



People you can trust.
Experience you can rely on.



**Parkfairfax Condominium UOA
Executive Summary
For The Period
July 2021**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
852,565	811,287	41,278	Total Operating Income	1,652,701	1,622,574	30,126	9,735,446
188,894	136,104	(52,791)	Total Utilities	203,007	272,207	69,200	1,633,242
84,969	140,345	55,376	Total Contracts	112,716	215,690	102,975	1,104,142
54,360	67,958	13,598	Total Repair & Maintenance	163,754	150,917	(12,838)	633,500
255,722	274,858	19,137	Total Personnel	356,938	473,689	116,751	2,536,523
10,837	13,319	2,483	Total Professional Services	19,102	27,139	8,036	156,333
30,007	27,102	(2,905)	Total Administrative Expenses	59,998	54,204	(5,794)	339,222
30,753	50,069	19,315	Total Taxes & Insurance	125,296	89,467	(35,829)	509,124
655,542	709,755	54,213	Total Operating Expenses	1,040,812	1,283,313	242,501	6,912,086
197,023	101,532	95,491	Net Operating Budget	611,889	339,262	272,627	2,823,360
RESERVES BUDGET							
(235,280)	(235,280)	0	Total Reserve Expenses	(470,560)	(470,560)	0	(2,823,360)
(235,280)	(235,280)	0	Net Reserve Budget	(470,560)	(470,560)	0	(2,823,360)
(38,257)	(133,748)	95,491	Net Operating Profit/(Loss)	141,329	(131,298)	272,627	0
(16,386)	0	(16,386)	Prior Year Activity	(16,386)	0	(16,386)	0
(54,643)	(133,748)	79,105	NET CASH FLOW	124,943	(131,298)	256,242	0

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
534,862	536,169	(1,307)	5110.001 Condo Assessments	1,070,923	1,072,337	(1,414)	6,434,022
235,280	235,280	0	5500.000 Reserve Assessments	470,560	470,560	0	2,823,360
770,142	771,449	(1,307)	Total Assessments	1,541,483	1,542,897	(1,414)	9,257,382
Other Income							
4,250	11,693	(7,443)	5110.000 Rental Income	10,846	23,386	(12,540)	140,316
0	417	(417)	5110.180 Clubhouse Rental	450	833	(383)	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	17,920	0	17,920	0
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	0	11,667	(11,667)	70,000
6,435	3,333	3,101	5910.000 Laundry and Vending Revenue	6,435	6,667	(232)	40,000
1,864	1,667	198	5920.000 NSF and Late Charges	1,743	3,333	(1,590)	20,000
1,249	667	582	5990.000 Miscellaneous Inc	2,079	1,333	746	8,000
1,455	3,333	(1,878)	5990.008 In Unit Maintenance	3,281	6,667	(3,386)	40,000
246	4,496	(4,250)	5990.190 Storage Unit Fees	2,329	8,991	(6,663)	53,948
0	0	0	5990.210 Legal - Collection	1,297	0	1,297	0
54,985	4,000	50,985	5990.220 Resale Package	57,161	8,000	49,161	48,000
1,400	1,400	0	5990.310 Cable Income	2,800	2,800	0	16,800
1,350	667	683	5990.600 Key Income	4,050	1,333	2,717	8,000
229	2,333	(2,104)	5991.010 Newsletter Income	827	4,667	(3,840)	28,000
82,423	39,839	42,585	Total Other Income	111,217	79,677	31,540	478,064
852,565	811,287	41,278	Total Operating Income	1,652,701	1,622,574	30,126	9,735,446
Utilities							
11,179	7,917	(3,263)	6450.000 Electricity	17,870	15,833	(2,037)	95,000
163,631	110,687	(52,945)	6451.000 Water	164,163	221,374	57,211	1,328,242
14,083	17,500	3,417	6452.000 Gas	20,974	35,000	14,026	210,000
188,894	136,104	(52,791)	Total Utilities	203,007	272,207	69,200	1,633,242
Contracts							
1,593	1,667	73	6518.000 Uniforms	3,015	3,333	318	20,000
3,440	6,083	2,643	6519.000 Exterminating Contract	5,921	12,167	6,246	73,000
36,522	29,593	(6,929)	6525.000 Garbage and Trash Removal	40,610	59,186	18,575	355,113
23,414	23,584	170	6537.000 Grounds Contract	23,414	47,168	23,754	283,009
20,000	9,418	(10,582)	6547.000 Swim Pool Maintenance/Contract	34,160	18,837	(15,323)	113,020
0	0	0	6548.000 Snow Removal	0	0	0	20,000
0	70,000	70,000	6562.000 Decorating Contract	5,595	75,000	69,405	240,000
84,969	140,345	55,376	Total Contracts	112,716	215,690	102,975	1,104,142
Repair & Maintenance							
1,769	1,833	65	6515.000 Janitor and Cleaning Supplies	1,655	3,667	2,012	22,000
2,588	10,000	7,412	6537.040 Landscape Repairs	9,918	20,000	10,082	120,000
0	30,000	30,000	6537.101 Tree Maintenance	76,810	75,000	(1,810)	220,000

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
8,629	8,333	(295)	6541.000 Repairs - General	12,325	16,667	4,341	100,000
263	250	(13)	6541.001 Equipment/Tools	416	500	84	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	500	500	3,000
106	0	(106)	6541.100 General Maintenance/ Repair	106	0	(106)	0
4,483	3,083	(1,400)	6541.230 Maintenance Supplies	6,807	6,167	(641)	37,000
10,094	2,667	(7,427)	6541.280 Plumbing Materials	10,094	5,333	(4,761)	32,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	417	417	2,500
9,420	5,000	(4,420)	6547.021 Pool Supplies & Equipment	9,420	10,000	580	18,000
0	0	0	6547.025 Pool Repairs & Maintenance	13,326	0	(13,326)	0
10,846	0	(10,846)	6547.020 Pool Expenses	10,846	0	(10,846)	0
800	833	33	6550.300 In-unit Supplies	800	1,667	866	10,000
1,235	1,583	348	6562.100 Paint Supplies	2,049	3,167	1,118	19,000
4,128	3,917	(211)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	9,183	7,833	(1,349)	47,000
54,360	67,958	13,598	Total Repair & Maintenance	163,754	150,917	(12,838)	633,500
Personnel							
Payroll Salaries							
29,921	37,831	7,909	6309.020 Manager/Assistant Manager Salaries	39,197	63,051	23,854	327,862
56,709	29,786	(26,923)	6309.030 Administrative Salaries	74,802	49,643	(25,158)	258,143
110,024	134,401	24,377	6540.010 Maintenance Salaries	148,586	224,001	75,416	1,164,810
196,653	202,017	5,364	Total Payroll Salaries	262,584	336,695	74,111	1,750,815
Payroll Taxes/Benefits							
1,909	667	(1,242)	6313.000 Education/Training Benefit/Recruitment	3,708	1,333	(2,375)	8,000
0	25	25	6392.000 Mileage	0	50	50	300
0	0	0	6399.020 Bonuses	0	250	250	1,000
37,484	40,120	2,636	6723.001 Health Benefits	64,324	80,239	15,916	481,436
2,280	3,909	1,629	6310.020 Payroll Taxes - Management	2,986	6,514	3,527	33,868
4,478	3,078	(1,400)	6310.050 Payroll Taxes - Administrative	5,906	5,129	(777)	26,666
8,392	13,884	5,491	6310.060 Payroll Taxes - Maintenance	11,334	23,139	11,805	120,325
2,356	1,522	(834)	6310.100 Retirement - Management	3,230	2,536	(694)	13,190
973	830	(143)	6310.110 Retirement - Administrative	1,298	1,383	86	7,194
1,197	3,594	2,397	6310.120 Retirement - Maintenance	1,568	5,989	4,421	31,144
0	83	83	6310.130 Employee Recruitment	0	167	167	1,000
0	5,132	5,132	6722.000 Workmen's Compensation	0	10,264	10,264	61,585
59,068	72,841	13,773	Total Payroll Taxes/Benefits	94,354	136,994	42,639	785,708
255,722	274,858	19,137	Total Personnel	356,938	473,689	116,751	2,536,523
Professional Services							
6,319	6,319	(0)	6320.000 Management Fee	12,639	12,639	(0)	75,833
0	3,750	3,750	6340.000 Legal Expense	0	7,500	7,500	45,000
4,517	1,250	(3,267)	6340.100 Legal Fees - Collections	5,819	2,500	(3,319)	15,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
July 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	2,000	2,000	6340.800 Legal - Litigation	645	4,500	3,855	5,000
0	0	0	6350.000 Audit Expense	0	0	0	15,500
10,837	13,319	2,483	Total Professional Services	19,102	27,139	8,036	156,333
Administrative Expenses							
2,016	975	(1,041)	6301.000 Recreation/Resident Activities	2,016	1,950	(66)	11,700
2,944	1,292	(1,653)	6311.000 Office Supplies	3,990	2,583	(1,406)	15,500
1,778	933	(845)	6311.010 Printing	3,026	1,867	(1,159)	11,200
0	0	0	6311.020 Xerox Contract	1,092	0	(1,092)	0
3,702	1,667	(2,036)	6311.050 Postage	6,845	3,333	(3,511)	20,000
2,444	600	(1,844)	6311.080 Lease Computer,Fax,Copr, etc.	3,101	1,200	(1,901)	7,200
2,705	3,333	628	6311.130 IT Support Contract	7,172	6,667	(505)	40,000
1,143	3,167	2,024	6351.020 Computer Expenses	1,326	6,333	5,007	38,000
2,927	3,000	73	6360.000 Telephone and Answering Service	5,629	6,000	371	36,000
0	125	125	6370.000 Bad Debts	0	250	250	1,500
1,607	2,333	727	6390.000 Misc Administrative Expenses	3,117	4,667	1,550	28,000
0	0	0	6390.009 Meeting Expenses	0	0	0	14,000
991	0	(991)	6390.040 Credit Card & Bank Fees	1,674	0	(1,674)	0
7,374	7,819	445	6390.180 Association Unit Expense	15,686	15,637	(49)	93,822
375	1,000	625	6390.900 Misc Exp - Newsletter	5,325	2,000	(3,325)	12,000
0	25	25	6391.000 Dues & Subscriptions	0	50	50	300
0	833	833	6393.050 Engineering Fees	0	1,667	1,667	10,000
30,007	27,102	(2,905)	Total Administrative Expenses	59,998	54,204	(5,794)	339,222
Taxes & Insurance							
0	10,670	10,670	6710.000 Real Estate Taxes	0	10,670	10,670	21,340
0	0	0	6718.010 Corporate Taxes	0	0	0	15,000
150	250	100	6719.000 Miscellaneous Taxes, Licenses, and Permits	150	500	350	3,000
30,603	29,565	(1,038)	6720.000 Property & Liability Insurance (Hazard)	61,207	59,131	(2,076)	354,784
0	0	0	6720.030 Insurance Loss	63,939	0	(63,939)	0
0	2,083	2,083	6720.060 Insurance Reimburse Deductible	0	4,167	4,167	25,000
0	7,500	7,500	6730.000 Capital Expenses	0	15,000	15,000	90,000
30,753	50,069	19,315	Total Taxes & Insurance	125,296	89,467	(35,829)	509,124
655,542	709,755	54,213	Total Operating Expenses	1,040,812	1,283,313	242,501	6,912,086
197,023	101,532	95,491	Net Operating Budget	611,889	339,262	272,627	2,823,360
RESERVES BUDGET							
(235,280)	(235,280)	0	9901.015 Reserve Contributions	(470,560)	(470,560)	0	(2,823,360)
(235,280)	(235,280)	0	Total Reserve Contribution	(470,560)	(470,560)	0	(2,823,360)
(38,257)	(133,748)	95,491	Net Operating Profit/(Loss)	141,329	(131,298)	272,627	0
Extraordinary Items							



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
(16,386)	0	(16,386)	9999.020 Prior Year Activity	(16,386)	0	(16,386)	0
(54,643)	(133,748)	79,105	NET CASH FLOW	124,943	(131,298)	256,242	0



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

<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							
600	0	600	3130.063 Current Year RR Interest	8,048	0	8,048	0
235,280	235,280	0	5500.000 Current Year RR Deposits	470,560	470,560	0	2,823,360
235,880	235,280	600	Total Revenues	478,608	470,560	8,048	2,823,360
Reserve Expenses							
33,473	0	(33,473)	9114.210 RR- Building Improvements	33,473	0	(33,473)	0
0	0	0	3130.062 Current Year RR Expenses	77,420	0	(77,420)	0
2,985	0	(2,985)	9901.006 RR Exp - Facade	2,985	0	(2,985)	0
16,399	0	(16,399)	9901.008 RR Exp-Mechanical Equipment	16,399	0	(16,399)	0
3,699	0	(3,699)	9901.010 RR Exp - Lighting	3,699	0	(3,699)	0
560	0	(560)	9901.011 RR Exp - Concrete	560	0	(560)	0
66,277	0	(66,277)	9901.016 Roof Improvements	66,277	0	(66,277)	0
2,532	0	(2,532)	9901.870 Unit Appliance Repl	2,532	0	(2,532)	0
125,925	0	(125,925)	Total Reserve Expenses	203,345	0	(203,345)	0
109,955	235,280	(125,325)	Current Year Reserves Activity	275,263	470,560	(195,297)	2,823,360



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

	Actual	Actual	Budget	Budget	Budget	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	536,062	534,862	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	6,432,608	6,434,022
5500.000 Reserve Assessments	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	2,823,360	2,823,360
Total Assessments	771,342	770,142	771,449	771,449	771,449	771,449	771,449	771,449	771,449	771,449	771,449	771,449	9,255,968	9,257,382
Other Income														
5110.000 Rental Income	6,596	4,250	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	127,776	140,316
5110.180 Clubhouse Rental	450	0	417	417	417	417	417	417	417	417	417	417	4,617	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	0	0	0	0	0	0	0	0	0	0	17,920	0
5410.000 Interest Revenue - Operations	0	0	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	58,333	70,000
5910.000 Laundry and Vending Revenue	0	6,435	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	39,768	40,000
5920.000 NSF and Late Charges	(121)	1,864	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	18,410	20,000
5990.000 Miscellaneous Inc	830	1,249	667	667	667	667	667	667	667	667	667	667	8,746	8,000
5990.008 In Unit Maintenance	1,825	1,455	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,614	40,000
5990.190 Storage Unit Fees	2,083	246	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	47,285	53,948
5990.210 Legal - Collection	1,297	0	0	0	0	0	0	0	0	0	0	0	1,297	0
5990.220 Resale Package	2,176	54,985	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	97,161	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
5990.600 Key Income	2,700	1,350	667	667	667	667	667	667	667	667	667	667	10,717	8,000
5991.010 Newsletter Income	598	229	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	24,160	28,000
Total Other Income	28,794	82,423	39,839	39,839	39,839	39,839	39,839	39,839	39,839	39,839	39,839	39,839	509,604	478,064
Total Operating Income	800,136	852,565	811,287	811,287	811,287	811,287	811,287	811,287	811,287	811,287	811,287	811,287	9,765,572	9,735,446
Utilities														
6450.000 Electricity	6,691	11,179	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	97,037	95,000
6451.000 Water	532	163,631	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	1,271,031	1,328,242



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

	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6452.000 Gas	6,891	14,083	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	195,974	210,000
Total Utilities	14,113	188,894	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	1,564,042	1,633,242
Contracts														
6518.000 Uniforms	1,422	1,593	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	19,682	20,000
6519.000 Exterminating Contract	2,481	3,440	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	66,754	73,000
6525.000 Garbage and Trash Removal	4,089	36,522	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	336,538	355,113
6537.000 Grounds Contract	0	23,414	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	259,255	283,009
6547.000 Swim Pool Maintenance/Contract	14,160	20,000	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	128,343	113,020
6548.000 Snow Removal	0	0	0	0	1,000	2,000	5,000	5,000	5,000	2,000	0	0	20,000	20,000
6562.000 Decorating Contract	5,595	0	70,000	70,000	15,000	1,429	1,429	1,429	1,429	1,429	1,429	1,429	170,595	240,000
Total Contracts	27,747	84,969	140,345	140,345	86,345	73,774	76,774	76,774	76,774	73,774	71,774	71,774	1,001,168	1,104,142
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	(114)	1,769	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	19,988	22,000
6537.040 Landscape Repairs	7,330	2,588	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	109,918	120,000
6537.101 Tree Maintenance	76,810	0	30,000	25,000	14,000	2,000	1,500	1,500	2,000	15,000	20,000	34,000	221,810	220,000
6541.000 Repairs - General	3,697	8,629	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	95,659	100,000
6541.001 Equipment/Tools	152	263	250	250	250	250	250	250	250	250	250	250	2,916	3,000
6541.043 Exercise Equipment - Repairs	0	0	250	250	250	250	250	250	250	250	250	250	2,500	3,000
6541.100 General Maintenance/Repair	0	106	0	0	0	0	0	0	0	0	0	0	106	0
6541.230 Maintenance Supplies	2,324	4,483	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	37,641	37,000
6541.280 Plumbing Materials	0	10,094	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	36,761	32,000
6541.400 Equipment Repairs & Maintenance	0	0	208	208	208	208	208	208	208	208	208	208	2,083	2,500
6547.021 Pool Supplies & Equipment	0	9,420	1,500	0	0	0	0	0	0	0	4,000	2,500	17,420	18,000
6547.025 Pool Repairs & Maintenance	13,326	0	0	0	0	0	0	0	0	0	0	0	13,326	0



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	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6547.020 Pool Expenses	0	10,846	0	0	0	0	0	0	0	0	0	0	10,846	0
6550.300 In-unit Supplies	0	800	833	833	833	833	833	833	833	833	833	833	9,134	10,000
6562.100 Paint Supplies	814	1,235	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	17,882	19,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	5,055	4,128	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	48,349	47,000
Total Repair & Maintenance	109,394	54,360	64,458	57,958	46,958	34,958	34,458	34,458	34,958	47,958	56,958	69,458	646,338	633,500
Personnel														
Payroll Salaries														
6309.020 Manager/Assistant Manager Salaries	9,275	29,921	25,220	25,220	25,220	25,220	37,831	25,220	25,220	25,220	25,220	25,220	304,008	327,862
6309.030 Administrative Salaries	18,093	56,709	19,857	19,857	19,857	19,857	29,786	19,857	19,857	19,857	19,857	19,857	283,301	258,143
6540.010 Maintenance Salaries	38,562	110,024	89,601	89,601	89,601	89,601	134,401	89,601	89,601	89,601	89,601	89,601	1,089,394	1,164,810
Total Payroll Salaries	65,931	196,653	134,678	134,678	134,678	134,678	202,017	134,678	134,678	134,678	134,678	134,678	1,676,704	1,750,815
Payroll Taxes/Benefits														
6313.000 Education/Training Benefit/Recruitment	1,799	1,909	667	667	667	667	667	667	667	667	667	667	10,375	8,000
6392.000 Mileage	0	0	25	25	25	25	25	25	25	25	25	25	250	300
6399.020 Bonuses	0	0	0	250	0	0	250	0	0	250	0	0	750	1,000
6723.001 Health Benefits	26,840	37,484	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	465,520	481,436
6310.020 Payroll Taxes - Management	707	2,280	2,605	2,605	2,605	2,605	3,909	2,605	2,605	2,605	2,605	2,605	30,341	33,868
6310.050 Payroll Taxes - Administrative	1,428	4,478	2,051	2,051	2,051	2,051	3,078	2,051	2,051	2,051	2,051	2,051	27,443	26,666
6310.060 Payroll Taxes - Maintenance	2,942	8,392	9,256	9,256	9,256	9,256	13,884	9,256	9,256	9,256	9,256	9,256	108,520	120,325
6310.100 Retirement - Management	875	2,356	1,015	1,015	1,015	1,015	1,522	1,015	1,015	1,015	1,015	1,015	13,884	13,190
6310.110 Retirement - Administrative	324	973	553	553	553	553	830	553	553	553	553	553	7,108	7,194
6310.120 Retirement - Maintenance	371	1,197	2,396	2,396	2,396	2,396	3,594	2,396	2,396	2,396	2,396	2,396	26,723	31,144
6310.130 Employee Recruitment	0	0	83	83	83	83	83	83	83	83	83	83	833	1,000
6722.000 Workmen's Compensation	0	0	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	51,321	61,585
Total Payroll Taxes/Benefits	35,286	59,068	63,903	64,153	63,903	63,903	73,091	63,903	63,903	64,153	63,903	63,903	743,069	785,708



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Total Personnel	101,217	255,722	198,581	198,831	198,581	198,581	275,108	198,581	198,581	198,831	198,581	198,581	2,419,772	2,536,523
Professional Services														
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	0	0	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	37,500	45,000
6340.100 Legal Fees - Collections	1,301	4,517	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	18,319	15,000
6340.800 Legal - Litigation	645	0	500	0	0	0	0	0	0	0	0	0	1,145	5,000
6350.000 Audit Expense	0	0	0	0	0	0	0	0	15,500	0	0	0	15,500	15,500
Total Professional Services	8,266	10,837	11,819	11,319	11,319	11,319	11,319	11,319	26,819	11,319	11,319	11,319	148,297	156,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	2,016	975	975	975	975	975	975	975	975	975	975	11,766	11,700
6311.000 Office Supplies	1,046	2,944	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	16,906	15,500
6311.010 Printing	1,247	1,778	933	933	933	933	933	933	933	933	933	933	12,359	11,200
6311.020 Xerox Contract	1,092	0	0	0	0	0	0	0	0	0	0	0	1,092	0
6311.050 Postage	3,142	3,702	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	23,511	20,000
6311.080 Lease Computer, Fax, Copr, etc.	657	2,444	600	600	600	600	600	600	600	600	600	600	9,101	7,200
6311.130 IT Support Contract	4,467	2,705	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,505	40,000
6351.020 Computer Expenses	183	1,143	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	32,993	38,000
6360.000 Telephone and Answering Service	2,702	2,927	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	35,629	36,000
6370.000 Bad Debts	0	0	125	125	125	125	125	125	125	125	125	125	1,250	1,500
6390.000 Misc Administrative Expenses	1,510	1,607	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	26,450	28,000
6390.009 Meeting Expenses	0	0	0	1,500	0	4,000	0	2,500	0	0	6,000	0	14,000	14,000
6390.040 Credit Card & Bank Fees	683	991	0	0	0	0	0	0	0	0	0	0	1,674	0
6390.180 Association Unit Expense	8,312	7,374	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	93,871	93,822
6390.900 Misc Exp - Newsletter	4,950	375	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	15,325	12,000
6391.000 Dues & Subscriptions	0	0	25	25	25	25	25	25	25	25	25	25	250	300



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6393.050 Engineering Fees	0	0	833	833	833	833	833	833	833	833	833	833	8,333	10,000
Total Administrative Expenses	29,991	30,007	27,102	28,602	27,102	31,102	27,102	29,602	27,102	27,102	33,102	27,102	345,016	339,222
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	0	0	0	0	0	10,670	0	0	0	0	10,670	21,340
6718.010 Corporate Taxes	0	0	0	7,500	0	0	0	0	7,500	0	0	0	15,000	15,000
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	150	250	250	250	250	250	250	250	250	250	250	2,650	3,000
6720.000 Property & Liability Insurance (Hazard)	30,603	30,603	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	356,860	354,784
6720.030 Insurance Loss	63,939	0	0	0	0	0	0	0	0	0	0	0	63,939	0
6720.060 Insurance Reimburse Deductible	0	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	20,833	25,000
6730.000 Capital Expenses	0	0	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	75,000	90,000
Total Taxes & Insurance	94,543	30,753	39,399	46,899	39,399	39,399	39,399	50,069	46,899	39,399	39,399	39,399	544,953	509,124
Total Operating Expenses	385,270	655,542	617,808	620,058	545,808	525,236	600,264	536,906	547,236	534,486	547,236	553,736	6,669,585	6,912,086
Net Operating Budget	414,866	197,023	193,480	191,230	265,480	286,051	211,023	274,381	264,051	276,801	264,051	257,551	3,095,987	2,823,360
RESERVES BUDGET														
9901.015 Reserve Contributions	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(2,823,360)	(2,823,360)
Total Reserve Contribution	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(2,823,360)	(2,823,360)
Net Operating Profit/(Loss)	179,586	(38,257)	(41,800)	(44,050)	30,200	50,771	(24,257)	39,101	28,771	41,521	28,771	22,271	272,627	0
Extraordinary Items														
9999.020 Prior Year Activity	0	(16,386)	0	0	0	0	0	0	0	0	0	0	(16,386)	0
NET CASH FLOW	179,586	(54,643)	(41,800)	(44,050)	30,200	50,771	(24,257)	39,101	28,771	41,521	28,771	22,271	256,242	0

**Parkfairfax Condominium UOA
Balance Sheet
For the period ending
July 2021**

	Current Balance
ASSETS	
Current Assets	
1110.000 Petty Cash	500
1120.001 Operating Cash 1	1,063,941
1130.000 Accounts Receivable	135,069
1132.000 Accounts Receivable	48,538
4200.000 Allowance For Bad Debt	(138,357)
1140.000 AR-other	(1,508)
1904.010 Deferred Tax Credit Fee	(4,536)
	1,103,647
Restricted Deposits & Funded Reserves	
1320.000 Replacement Reserve-Cash	1,545,607
1320.100 Replacement Reserve-MM	601,548
1320.200 Replacement Reserve-CD	2,620,000
1320.600 Accrued Interest Receivable	8,507
	4,775,662
Prepaid Expenses	
1240.000 Prepaid Property & Liability Insurance	140,134
1271.000 Prepaid Income Taxes	23,058
1290.000 Prepaid Expense-Operating	27,093
	190,286
Fixed Assets	
1420.000 Buildings	602,000
1480.000 Motor Vehicles	499,471
	1,101,471
Less Accumulated Deprecation	933,154
Total Assets	6,237,912
LIABILITIES & EQUITY	
Current Liabilities	
2110.000 Accounts Payable	48,930
2120.000 Accrued Wages and Payroll Taxes Payable	118,499
2123.000 Accrued Expense	52,172
2123.060 401K Match Payble	185,777
2124.000 Accrued Income Taxes Payable	41,440
2191.050 Refund Clearing Account	(1,029)
2210.001 Prepaid Assessment	179,564
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000 Deferred Income	62,732
2199.000 Other Current Liabilities	1,420
	712,334
Deposits Liabilities	
2191.000 Tenant Security Deposits Held in Trust (Contra)	7,450
	7,450
Long Term Liabilities	



**Parkfairfax Condominium UOA
Balance Sheet
For the period ending
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	Current Balance
Total Liabilities	719,784
EQUITY	
Net Profit or (Loss)-current	(982)
Owners Unappropriated Equity-prior years	
3130.030 Fund Balance	1,833
3130.850 Property Fund	296,885
3210.030 Retained Earnings Operating Fnd	1,496,215
Total Owners Unappropriated Equity-prior years	1,794,933
Owners Appropriated Equity-prior years	
3130.060 Capital Reserve Fund Balance	3,322,989
Total Owners Appropriated Equity-prior years	3,322,989
Owners Appropriated Equity-current	
3130.061 Current Year RR Contributions	470,560
3130.062 Current Year RR Expenditures	(77,420)
3130.063 Current Year RR Interest	8,048
Total Owners Appropriated Equity-current	401,189
Total Equity	5,518,129
Total Liabilities & Equity	6,237,912