



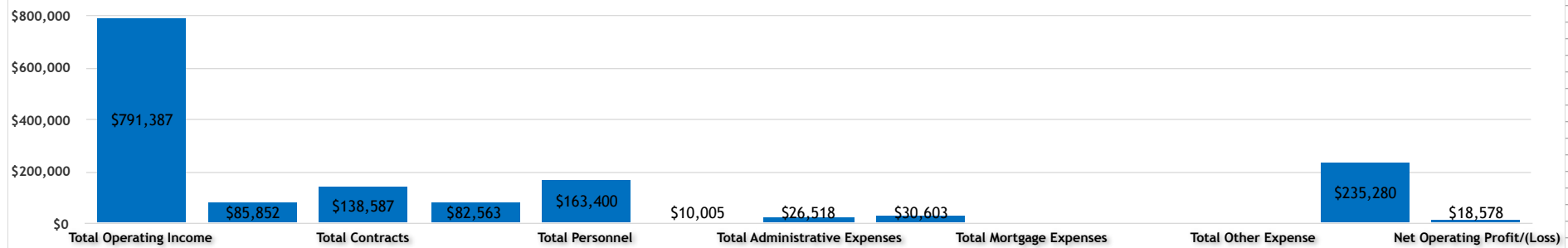
People you can trust.  
Experience you can rely on.



**Parkfairfax Condominium UOA  
Financial Statement Summary**

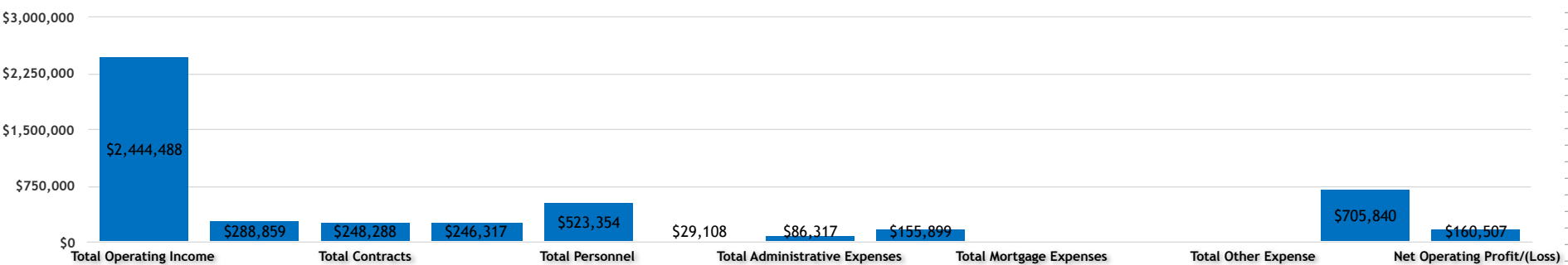


For the Month Ended 08-2021



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
<b>REVENUE</b>								
Total Operating Income	\$791,387	\$811,287	-\$19,900	-2%	\$2,444,488	\$2,433,862	\$10,627	0%
<b>OPERATING EXPENSES</b>								
Total Utilities	\$85,852	\$136,104	\$50,251	37%	\$288,859	\$408,311	\$119,451	29%
Total Contracts	\$138,587	\$138,678	\$91	0%	\$248,288	\$351,035	\$102,748	29%
Total Repair & Maintenance	\$82,563	\$64,458	(\$18,104)	-28%	\$246,317	\$215,375	(\$30,942)	-14%
Total Personnel	\$163,400	\$200,222	\$36,822	18%	\$523,354	\$677,195	\$153,841	23%
Total Professional Services	\$10,005	\$11,819	\$1,814	15%	\$29,108	\$38,958	\$9,851	25%
Total Administrative Expenses	\$26,518	\$27,127	\$608	2%	\$86,317	\$81,380	(\$4,936)	-6%
Total Taxes & Insurance	\$30,603	\$39,399	\$8,795	22%	\$155,899	\$128,866	(\$27,033)	-21%
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	\$235,280	\$235,280	\$0	0%	\$705,840	\$705,840	\$0	0%
Net Operating Profit/(Loss)	\$18,578	(\$41,800)	\$60,378		\$160,507	(\$173,099)	\$333,606	

For Year to Date Ended 08-2021



**Parkfairfax Condominium UOA  
Financial Statement Summary**



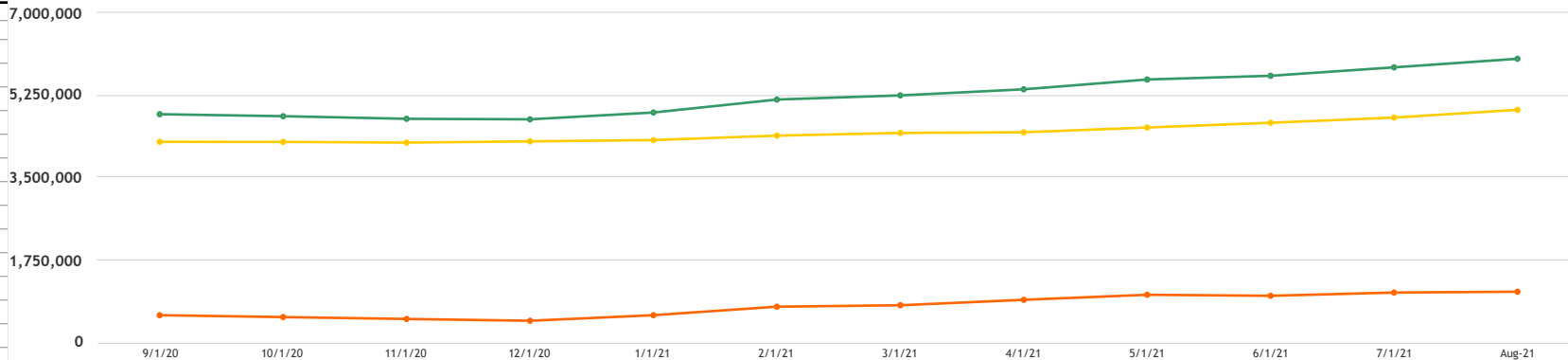
**Cash Accounts - Operating**

**Cash Accounts - Reserve**

GL	NAME	BEG	END	Chg	GL	NAME	BEG	END	Chg
1110000	Petty Cash	500.00	500.00	0.00	1310020	Escrow Cash Insurance	0.00	0.00	0.00
1120000	Operating Cash	0.00	0.00	0.00	1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1120001	Operating Cash 1	1,064,541.43	1,082,509.77	17,968.34	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	1,545,606.92	1,548,820.44	3,213.52
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	601,547.75	761,220.86	159,673.11
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	2,620,000.00	2,620,000.00	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	8,507.26	9,302.42	795.16
					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

**Cash Balances**

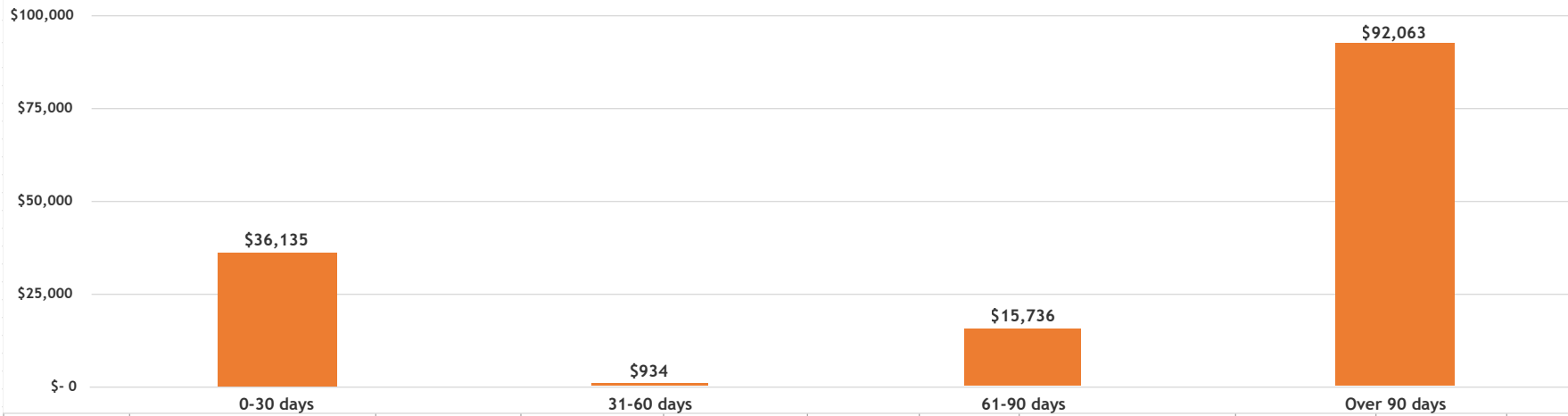
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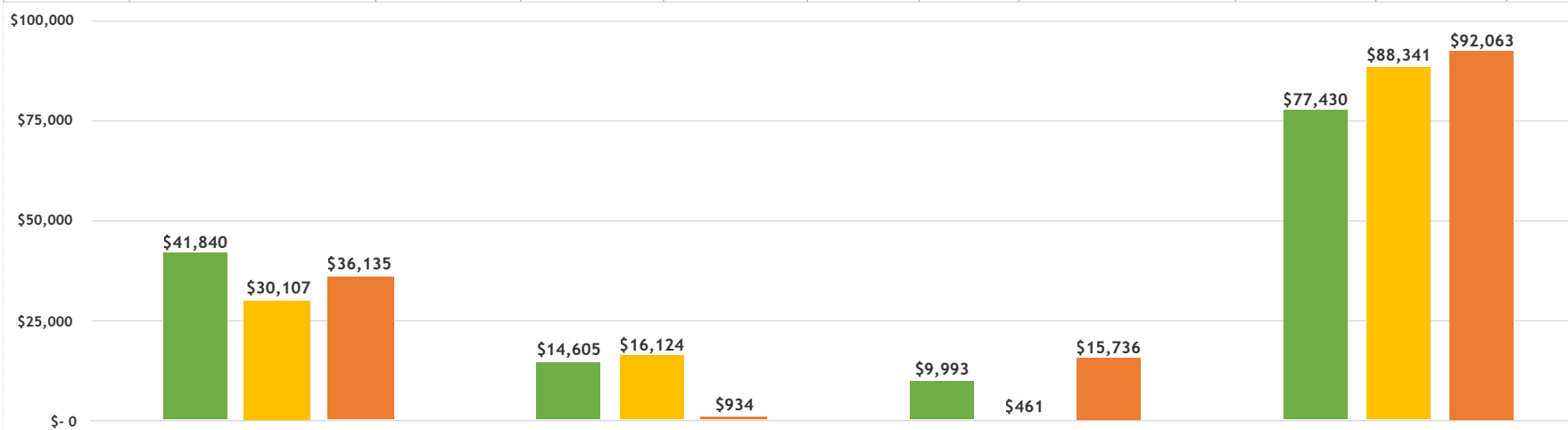


**Parkfairfax Condominium UOA  
Financial Statement Summary**

**Receivables**



**Receivables History**



0-30 days

31-60 days

61-90 days

Over 90 days

■ Jun-21

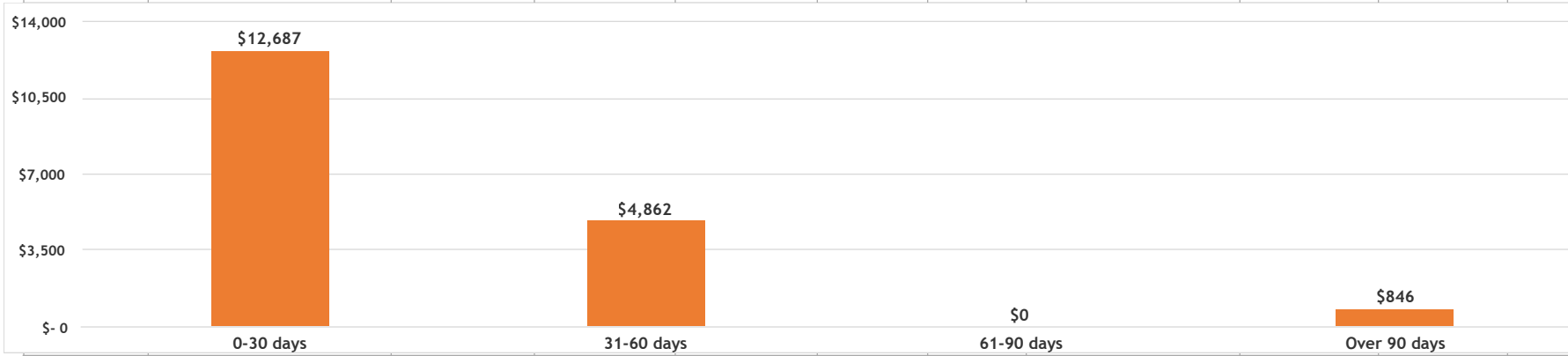
■ Jul-21

■ Aug-21

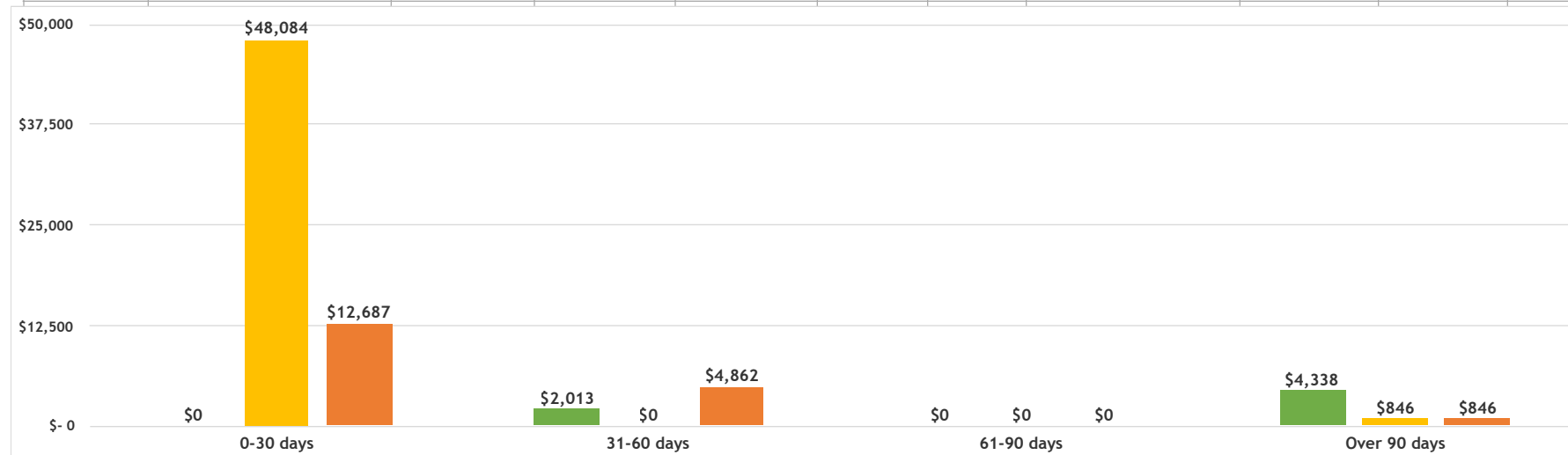


### Parkfairfax Condominium UOA Financial Statement Summary

#### Payables



#### Payables History





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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
791,387	811,287	(19,900)	<b>Total Operating Income</b>	2,444,488	2,433,862	10,627	9,735,446
85,852	136,104	50,251	<b>Total Utilities</b>	288,859	408,311	119,451	1,633,242
141,770	140,345	(1,424)	<b>Total Contracts</b>	254,485	356,035	101,550	1,104,142
82,563	64,458	(18,104)	<b>Total Repair &amp; Maintenance</b>	246,317	215,375	(30,942)	633,500
160,218	198,581	38,363	<b>Total Personnel</b>	517,156	672,270	155,113	2,536,523
10,005	11,819	1,814	<b>Total Professional Services</b>	29,108	38,958	9,851	156,333
26,518	27,102	583	<b>Total Administrative Expenses</b>	86,317	81,305	(5,011)	339,222
30,603	39,399	8,795	<b>Total Taxes &amp; Insurance</b>	155,899	128,866	(27,033)	509,124
<u>537,529</u>	<u>617,808</u>	<u>80,278</u>	<b>Total Operating Expenses</b>	<u>1,578,141</u>	<u>1,901,120</u>	<u>322,979</u>	<u>6,912,086</u>
<u>253,858</u>	<u>193,480</u>	<u>60,378</u>	<b>Net Operating Budget</b>	<u>866,347</u>	<u>532,741</u>	<u>333,606</u>	<u>2,823,360</u>
<b>RESERVES BUDGET</b>							
<u>(235,280)</u>	<u>(235,280)</u>	<u>0</u>	<b>Total Reserve Expenses</b>	<u>(705,840)</u>	<u>(705,840)</u>	<u>0</u>	<u>(2,823,360)</u>
<u>(235,280)</u>	<u>(235,280)</u>	<u>0</u>	<b>Net Reserve Budget</b>	<u>(705,840)</u>	<u>(705,840)</u>	<u>0</u>	<u>(2,823,360)</u>
<u>18,578</u>	<u>(41,800)</u>	<u>60,378</u>	<b>Net Operating Profit/(Loss)</b>	<u>160,507</u>	<u>(173,099)</u>	<u>333,606</u>	<u>0</u>
(7,006)	0	(7,006)	Prior Year Activity	(23,391)	0	(23,391)	0
<u>11,572</u>	<u>(41,800)</u>	<u>53,372</u>	<b>NET CASH FLOW</b>	<u>137,116</u>	<u>(173,099)</u>	<u>310,215</u>	<u>0</u>



**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
August 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>
<b>Assessments</b>							
536,062	536,169	(107)	5110.001 Condo Assessments	1,606,985	1,608,506	(1,521)	6,434,022
235,280	235,280	0	5500.000 Reserve Assessments	705,840	705,840	0	2,823,360
<b>771,342</b>	<b>771,449</b>	<b>(107)</b>	<b>Total Assessments</b>	<b>2,312,825</b>	<b>2,314,346</b>	<b>(1,521)</b>	<b>9,257,382</b>
<b>Other Income</b>							
1,850	11,693	(9,843)	5110.000 Rental Income	12,696	35,079	(22,383)	140,316
740	417	323	5110.180 Clubhouse Rental	1,190	1,250	(60)	5,000
6,960	0	6,960	5190.000 Rent Revenue Miscellaneous	24,880	0	24,880	0
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	0	17,500	(17,500)	70,000
0	3,333	(3,333)	5910.000 Laundry and Vending Revenue	6,435	10,000	(3,565)	40,000
2,188	1,667	521	5920.000 NSF and Late Charges	3,931	5,000	(1,069)	20,000
597	667	(70)	5990.000 Miscellaneous Inc	3,077	2,000	1,077	8,000
346	3,333	(2,987)	5990.008 In Unit Maintenance	3,627	10,000	(6,373)	40,000
749	4,496	(3,746)	5990.190 Storage Unit Fees	3,078	13,487	(10,409)	53,948
1,035	0	1,035	5990.210 Legal - Collection	2,332	0	2,332	0
1,822	4,000	(2,178)	5990.220 Resale Package	58,983	12,000	46,983	48,000
1,400	1,400	0	5990.310 Cable Income	4,200	4,200	0	16,800
1,525	667	858	5990.600 Key Income	5,575	2,000	3,575	8,000
834	2,333	(1,499)	5991.010 Newsletter Income	1,661	7,000	(5,339)	28,000
<b>20,045</b>	<b>39,839</b>	<b>(19,793)</b>	<b>Total Other Income</b>	<b>131,664</b>	<b>119,516</b>	<b>12,148</b>	<b>478,064</b>
<b>791,387</b>	<b>811,287</b>	<b>(19,900)</b>	<b>Total Operating Income</b>	<b>2,444,488</b>	<b>2,433,862</b>	<b>10,627</b>	<b>9,735,446</b>
<b>Utilities</b>							
7,006	7,917	910	6450.000 Electricity	24,876	23,750	(1,126)	95,000
64,693	110,687	45,994	6451.000 Water	228,856	332,060	103,205	1,328,242
14,153	17,500	3,347	6452.000 Gas	35,127	52,500	17,373	210,000
<b>85,852</b>	<b>136,104</b>	<b>50,251</b>	<b>Total Utilities</b>	<b>288,859</b>	<b>408,311</b>	<b>119,451</b>	<b>1,633,242</b>
<b>Contracts</b>							
3,182	1,667	(1,515)	6518.000 Uniforms	6,198	5,000	(1,198)	20,000
4,836	6,083	1,247	6519.000 Exterminating Contract	10,757	18,250	7,493	73,000
22,647	29,593	6,945	6525.000 Garbage and Trash Removal	63,258	88,778	25,521	355,113
23,414	23,584	170	6537.000 Grounds Contract	46,828	70,752	23,924	283,009
13,640	9,418	(4,222)	6547.000 Swim Pool Maintenance/Contract	47,800	28,255	(19,545)	113,020
0	0	0	6548.000 Snow Removal	0	0	0	20,000
74,050	70,000	(4,050)	6562.000 Decorating Contract	79,645	145,000	65,355	240,000
<b>141,770</b>	<b>140,345</b>	<b>(1,424)</b>	<b>Total Contracts</b>	<b>254,485</b>	<b>356,035</b>	<b>101,550</b>	<b>1,104,142</b>
<b>Repair &amp; Maintenance</b>							
522	1,833	1,311	6515.000 Janitor and Cleaning Supplies	2,177	5,500	3,323	22,000
7,143	10,000	2,857	6537.040 Landscape Repairs	17,061	30,000	12,939	120,000
44,245	30,000	(14,245)	6537.101 Tree Maintenance	121,055	105,000	(16,055)	220,000



**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
August 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>
16,191	8,333	(7,858)	6541.000 Repairs - General	28,517	25,000	(3,517)	100,000
53	250	197	6541.001 Equipment/Tools	469	750	281	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	750	750	3,000
0	0	0	6541.100 General Maintenance/ Repair	106	0	(106)	0
1,184	3,083	1,900	6541.230 Maintenance Supplies	7,991	9,250	1,259	37,000
8,833	2,667	(6,167)	6541.280 Plumbing Materials	18,927	8,000	(10,927)	32,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	625	625	2,500
0	1,500	1,500	6547.021 Pool Supplies & Equipment	9,420	11,500	2,080	18,000
0	0	0	6547.025 Pool Repairs & Maintenance	13,326	0	(13,326)	0
445	0	(445)	6547.020 Pool Expenses	11,291	0	(11,291)	0
445	833	389	6550.300 In-unit Supplies	1,245	2,500	1,255	10,000
629	1,583	955	6562.100 Paint Supplies	2,677	4,750	2,073	19,000
2,873	3,917	1,044	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	12,055	11,750	(305)	47,000
<b>82,563</b>	<b>64,458</b>	<b>(18,104)</b>	<b>Total Repair &amp; Maintenance</b>	<b>246,317</b>	<b>215,375</b>	<b>(30,942)</b>	<b>633,500</b>
			<b>Personnel</b>				
			<b>Payroll Salaries</b>				
34,095	25,220	(8,875)	6309.020 Manager/Assistant Manager Salaries	73,292	88,271	14,979	327,862
37,585	19,857	(17,728)	6309.030 Administrative Salaries	112,386	69,500	(42,886)	258,143
76,189	89,601	13,412	6540.010 Maintenance Salaries	224,775	313,602	88,828	1,164,810
<b>147,869</b>	<b>134,678</b>	<b>(13,191)</b>	<b>Total Payroll Salaries</b>	<b>410,453</b>	<b>471,373</b>	<b>60,920</b>	<b>1,750,815</b>
			<b>Payroll Taxes/Benefits</b>				
1,803	667	(1,137)	6313.000 Education/Training Benefit/Recruitment	5,512	2,000	(3,512)	8,000
0	25	25	6392.000 Mileage	0	75	75	300
0	0	0	6399.020 Bonuses	0	250	250	1,000
(4,674)	40,120	44,793	6723.001 Health Benefits	59,650	120,359	60,709	481,436
2,781	2,605	(175)	6310.020 Payroll Taxes - Management	5,767	9,119	3,352	33,868
2,903	2,051	(852)	6310.050 Payroll Taxes - Administrative	8,808	7,180	(1,629)	26,666
5,855	9,256	3,401	6310.060 Payroll Taxes - Maintenance	17,189	32,395	15,206	120,325
1,549	1,015	(534)	6310.100 Retirement - Management	4,779	3,551	(1,228)	13,190
676	553	(122)	6310.110 Retirement - Administrative	1,973	1,937	(36)	7,194
1,457	2,396	939	6310.120 Retirement - Maintenance	3,025	8,385	5,360	31,144
0	83	83	6310.130 Employee Recruitment	0	250	250	1,000
0	5,132	5,132	6722.000 Workmen's Compensation	0	15,396	15,396	61,585
<b>12,349</b>	<b>63,903</b>	<b>51,554</b>	<b>Total Payroll Taxes/Benefits</b>	<b>106,703</b>	<b>200,896</b>	<b>94,193</b>	<b>785,708</b>
<b>160,218</b>	<b>198,581</b>	<b>38,363</b>	<b>Total Personnel</b>	<b>517,156</b>	<b>672,270</b>	<b>155,113</b>	<b>2,536,523</b>
			<b>Professional Services</b>				
6,319	6,319	(0)	6320.000 Management Fee	18,958	18,958	(0)	75,833
3,386	3,750	364	6340.000 Legal Expense	3,386	11,250	7,864	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	5,819	3,750	(2,069)	15,000





**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
August 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>
0	500	500	6340.800 Legal - Litigation	645	5,000	4,355	5,000
300	0	(300)	6350.000 Audit Expense	300	0	(300)	15,500
<b>10,005</b>	<b>11,819</b>	<b>1,814</b>	<b>Total Professional Services</b>	<b>29,108</b>	<b>38,958</b>	<b>9,851</b>	<b>156,333</b>
<b>Administrative Expenses</b>							
850	975	125	6301.000 Recreation/Resident Activities	2,866	2,925	59	11,700
2,285	1,292	(993)	6311.000 Office Supplies	6,275	3,875	(2,400)	15,500
1,247	933	(314)	6311.010 Printing	4,273	2,800	(1,473)	11,200
1,180	0	(1,180)	6311.020 Xerox Contract	2,272	0	(2,272)	0
93	1,667	1,574	6311.050 Postage	6,938	5,000	(1,938)	20,000
441	600	159	6311.080 Lease Computer,Fax,Copr, etc.	3,543	1,800	(1,743)	7,200
4,280	3,333	(946)	6311.130 IT Support Contract	11,452	10,000	(1,452)	40,000
1,123	3,167	2,043	6351.020 Computer Expenses	2,449	9,500	7,051	38,000
4,224	3,000	(1,224)	6360.000 Telephone and Answering Service	9,653	9,000	(653)	36,000
0	125	125	6370.000 Bad Debts	0	375	375	1,500
1,828	2,333	505	6390.000 Misc Administrative Expenses	4,945	7,000	2,055	28,000
0	0	0	6390.009 Meeting Expenses	0	0	0	14,000
749	0	(749)	6390.040 Credit Card & Bank Fees	2,423	0	(2,423)	0
7,843	7,819	(24)	6390.180 Association Unit Expense	23,529	23,456	(73)	93,822
375	1,000	625	6390.900 Misc Exp - Newsletter	5,700	3,000	(2,700)	12,000
0	25	25	6391.000 Dues & Subscriptions	0	75	75	300
0	833	833	6393.050 Engineering Fees	0	2,500	2,500	10,000
<b>26,518</b>	<b>27,102</b>	<b>583</b>	<b>Total Administrative Expenses</b>	<b>86,317</b>	<b>81,305</b>	<b>(5,011)</b>	<b>339,222</b>
<b>Taxes &amp; Insurance</b>							
0	0	0	6710.000 Real Estate Taxes	0	10,670	10,670	21,340
0	0	0	6718.010 Corporate Taxes	0	0	0	15,000
0	250	250	6719.000 Miscellaneous Taxes, Licenses, and Permits	150	750	600	3,000
30,603	29,565	(1,038)	6720.000 Property & Liability Insurance (Hazard)	91,810	88,696	(3,114)	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	6,250	6,250	25,000
0	7,500	7,500	6730.000 Capital Expenses	0	22,500	22,500	90,000
<b>30,603</b>	<b>39,399</b>	<b>8,795</b>	<b>Total Taxes &amp; Insurance</b>	<b>155,899</b>	<b>128,866</b>	<b>(27,033)</b>	<b>509,124</b>
<b>537,529</b>	<b>617,808</b>	<b>80,278</b>	<b>Total Operating Expenses</b>	<b>1,578,141</b>	<b>1,901,120</b>	<b>322,979</b>	<b>6,912,086</b>
<b>253,858</b>	<b>193,480</b>	<b>60,378</b>	<b>Net Operating Budget</b>	<b>866,347</b>	<b>532,741</b>	<b>333,606</b>	<b>2,823,360</b>
<b>RESERVES BUDGET</b>							
(235,280)	(235,280)	0	9901.015 Reserve Contributions	(705,840)	(705,840)	0	(2,823,360)
<b>(235,280)</b>	<b>(235,280)</b>	<b>0</b>	<b>Total Reserve Contribution</b>	<b>(705,840)</b>	<b>(705,840)</b>	<b>0</b>	<b>(2,823,360)</b>
<b>18,578</b>	<b>(41,800)</b>	<b>60,378</b>	<b>Net Operating Profit/(Loss)</b>	<b>160,507</b>	<b>(173,099)</b>	<b>333,606</b>	<b>0</b>
<b>Extraordinary Items</b>							



**Parkfairfax Condominium UOA**  
**Budget Variance**  
**For The Period**  
**August 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>
(7,006)	0	(7,006)	9999.020 Prior Year Activity	(23,391)	0	(23,391)	0
<b>11,572</b>	<b>(41,800)</b>	<b>53,372</b>	<b>NET CASH FLOW</b>	<b>137,116</b>	<b>(173,099)</b>	<b>310,215</b>	<b>0</b>



**Parkfairfax Condominium UOA**  
**Statement of Revenue and Expense Reserve Fund**  
**For The Period**  
**August 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>
<b>Revenues</b>							
4,009	0	4,009	3130.063	12,057	0	12,057	0
			Current Year RR Interest				
235,280	235,280	0	5500.000	705,840	705,840	0	2,823,360
			Current Year RR Deposits				
<b>239,289</b>	<b>235,280</b>	<b>4,009</b>	<b>Total Revenues</b>	<b>717,897</b>	<b>705,840</b>	<b>12,057</b>	<b>2,823,360</b>
<b>Reserve Expenses</b>							
75,607	0	(75,607)	3130.062	278,952	0	(278,952)	0
			Current Year RR Expenses				
<b>75,607</b>	<b>0</b>	<b>(75,607)</b>	<b>Total Reserve Expenses</b>	<b>278,952</b>	<b>0</b>	<b>(278,952)</b>	<b>0</b>
<b>163,682</b>	<b>235,280</b>	<b>(71,598)</b>	<b>Current Year Reserves Activity</b>	<b>438,945</b>	<b>705,840</b>	<b>(266,895)</b>	<b>2,823,360</b>



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

	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Annual</b>	
	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Total</b>	<b>Budget</b>	
<b>Assessments</b>															
5110.001 Condo Assessments	536,062	534,862	536,062	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	6,432,501	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	235,280	2,823,360	2,823,360
<b>Total Assessments</b>	<b>771,342</b>	<b>770,142</b>	<b>771,342</b>	<b>771,449</b>	<b>771,449</b>	<b>771,449</b>	<b>771,449</b>	<b>771,449</b>	<b>771,449</b>	<b>771,449</b>	<b>771,449</b>	<b>771,449</b>	<b>771,449</b>	<b>9,255,861</b>	<b>9,257,382</b>
<b>Other Income</b>															
5110.000 Rental Income	6,596	4,250	1,850	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	117,933	140,316
5110.180 Clubhouse Rental	450	0	740	417	417	417	417	417	417	417	417	417	417	4,940	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	6,960	0	0	0	0	0	0	0	0	0	0	24,880	0
5410.000 Interest Revenue - Operations	0	0	0	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	52,500	70,000
5910.000 Laundry and Vending Revenue	0	6,435	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,435	40,000
5920.000 NSF and Late Charges	(121)	1,864	2,188	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	18,931	20,000
5990.000 Miscellaneous Inc	830	1,650	597	667	667	667	667	667	667	667	667	667	667	9,077	8,000
5990.008 In Unit Maintenance	1,825	1,455	346	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,627	40,000
5990.190 Storage Unit Fees	2,083	246	749	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	43,539	53,948
5990.210 Legal - Collection	1,297	0	1,035	0	0	0	0	0	0	0	0	0	0	2,332	0
5990.220 Resale Package	2,176	54,985	1,822	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	94,983	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	1,400	16,800	16,800
5990.600 Key Income	2,700	1,350	1,525	667	667	667	667	667	667	667	667	667	667	11,575	8,000
5991.010 Newsletter Income	598	229	834	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	22,661	28,000
<b>Total Other Income</b>	<b>28,794</b>	<b>82,824</b>	<b>20,045</b>	<b>39,839</b>	<b>39,839</b>	<b>39,839</b>	<b>39,839</b>	<b>39,839</b>	<b>39,839</b>	<b>39,839</b>	<b>39,839</b>	<b>39,839</b>	<b>39,839</b>	<b>490,212</b>	<b>478,064</b>
<b>Total Operating Income</b>	<b>800,136</b>	<b>852,966</b>	<b>791,387</b>	<b>811,287</b>	<b>811,287</b>	<b>811,287</b>	<b>811,287</b>	<b>811,287</b>	<b>811,287</b>	<b>811,287</b>	<b>811,287</b>	<b>811,287</b>	<b>811,287</b>	<b>9,746,073</b>	<b>9,735,446</b>
<b>Utilities</b>															
6450.000 Electricity	6,691	11,179	7,006	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	96,126	95,000
6451.000 Water	532	163,631	64,693	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	1,225,037	1,328,242



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

	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6452.000 Gas	6,891	14,083	14,153	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	192,627	210,000
<b>Total Utilities</b>	14,113	188,894	85,852	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	1,513,791	1,633,242
Contracts														
6518.000 Uniforms	1,422	1,593	3,182	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	21,198	20,000
6519.000 Exterminating Contract	2,481	3,440	4,836	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	65,507	73,000
6525.000 Garbage and Trash Removal	4,089	36,522	22,647	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	329,593	355,113
6537.000 Grounds Contract	0	23,414	23,414	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	259,085	283,009
6547.000 Swim Pool Maintenance/Contract	14,160	20,000	13,640	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	132,565	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	74,050	70,000	15,000	1,429	1,429	1,429	1,429	1,429	1,429	1,429	174,645	240,000
<b>Total Contracts</b>	27,747	84,969	141,770	140,345	86,345	73,774	76,774	76,774	76,774	73,774	71,774	71,774	1,002,592	1,104,142
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	(114)	1,769	522	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	18,677	22,000
6537.040 Landscape Repairs	7,330	2,588	7,143	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	107,061	120,000
6537.101 Tree Maintenance	76,810	0	44,245	25,000	14,000	2,000	1,500	1,500	2,000	15,000	20,000	34,000	236,055	220,000
6541.000 Repairs - General	3,697	8,629	16,191	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	103,517	100,000
6541.001 Equipment/Tools	152	263	53	250	250	250	250	250	250	250	250	250	2,719	3,000
6541.043 Exercise Equipment - Repairs	0	0	0	250	250	250	250	250	250	250	250	250	2,250	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	1,184	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	35,741	37,000
6541.280 Plumbing Materials	0	10,094	8,833	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	42,927	32,000
6541.400 Equipment Repairs & Maintenance	0	0	0	208	208	208	208	208	208	208	208	208	1,875	2,500
6547.021 Pool Supplies & Equipment	0	9,420	0	0	0	0	0	0	0	0	4,000	2,500	15,920	18,000
6547.025 Pool Repairs & Maintenance	13,326	0	0	0	0	0	0	0	0	0	0	0	13,326	0



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

	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6547.020 Pool Expenses	0	10,846	445	0	0	0	0	0	0	0	0	0	11,291	0
6550.300 In-unit Supplies	0	800	445	833	833	833	833	833	833	833	833	833	8,745	10,000
6562.100 Paint Supplies	814	1,235	629	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	16,927	19,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	5,055	4,128	2,873	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	47,305	47,000
<b>Total Repair &amp; Maintenance</b>	<b>109,394</b>	<b>54,360</b>	<b>82,563</b>	<b>57,958</b>	<b>46,958</b>	<b>34,958</b>	<b>34,458</b>	<b>34,458</b>	<b>34,958</b>	<b>47,958</b>	<b>56,958</b>	<b>69,458</b>	<b>664,442</b>	<b>633,500</b>
Personnel														
Payroll Salaries														
6309.020 Manager/Assistant Manager Salaries	9,275	29,921	34,095	25,220	25,220	25,220	37,831	25,220	25,220	25,220	25,220	25,220	312,883	327,862
6309.030 Administrative Salaries	18,093	56,709	37,585	19,857	19,857	19,857	29,786	19,857	19,857	19,857	19,857	19,857	301,029	258,143
6540.010 Maintenance Salaries	38,562	110,024	76,189	89,601	89,601	89,601	134,401	89,601	89,601	89,601	89,601	89,601	1,075,982	1,164,810
<b>Total Payroll Salaries</b>	<b>65,931</b>	<b>196,653</b>	<b>147,869</b>	<b>134,678</b>	<b>134,678</b>	<b>134,678</b>	<b>202,017</b>	<b>134,678</b>	<b>134,678</b>	<b>134,678</b>	<b>134,678</b>	<b>134,678</b>	<b>1,689,895</b>	<b>1,750,815</b>
Payroll Taxes/Benefits														
6313.000 Education/Training Benefit/Recruitment	1,799	1,909	1,803	667	667	667	667	667	667	667	667	667	11,512	8,000
6392.000 Mileage	0	0	0	25	25	25	25	25	25	25	25	25	225	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	(4,674)	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	420,727	481,436
6310.020 Payroll Taxes - Management	707	2,280	2,781	2,605	2,605	2,605	3,909	2,605	2,605	2,605	2,605	2,605	30,516	33,868
6310.050 Payroll Taxes - Administrative	1,428	4,478	2,903	2,051	2,051	2,051	3,078	2,051	2,051	2,051	2,051	2,051	28,295	26,666
6310.060 Payroll Taxes - Maintenance	2,942	8,392	5,855	9,256	9,256	9,256	13,884	9,256	9,256	9,256	9,256	9,256	105,119	120,325
6310.100 Retirement - Management	875	2,356	1,549	1,015	1,015	1,015	1,522	1,015	1,015	1,015	1,015	1,015	14,418	13,190
6310.110 Retirement - Administrative	324	973	676	553	553	553	830	553	553	553	553	553	7,230	7,194
6310.120 Retirement - Maintenance	371	1,197	1,457	2,396	2,396	2,396	3,594	2,396	2,396	2,396	2,396	2,396	25,784	31,144
6310.130 Employee Recruitment	0	0	0	83	83	83	83	83	83	83	83	83	750	1,000
6722.000 Workmen's Compensation	0	0	0	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	46,189	61,585



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

	Actual	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
<b>Total Payroll Taxes/Benefits</b>	35,286	59,068	12,349	64,153	63,903	63,903	73,091	63,903	63,903	64,153	63,903	63,903	691,515	785,708
<b>Total Personnel</b>	101,217	255,722	160,218	198,831	198,581	198,581	275,108	198,581	198,581	198,831	198,581	198,581	2,381,410	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	3,386	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	37,136	45,000
6340.100 Legal Fees - Collections	1,301	4,517	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	17,069	15,000
6340.800 Legal - Litigation	645	0	0	0	0	0	0	0	0	0	0	0	645	5,000
6350.000 Audit Expense	0	0	300	0	0	0	0	0	15,500	0	0	0	15,800	15,500
<b>Total Professional Services</b>	8,266	10,837	10,005	11,319	11,319	11,319	11,319	11,319	26,819	11,319	11,319	11,319	146,482	156,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	2,016	850	975	975	975	975	975	975	975	975	975	11,641	11,700
6311.000 Office Supplies	1,046	2,944	2,285	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	17,900	15,500
6311.010 Printing	1,247	1,778	1,247	933	933	933	933	933	933	933	933	933	12,673	11,200
6311.020 Xerox Contract	1,092	0	1,180	0	0	0	0	0	0	0	0	0	2,272	0
6311.050 Postage	3,142	3,702	93	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	21,938	20,000
6311.080 Lease Computer, Fax, Copr, etc.	657	2,444	441	600	600	600	600	600	600	600	600	600	8,943	7,200
6311.130 IT Support Contract	4,467	2,705	4,280	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	41,452	40,000
6351.020 Computer Expenses	183	1,143	1,123	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	30,949	38,000
6360.000 Telephone and Answering Service	2,702	2,728	4,224	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,653	36,000
6370.000 Bad Debts	0	0	0	125	125	125	125	125	125	125	125	125	1,125	1,500
6390.000 Misc Administrative Expenses	1,510	1,607	1,828	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	25,945	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	749	0	0	0	0	0	0	0	0	0	2,423	0
6390.180 Association Unit Expense	8,312	7,374	7,843	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	93,895	93,822
6390.900 Misc Exp - Newsletter	4,950	375	375	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	14,700	12,000



**Parkfairfax Condominium UOA**  
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	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6391.000 Dues & Subscriptions	0	0	0	25	25	25	25	25	25	25	25	25	225	300
6393.050 Engineering Fees	0	0	0	833	833	833	833	833	833	833	833	833	7,500	10,000
<b>Total Administrative Expenses</b>	29,991	29,807	26,518	28,602	27,102	31,102	27,102	29,602	27,102	27,102	33,102	27,102	344,233	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	0	250	250	250	250	250	250	250	250	250	2,400	3,000
6720.000 Property & Liability Insurance (Hazard)	30,603	30,603	30,603	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	357,898	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	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	18,750	25,000
6730.000 Capital Expenses	0	0	0	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	67,500	90,000
<b>Total Taxes &amp; Insurance</b>	94,543	30,753	30,603	46,899	39,399	39,399	39,399	50,069	46,899	39,399	39,399	39,399	536,157	509,124
<b>Total Operating Expenses</b>	385,270	655,342	537,529	620,058	545,808	525,236	600,264	536,906	547,236	534,486	547,236	553,736	6,589,107	6,912,086
<b>Net Operating Budget</b>	414,866	197,623	253,858	191,230	265,480	286,051	211,023	274,381	264,051	276,801	264,051	257,551	3,156,966	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)
<b>Total Reserve Contribution</b>	(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)
<b>Net Operating Profit/(Loss)</b>	179,586	(37,657)	18,578	(44,050)	30,200	50,771	(24,257)	39,101	28,771	41,521	28,771	22,271	333,606	0
Extraordinary Items														
9999.020 Prior Year Activity	0	(16,386)	(7,006)	0	0	0	0	0	0	0	0	0	(23,391)	0
<b>NET CASH FLOW</b>	179,586	(54,042)	11,572	(44,050)	30,200	50,771	(24,257)	39,101	28,771	41,521	28,771	22,271	310,215	0





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

	<b>Current Balance</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
1110.000 Petty Cash	500
1120.001 Operating Cash 1	1,082,510
1130.000 Accounts Receivable	144,981
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)
	<b>1,132,128</b>
<b>Restricted Deposits &amp; Funded Reserves</b>	
1320.000 Replacement Reserve-Cash	1,548,820
1320.100 Replacement Reserve-MM	761,221
1320.200 Replacement Reserve-CD	2,620,000
1320.600 Accrued Interest Receivable	9,302
	<b>4,939,344</b>
<b>Prepaid Expenses</b>	
1240.000 Prepaid Property & Liability Insurance	134,137
1271.000 Prepaid Income Taxes	23,058
1290.000 Prepaid Expense-Operating	3,377
	<b>160,573</b>
<b>Fixed Assets</b>	
1420.000 Buildings	602,000
1480.000 Motor Vehicles	499,471
	<b>1,101,471</b>
Less Accumulated Deprecation	933,154
	<b>6,400,362</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Current Liabilities</b>	
2110.000 Accounts Payable	18,395
2120.000 Accrued Wages and Payroll Taxes Payable	119,108
2123.000 Accrued Expense	52,743
2123.060 401K Match Payble	197,284
2124.000 Accrued Income Taxes Payable	41,440
2191.050 Refund Clearing Account	(1,029)
2210.001 Prepaid Assessment	187,406
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000 Deferred Income	61,332
2199.000 Other Current Liabilities	1,420
	<b>700,929</b>
<b>Deposits Liabilities</b>	
2191.000 Tenant Security Deposits Held in Trust (Contra)	5,450
	<b>5,450</b>
<b>Long Term Liabilities</b>	



Parkfairfax Condominium UOA  
Balance Sheet  
For the period ending  
August 2021

	<b>Current Balance</b>
<b>Total Liabilities</b>	<b>706,379</b>
<b>EQUITY</b>	
<b>Net Profit or (Loss)-current</b>	<b>137,116</b>
<b>Owners Unappropriated Equity-prior years</b>	
3130.030 Fund Balance	1,833
3130.850 Property Fund	296,885
3210.030 Retained Earnings Operating Fnd	1,496,215
<b>Total Owners Unappropriated Equity-prior years</b>	<b>1,794,933</b>
<b>Owners Appropriated Equity-prior years</b>	
3130.060 Capital Reserve Fund Balance	3,322,989
<b>Total Owners Appropriated Equity-prior years</b>	<b>3,322,989</b>
<b>Owners Appropriated Equity-current</b>	
3130.061 Current Year RR Contributions	705,840
3130.062 Current Year RR Expenditures	(278,952)
3130.063 Current Year RR Interest	12,057
<b>Total Owners Appropriated Equity-current</b>	<b>438,945</b>
<b>Total Equity</b>	<b>5,693,983</b>
<b>Total Liabilities &amp; Equity</b>	<b>6,400,362</b>