	118,652	1,609,555
109,272	70,793	(38,478)	Total Contracts	921,504	1,021,591	100,086	1,092,384
64,713	59,458	(5,255)	Total Repair & Maintenance	681,868	515,542	(166,327)	584,500
245,816	197,429	(48,387)	Total Personnel	2,486,300	2,322,596	(163,704)	2,520,026
10,742	11,736	994	Total Professional Services	135,970	144,597	8,627	156,333
36,332	33,966	(2,366)	Total Administrative Expenses	322,709	321,622	(1,087)	349,588
45,242	42,315	(2,927)	Total Taxes & Insurance	275,093	504,489	229,396	546,804
625,506	549,827	(75,679)	Total Operating Expenses	6,180,218	6,305,861	125,643	6,859,190
311,973	246,050	65,923	Net Operating Budget	2,686,188	2,448,791	237,396	2,691,340
RESERVES BUDGET							
(224,278)	(224,278)	(0)	Total Reserve Expenses	(2,467,062)	(2,467,062)	(0)	(2,691,340)
(224,278)	(224,278)	(0)	Net Reserve Budget	(2,467,062)	(2,467,062)	(0)	(2,691,340)
87,695	21,772	65,923	Net Operating Profit/(Loss)	219,126	(18,270)	237,396	0
0	0	0	Prior Year Activity	(20,122)	0	(20,122)	0
87,695	21,772	65,923	NET CASH FLOW	199,004	(18,270)	217,274	0

**Parkfairfax Condominium UOA
Budget Variance
For The Period
April 2021**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
531,582	532,090	(508)	5110.001 Condo Assessments	5,851,994	5,852,985	(990)	6,385,074
224,278	224,278	0	5500.000 Reserve Assessments	2,467,062	2,467,062	0	2,691,340
755,860	756,368	(508)	Total Assessments	8,319,056	8,320,046	(990)	9,076,414
Other Income							
2,551	11,693	(9,142)	5110.000 Rental Income	87,695	128,623	(40,928)	140,316
0	417	(417)	5110.180 Clubhouse Rental	0	4,583	(4,583)	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	44,000	0	44,000	0
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	52,728	64,167	(11,439)	70,000
2,189	3,333	(1,144)	5910.000 Laundry and Vending Revenue	21,911	36,667	(14,756)	40,000
1,617	1,667	(50)	5920.000 NSF and Late Charges	21,677	18,333	3,344	20,000
0	0	0	5920.020 Finance Charge	10	0	10	0
300	0	300	5920.030 Other Fine Income	300	0	300	0
583	667	(84)	5990.000 Miscellaneous Inc	26,111	7,333	18,778	8,000
388	3,333	(2,945)	5990.008 In Unit Maintenance	23,887	36,667	(12,780)	40,000
0	0	0	5990.010 Expense Reimbursement	190	0	190	0
8,453	4,167	4,287	5990.190 Storage Unit Fees	38,314	45,833	(7,519)	50,000
(98)	0	(98)	5990.210 Legal - Collection	8,580	0	8,580	0
2,280	4,000	(1,720)	5990.220 Resale Package	31,605	44,000	(12,396)	48,000
1,400	1,400	0	5990.310 Cable Income	15,400	15,400	0	16,800
0	0	0	5990.400 Processing Fees	54	0	54	0
133	667	(534)	5990.600 Key Income	6,138	7,333	(1,195)	8,000
150,000	0	150,000	5990.980 Sales	150,000	0	150,000	0
2,863	2,333	530	5991.010 Newsletter Income	18,750	25,667	(6,917)	28,000
181,619	39,510	142,110	Total Other Income	547,350	434,606	112,743	474,116
937,480	795,878	141,602	Total Operating Income	8,866,406	8,754,653	111,753	9,550,530
Utilities							
(4,309)	8,333	12,642	6450.000 Electricity	86,880	91,667	4,787	100,000
96,894	107,463	10,569	6451.000 Water	1,053,552	1,182,092	128,541	1,289,555
20,805	18,333	(2,471)	6452.000 Gas	216,342	201,667	(14,675)	220,000
113,390	134,130	20,740	Total Utilities	1,356,773	1,475,425	118,652	1,609,555
Contracts							
4,559	6,917	2,357	6519.000 Exterminating Contract	41,897	76,083	34,186	83,000
37,884	29,415	(8,470)	6525.000 Garbage and Trash Removal	374,627	323,560	(51,067)	352,975
46,828	23,584	(23,244)	6537.000 Grounds Contract	280,968	259,425	(21,543)	283,009
20,000	9,450	(10,550)	6547.000 Swim Pool Maintenance/Contract	11,460	103,950	92,490	113,400
0	0	0	6548.000 Snow Removal	2,242	20,000	17,758	20,000
0	1,428	1,428	6562.000 Decorating Contract	210,310	238,572	28,262	240,000
109,272	70,793	(38,478)	Total Contracts	921,504	1,021,591	100,086	1,092,384



Parkfairfax Condominium UOA
Budget Variance
For The Period
April 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Repair & Maintenance							
2,454	1,667	(787)	6515.000 Janitor and Cleaning Supplies	28,714	18,333	(10,381)	20,000
15,420	15,000	(420)	6537.040 Landscape Repairs	103,842	100,000	(3,842)	120,000
3,985	18,000	14,015	6537.101 Tree Maintenance	246,235	156,000	(90,235)	180,000
22,578	8,333	(14,244)	6541.000 Repairs - General	107,647	91,667	(15,981)	100,000
313	250	(63)	6541.001 Equipment/Tools	6,028	2,750	(3,278)	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	648	2,750	2,102	3,000
3,442	2,917	(526)	6541.230 Maintenance Supplies	62,423	32,083	(30,339)	35,000
3,480	2,500	(980)	6541.280 Plumbing Materials	48,163	27,500	(20,663)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	2,292	2,292	2,500
0	4,000	4,000	6547.021 Pool Supplies & Equipment	1,358	12,500	11,142	15,000
2,132	833	(1,299)	6550.300 In-unit Supplies	9,042	9,167	125	10,000
3,333	1,583	(1,750)	6562.100 Paint Supplies	15,471	17,417	1,946	19,000
7,591	3,917	(3,674)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	52,312	43,083	(9,229)	47,000
(15)	0	15	6590.000 Misc Operating and Maintenance Expenses	(15)	0	15	0
64,713	59,458	(5,255)	Total Repair & Maintenance	681,868	515,542	(166,327)	584,500
Personnel							
129,483	132,316	2,833	Management Payroll	1,638,139	1,588,792	(49,347)	1,721,110
2,760	700	(2,060)	6313.000 Recruitment, Relocation, Training	11,152	7,700	(3,452)	8,400
(161)	1,667	1,828	6518.000 Uniforms	32,296	18,333	(13,963)	20,000
113,735	62,746	(50,989)	Payroll Taxes/Benefits	804,712	707,770	(96,942)	770,516
245,816	197,429	(48,387)	Total Personnel	2,486,300	2,322,596	(163,704)	2,520,026
Professional Services							
6,319	6,319	(0)	6320.000 Management Fee	69,514	69,514	(0)	75,833
4,722	3,750	(972)	6340.000 Legal Expense	39,904	41,250	1,346	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	2,659	13,750	11,091	15,000
(299)	417	716	6340.800 Legal - Litigation	8,135	4,583	(3,551)	5,000
0	0	0	6350.000 Audit Expense	15,758	15,500	(258)	15,500
10,742	11,736	994	Total Professional Services	135,970	144,597	8,627	156,333
Administrative Expenses							
0	975	975	6301.000 Recreation/Resident Activities	4,082	10,725	6,643	11,700
1,601	1,292	(309)	6311.000 Office Supplies	8,203	14,208	6,006	15,500
16,514	933	(15,581)	6311.010 Printing	24,871	10,267	(14,605)	11,200
0	0	0	6311.020 Xerox Contract	20	0	(20)	0
(13,753)	833	14,586	6311.050 Postage	5,537	9,167	3,629	10,000
1,189	600	(589)	6311.080 Lease Computer,Fax,Copr, etc.	10,455	6,600	(3,855)	7,200
8,793	3,333	(5,459)	6311.130 IT Support Contract	32,524	36,667	4,143	40,000
5,282	3,167	(2,115)	6351.020 Computer Expenses	41,005	34,833	(6,171)	38,000
1,972	3,000	1,028	6360.000 Telephone and Answering Service	34,427	33,000	(1,427)	36,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
April 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	125	125	6370.000 Bad Debts	751	1,375	624	1,500
1,105	2,500	1,395	6390.000 Misc Administrative Expenses	20,325	27,500	7,175	30,000
2,847	6,000	3,153	6390.009 Meeting Expenses	14,373	14,000	(373)	14,000
226	0	(226)	6390.040 Credit Card & Bank Fees	2,953	0	(2,953)	0
7,690	7,657	(33)	6390.180 Association Unit Expense	84,589	84,231	(358)	91,888
2,865	2,667	(198)	6390.900 Misc Exp - Newsletter	32,073	29,333	(2,740)	32,000
0	25	25	6391.000 Dues & Subscriptions	310	275	(35)	300
0	25	25	6392.020 Travel - Other Operations	0	275	275	300
0	833	833	6393.050 Engineering Fees	6,213	9,167	2,954	10,000
36,332	33,966	(2,366)	Total Administrative Expenses	322,709	321,622	(1,087)	349,588
Taxes & Insurance							
0	0	0	6710.000 Real Estate Taxes	329	24,020	23,691	24,020
0	0	0	6718.000 Federal Taxes	77	0	(77)	0
0	0	0	6718.010 Corporate Taxes	12,823	15,000	2,177	15,000
0	0	0	6718.020 Personal Property Taxes	32,418	0	(32,418)	0
664	250	(414)	6719.000 Miscellaneous Taxes, Licenses, and Permits	1,009	2,750	1,741	3,000
30,603	29,565	(1,038)	6720.000 Property & Liability Insurance (Hazard)	314,462	325,219	10,757	354,784
13,975	4,167	(9,808)	6720.030 Insurance Loss	(86,025)	45,833	131,858	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	91,667	91,667	100,000
45,242	42,315	(2,927)	Total Taxes & Insurance	275,093	504,489	229,396	546,804
625,506	549,827	(75,679)	Total Operating Expenses	6,180,218	6,305,861	125,643	6,859,190
311,973	246,050	65,923	Net Operating Budget	2,686,188	2,448,791	237,396	2,691,340
RESERVES BUDGET							
(224,278)	(224,278)	(0)	9901.015 Reserve Contributions	(2,467,062)	(2,467,062)	(0)	(2,691,340)
(224,278)	(224,278)	(0)	Total Reserve Contribution	(2,467,062)	(2,467,062)	(0)	(2,691,340)
87,695	21,772	65,923	Net Operating Profit/(Loss)	219,126	(18,270)	237,396	0
Extraordinary Items							
0	0	0	9999.020 Prior Year Activity	(20,122)	0	(20,122)	0
87,695	21,772	65,923	NET CASH FLOW	199,004	(18,270)	217,274	0



Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
April 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
5,052	0	5,052	3130.063 Current Year RR Interest	10,399	0	10,399	0
224,278	224,278	0	5500.000 Current Year RR Deposits	2,467,062	2,467,062	0	2,691,340
229,331	224,278	5,052	Total Revenues	2,477,461	2,467,062	10,399	2,691,340
Reserve Expenses							
206,248	0	(206,248)	3130.062 Current Year RR Expenses	2,239,791	0	(2,239,791)	0
206,248	0	(206,248)	Total Reserve Expenses	2,239,791	0	(2,239,791)	0
23,082	224,278	(201,196)	Current Year Reserves Activity	237,670	2,467,062	(2,229,392)	2,691,340



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
April 2021

	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	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,041	531,582	532,090	6,384,084	6,385,074
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	2,691,340
Total Assessments	756,320	756,320	756,320	756,320	756,320	756,320	756,319	756,320	756,320	756,320	755,860	756,368	9,075,424	9,076,414
Other Income														
5110.000 Rental Income	3,450	1,770	1,742	1,742	1,742	55,502	2,542	12,361	1,742	2,551	2,551	11,693	99,388	140,316
5110.180 Clubhouse Rental	0	0	0	0	0	0	0	0	0	0	0	417	417	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	8,960	8,960	8,960	(44,800)	8,160	8,960	8,960	8,960	8,960	0	44,000	0
5410.000 Interest Revenue - Operations	6,200	6,385	5,793	6,073	6,035	7,638	7,746	1,847	5,011	0	0	5,833	58,561	70,000
5910.000 Laundry and Vending Revenue	0	0	5,312	0	1,167	3,598	3,592	0	0	6,052	2,189	3,333	25,244	40,000
5920.000 NSF and Late Charges	2,076	2,345	2,316	1,882	1,999	2,364	1,848	1,837	1,694	1,698	1,617	1,667	23,344	20,000
5920.020 Finance Charge	0	0	0	0	0	0	10	0	0	0	0	0	10	0
5920.030 Other Fine Income	0	0	0	0	0	0	0	0	0	0	300	0	300	0
5990.000 Miscellaneous Inc	11,453	29,299	2,766	2,779	4,237	9,320	10,103	(50,882)	4,531	1,924	583	667	26,778	8,000
5990.008 In Unit Maintenance	40	7,043	0	43	324	0	0	14,731	0	1,318	388	3,333	27,220	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	0	0	16,823	0	2,378	8,453	4,167	42,481	50,000
5990.210 Legal - Collection	(46)	0	3,993	187	482	0	2,986	367	0	709	(98)	0	8,580	0
5990.220 Resale Package	1,632	7,612	1,736	4,759	3,509	1,941	2,637	1,338	2,284	1,877	2,280	4,000	35,605	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	0	0	5,620	0	385	133	667	6,805	8,000
5990.980 Sales	0	0	0	0	0	0	0	0	0	0	150,000	0	150,000	0
5991.010 Newsletter Income	0	6,000	0	2,365	88	0	0	7,039	0	395	2,863	2,333	21,083	28,000
Total Other Income	35,165	80,815	34,262	30,189	30,604	36,962	41,025	21,440	25,621	29,647	181,619	39,510	586,859	474,116



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	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	791,484	837,134	790,582	786,509	786,924	793,282	797,344	777,760	781,941	785,967	937,480	795,878	9,662,283	9,550,530
Utilities														
6450.000 Electricity	44,562	(31,065)	6,511	6,857	3,592	4,607	13,827	14,821	11,650	15,826	(4,309)	8,333	95,213	100,000
6451.000 Water	152,909	(56,202)	123,869	111,815	157,911	55,573	132,780	78,937	78,162	120,903	96,894	107,463	1,161,015	1,289,555
6452.000 Gas	11,186	19,526	18,527	11,925	16,172	17,171	21,891	21,104	24,120	33,915	20,805	18,333	234,675	220,000
Total Utilities	208,658	(67,741)	148,906	130,598	177,675	77,351	168,498	114,862	113,932	170,644	113,390	134,130	1,490,903	1,609,555
Contracts														
6519.000 Exterminating Contract	3,404	3,404	4,878	2,800	4,672	2,187	6,130	8,051	1,812	0	4,559	6,917	48,814	83,000
6525.000 Garbage and Trash Removal	29,668	31,029	36,056	52,100	34,921	28,094	34,929	5,285	35,603	49,056	37,884	29,415	404,042	352,975
6537.000 Grounds Contract	23,414	23,414	23,414	46,828	23,414	0	23,414	23,414	23,414	23,414	46,828	23,584	304,552	283,009
6547.000 Swim Pool Maintenance/Contract	0	0	0	(8,540)	0	0	0	0	0	0	20,000	9,450	20,910	113,400
6548.000 Snow Removal	0	0	0	0	2,242	0	0	0	0	0	0	0	2,242	20,000
6562.000 Decorating Contract	0	0	0	146,847	63,138	0	325	0	0	0	0	1,428	211,738	240,000
Total Contracts	56,486	57,847	64,348	240,035	128,387	30,281	64,798	36,750	60,829	72,470	109,272	70,793	992,298	1,092,384
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	2,711	0	307	8,259	7,358	764	3,550	942	1,749	621	2,454	1,667	30,381	20,000
6537.040 Landscape Repairs	14,471	2,221	25,819	7,850	5,090	8,554	1,660	3,217	5,121	14,420	15,420	20,000	123,842	120,000
6537.101 Tree Maintenance	19,773	1,390	32,310	83,195	11,560	45,650	48,372	0	0	0	3,985	24,000	270,235	180,000
6541.000 Repairs - General	6,081	6,676	11,461	0	16,378	13,473	12,195	5,298	4,019	9,488	22,578	8,333	115,981	100,000
6541.001 Equipment/Tools	1,002	0	423	2,988	68	199	895	0	140	0	313	250	6,278	3,000
6541.043 Exercise Equipment - Repairs	324	0	324	0	0	0	0	0	0	0	0	250	898	3,000
6541.230 Maintenance Supplies	9,182	2,792	4,018	8,856	6,985	7,932	5,392	6,544	4,367	2,912	3,442	2,917	65,339	35,000
6541.280 Plumbing Materials	10,270	5,273	5,216	2,898	6,701	783	4,269	4,163	0	5,110	3,480	2,500	50,663	30,000
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	0	441	2,498	(1,581)	0	0	0	0	0	0	0	2,500	3,858	15,000



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6550.300 In-unit Supplies	0	407	519	1,291	726	269	1,627	661	86	1,324	2,132	833	9,875	10,000
6562.100 Paint Supplies	231	59	1,874	3,215	2,381	1,253	967	437	979	741	3,333	1,583	17,054	19,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,274	969	2,873	3,478	7,526	10,372	7,366	2,685	2,322	4,857	7,591	3,917	56,229	47,000
6590.000 Misc Operating and Maintenance Expenses	0	0	0	0	0	0	0	0	0	0	(15)	0	(15)	0
Total Repair & Maintenance Personnel	66,318	20,228	87,643	120,448	64,772	89,250	86,294	23,947	18,781	39,474	64,713	68,958	750,827	584,500
Management Payroll	153,458	219,848	133,674	130,144	128,199	138,612	202,922	135,957	137,147	128,695	129,483	132,318	1,770,457	1,721,110
6313.000 Recruitment, Relocation, Training	0	0	3,040	0	0	1,551	2,867	564	270	100	2,760	700	11,852	8,400
6518.000 Uniforms	2,183	107	1,231	5,896	4,868	3,182	5,372	4,607	2,069	2,943	(161)	1,667	33,963	20,000
Payroll Taxes/Benefits	56,958	55,052	84,156	97,855	65,763	52,206	70,741	46,360	86,970	74,916	113,735	62,746	867,458	770,516
Total Personnel Professional Services	212,599	275,008	222,102	233,894	198,830	195,551	281,902	187,488	226,456	206,654	245,816	197,431	2,683,731	2,520,026
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)	4,789	3,982	0	4,510	0	4,722	3,750	43,654	45,000
6340.100 Legal Fees - Collections	0	0	0	0	0	0	0	2,659	0	0	0	1,250	3,909	15,000
6340.800 Legal - Litigation	0	0	1,313	0	1,975	697	205	0	0	4,244	(299)	417	8,551	5,000
6350.000 Audit Expense	0	0	0	0	15,104	500	0	0	0	154	0	0	15,758	15,500
Total Professional Services Administrative Expenses	13,174	12,250	7,632	15,529	23,305	12,305	10,507	8,979	10,830	10,718	10,742	11,736	147,706	156,333
6301.000 Recreation/Resident Activities	0	850	750	0	1,223	1,259	0	0	0	0	0	975	5,057	11,700
6311.000 Office Supplies	175	(15)	0	0	1,378	504	1,132	1,003	2,124	301	1,601	1,292	9,494	15,500
6311.010 Printing	0	0	0	0	0	1,247	1,247	1,939	1,247	2,676	16,514	933	25,805	11,200



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6311.020 Xerox Contract	0	0	0	0	0	0	0	0	20	0	0	0	20	0
6311.050 Postage	1,483	2,100	18	2,397	4,528	2,272	2,514	1,937	1,803	239	(13,753)	833	6,371	10,000
6311.080 Lease Computer,Fax,Copr, etc.	0	0	785	1,267	1,347	0	2,409	1,932	1,526	0	1,189	600	11,055	7,200
6311.130 IT Support Contract	2,132	233	1,119	1,318	989	3,694	3,048	9,878	752	567	8,793	3,333	35,857	40,000
6351.020 Computer Expenses	2,305	163	5,685	3,871	159	8,324	6,842	3,022	3,449	1,903	5,282	3,167	44,171	38,000
6360.000 Telephone and Answering Service	4,556	1,847	5,342	2,531	2,154	4,034	3,603	3,849	3,549	990	1,972	3,000	37,427	36,000
6370.000 Bad Debts	619	0	0	0	0	0	0	131	0	0	0	125	876	1,500
6390.000 Misc Administrative Expenses	2,072	1,360	1,554	851	2,512	1,803	878	3,684	2,603	1,904	1,105	2,500	22,825	30,000
6390.009 Meeting Expenses	800	0	0	0	0	0	0	3,862	2,666	4,197	2,847	0	14,373	14,000
6390.040 Credit Card & Bank Fees	189	455	471	207	182	250	326	226	225	196	226	0	2,953	0
6390.180 Association Unit Expense	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,657	92,246	91,888
6390.900 Misc Exp - Newsletter	375	0	509	5,953	11,411	2,322	2,697	2,489	3,076	375	2,865	2,667	34,740	32,000
6391.000 Dues & Subscriptions	310	0	0	0	0	0	0	0	0	0	0	25	335	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	5,426	410	0	0	0	376	0	0	0	833	7,046	10,000
Total Administrative Expenses	22,706	14,683	29,349	26,493	33,573	33,398	32,386	42,019	30,731	21,038	36,332	27,966	350,675	349,588
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	0	0	0	0	0	0	0	329	0	0	329	24,020
6718.000 Federal Taxes	0	0	0	0	0	0	0	0	0	77	0	0	77	0
6718.010 Corporate Taxes	4,048	0	0	0	0	0	8,775	0	0	0	0	0	12,823	15,000
6718.020 Personal Property Taxes	0	0	280	23,809	0	7,902	0	0	427	0	0	0	32,418	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	0	0	345	0	0	0	0	0	664	250	1,259	3,000
6720.000 Property & Liability Insurance (Hazard)	28,321	5,732	50,910	28,321	22,616	34,026	28,321	28,321	28,321	28,969	30,603	29,565	344,027	354,784
6720.030 Insurance Loss	0	0	16,773	0	0	0	(16,773)	0	0	(100,000)	13,975	4,167	(81,858)	50,000



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	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	0	8,333	8,333	100,000
Total Taxes & Insurance	32,369	5,732	67,963	52,130	22,962	41,928	20,323	28,321	28,748	(70,625)	45,242	42,315	317,408	546,804
Total Operating Expenses	612,311	318,007	627,944	819,129	649,503	480,064	664,708	442,365	490,307	450,373	625,506	553,329	6,733,547	6,859,190
Net Operating Budget	179,174	519,127	162,637	(32,620)	137,421	313,218	132,636	335,394	291,634	335,594	311,973	242,548	2,928,736	2,691,340
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)	(2,691,340)
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)	(2,691,340)
Net Operating Profit/(Loss)	(45,105)	294,849	(61,641)	(256,898)	(86,858)	88,940	(91,643)	111,116	67,356	111,315	87,695	18,270	237,396	0
Extraordinary Items														
9999.020 Prior Year Activity	(14,341)	(2,412)	(2,729)	0	0	0	(641)	0	0	0	0	0	(20,122)	0
NET CASH FLOW	(59,446)	292,437	(64,370)	(256,898)	(86,858)	88,940	(92,283)	111,116	67,356	111,315	87,695	18,270	217,274	0



Parkfairfax Condominium UOA
Balance Sheet
For the period ending
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	Current Balance
ASSETS	
Current Assets	
1110.000 Petty Cash	856
1120.000 Operating Cash	5,000
1120.001 Operating Cash 1	910,634
1130.000 Accounts Receivable	125,202
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)
	1,010,601
Restricted Deposits & Funded Reserves	
1320.000 Replacement Reserve-Cash	1,776,163
1320.100 Replacement Reserve-MM	303,234
1320.200 Replacement Reserve-CD	2,375,000
1320.600 Accrued Interest Receivable	9,513
	4,463,910
Prepaid Expenses	
1240.000 Prepaid Property & Liability Insurance	166,220
1271.000 Prepaid Income Taxes	23,058
1290.000 Prepaid Expense-Operating	64,000
	253,277
Fixed Assets	
1420.000 Buildings	875,271
1480.000 Motor Vehicles	499,471
1400.950 Accumulated Depreciation	(27,191)
	1,347,552
Less Accumulated Deprecation	947,004
Total Assets	6,128,336
LIABILITIES & EQUITY	
Current Liabilities	
2110.000 Accounts Payable	44,296
2120.000 Accrued Wages and Payroll Taxes Payable	262,314
2123.000 Accrued Expense	309,322
2123.060 401K Match Payble	239,602
2124.000 Accrued Income Taxes Payable	12,111
2191.050 Refund Clearing Account	(1,408)
2210.001 Prepaid Assessment	149,671
2210.100 Prepaid Assessments or Rents - Prev. Owner	6,772
2240.000 Deferred Income	73,448
2199.000 Other Current Liabilities	1,420
	1,097,548
Deposits Liabilities	



Parkfairfax Condominium UOA
Balance Sheet
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	Current Balance
2191.000 Tenant Security Deposits Held in Trust (Contra)	7,829
	7,829
Long Term Liabilities	
Total Liabilities	1,105,377
EQUITY	
Net Profit or (Loss)-current	199,004
Owners Unappropriated Equity-prior years	
3130.030 Fund Balance	1,833
3130.850 Property Fund	318,391
3210.030 Retained Earnings Operating Fnd	809,982
Total Owners Unappropriated Equity-prior years	1,130,207
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	2,467,062
3130.062 Current Year RR Expenditures	(2,239,791)
3130.063 Current Year RR Interest	10,399
Total Owners Appropriated Equity-current	237,670
Total Equity	5,022,959
Total Liabilities & Equity	6,128,336