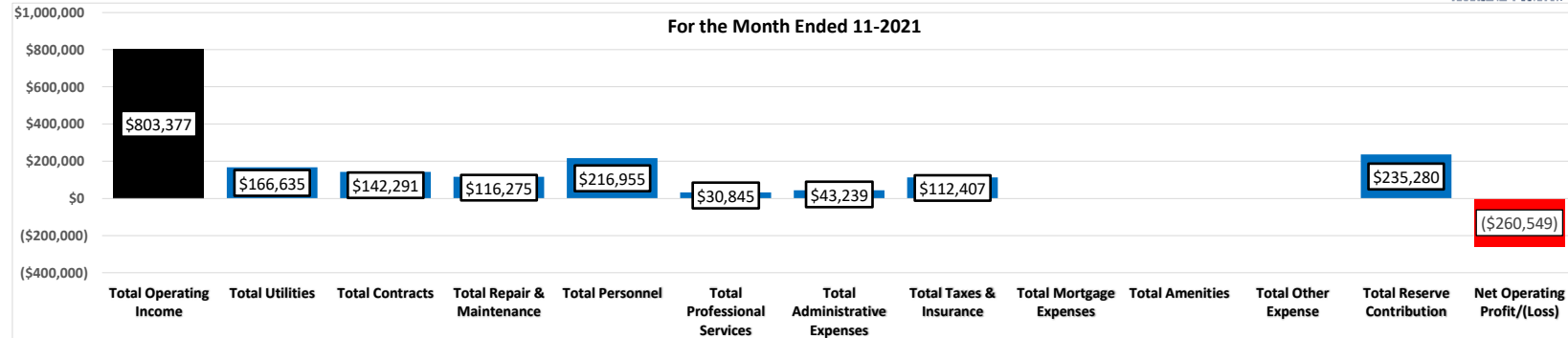




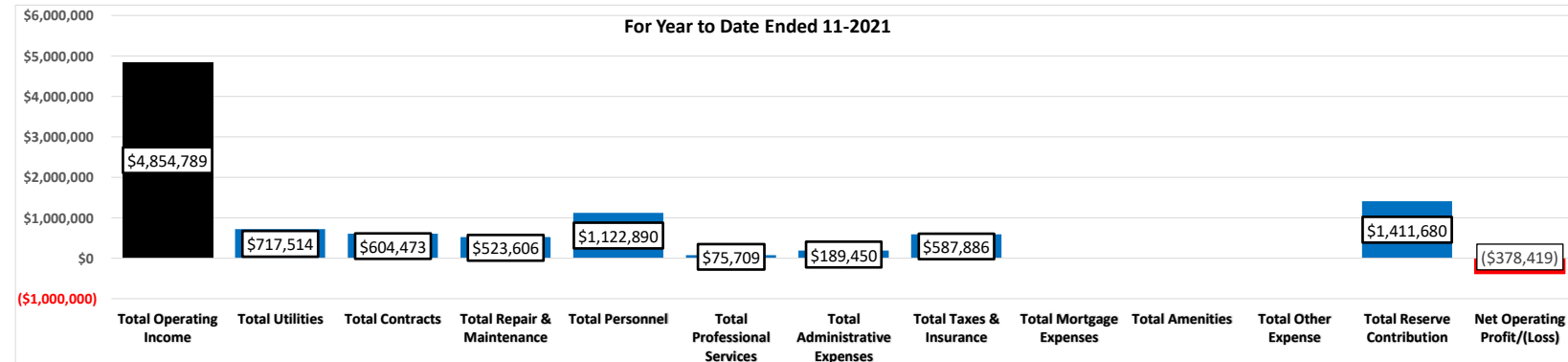
People you can trust.
Experience you can rely on.



Parkfairfax Condominium UOA
Financial Statement Summary



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$803,377	\$811,287	-\$7,910	-1%	\$4,854,789	\$4,867,723	(\$12,934)	0%
OPERATING EXPENSES								
Total Utilities	\$166,635	\$136,104	(\$30,531)	-22%	\$717,514	\$816,621	\$99,107	12%
Total Contracts	\$142,291	\$72,107	(\$70,184)	-97%	\$604,473	\$646,500	\$42,027	7%
Total Repair & Maintenance	\$116,275	\$34,958	(\$81,317)	-233%	\$523,606	\$355,250	(\$168,356)	-47%
Total Personnel	\$216,955	\$200,222	(\$16,732)	-8%	\$1,122,890	\$1,278,112	\$155,222	12%
Total Professional Services	\$30,845	\$11,319	(\$19,526)	-173%	\$75,709	\$72,917	(\$2,792)	-4%
Total Administrative Expenses	\$43,239	\$31,127	(\$12,113)	-39%	\$189,450	\$168,261	(\$21,189)	-13%
Total Taxes & Insurance	\$112,407	\$39,399	(\$73,008)	-185%	\$587,886	\$254,562	(\$333,324)	-131%
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%	\$1,411,680	\$1,411,680	\$0	0%
Net Operating Profit/(Loss)	(\$260,549)	\$50,771	(\$311,320)		(\$378,419)	(\$136,178)	(\$242,241)	



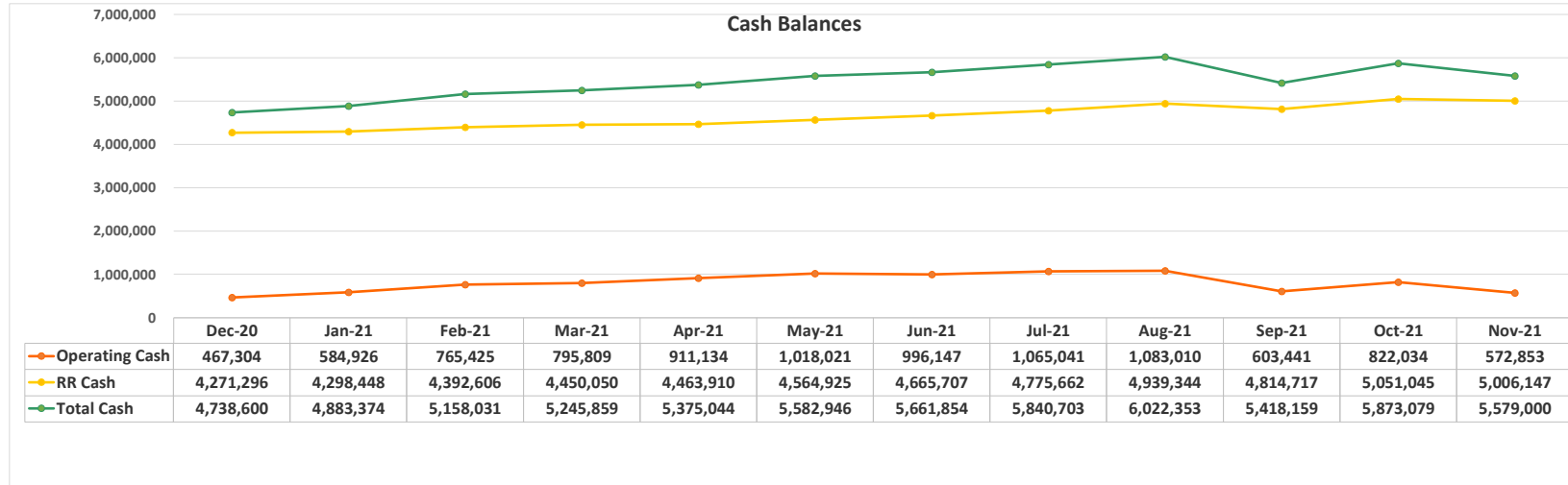
Parkfairfax Condominium UOA
Financial Statement Summary



Cash Accounts - Operating

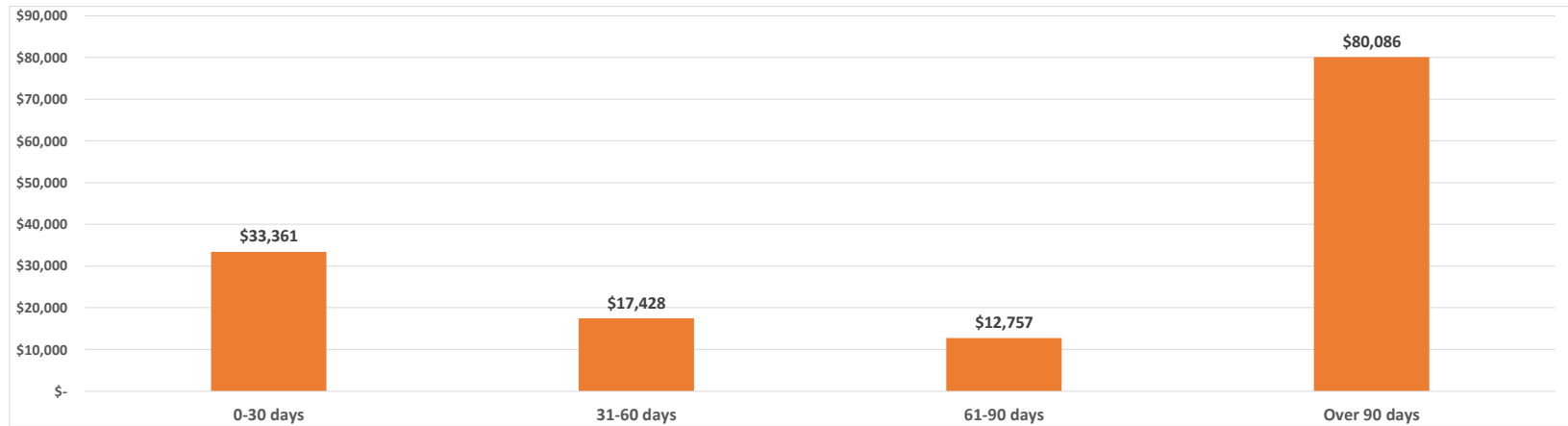
Cash Accounts - Reserve

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	821,534.17	572,353.00	(249,181.17)	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	1,557,501.43	1,807,602.50	250,101.07
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	865,033.76	816,363.62	(48,670.14)
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	2,375,000.00	(245,000.00)
1124000	Working Capital	0.00	0.00	0.00	1320201	Replacement Reserve-CD1	0.00	0.00	0.00
1124001	Working Capital-Investment	0.00	0.00	0.00	1320202	Replacement Reserve-CD2	0.00	0.00	0.00
1124002	Working Capital 2	0.00	0.00	0.00	1320203	Replacement Reserve-CD3	0.00	0.00	0.00
1129000	Special Purpose	0.00	0.00	0.00	1320204	Replacement Reserve-CD4	0.00	0.00	0.00
1129001	PNC Activities Account	0.00	0.00	0.00	1320500	Replacement Reserve-Tbill	0.00	0.00	0.00
					1320600	Accrued Interest Receivable	8,509.68	7,181.19	(1,328.49)
					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
		822,034.17	572,853.00	(249,181.17)			5,051,044.87	5,006,147.31	(44,897.56)

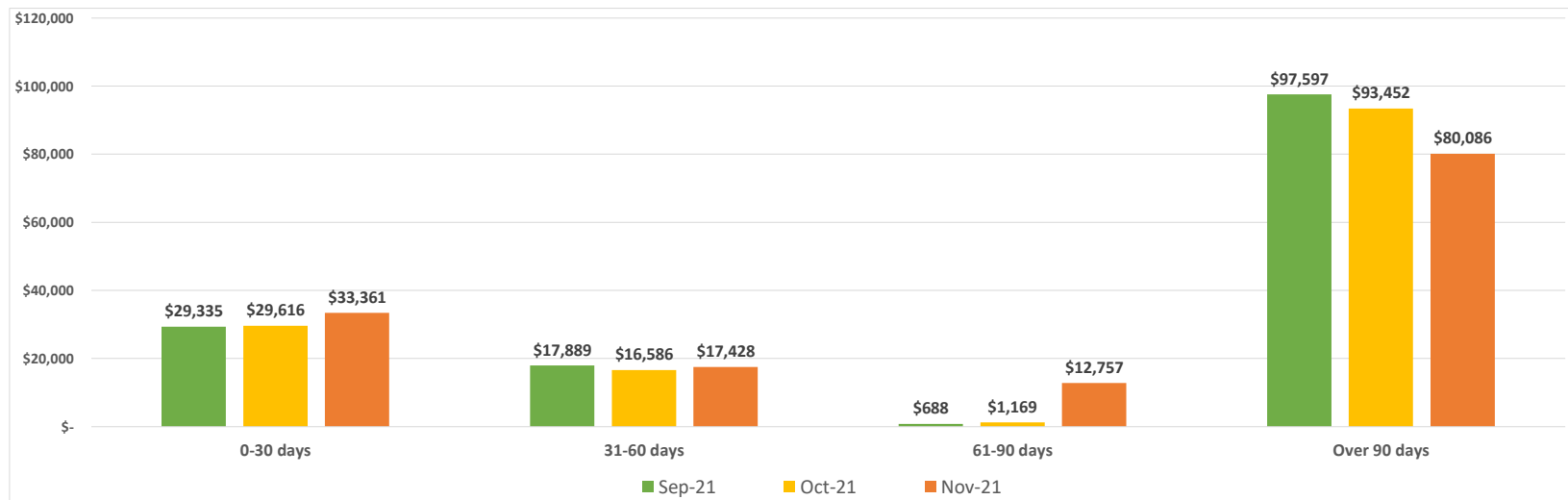


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables



Receivables History



Parkfairfax Condominium UOA Financial Statement Summary

Payables



Payables History



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
803,377	811,287	(7,910)	Total Operating Income	4,854,789	4,867,723	(12,934)	9,735,446
166,635	136,104	(30,531)	Total Utilities	717,514	816,621	99,107	1,633,242
148,776	73,774	(75,002)	Total Contracts	620,745	656,500	35,754	1,104,142
116,275	34,958	(81,317)	Total Repair & Maintenance	523,606	355,250	(168,356)	633,500
210,470	198,581	(11,889)	Total Personnel	1,106,617	1,268,261	161,644	2,536,523
30,845	11,319	(19,526)	Total Professional Services	75,709	72,917	(2,792)	156,333
43,239	31,102	(12,138)	Total Administrative Expenses	189,450	168,111	(21,339)	339,222
112,407	39,399	(73,008)	Total Taxes & Insurance	587,886	254,562	(333,324)	509,124
828,647	525,236	(303,411)	Total Operating Expenses	3,821,528	3,592,221	(229,306)	6,912,086
(25,269)	286,051	(311,320)	Net Operating Budget	1,033,261	1,275,502	(242,241)	2,823,360
			RESERVES BUDGET				
(235,280)	(235,280)	0	Total Reserve Expenses	(1,411,680)	(1,411,680)	0	(2,823,360)
(235,280)	(235,280)	0	Net Reserve Budget	(1,411,680)	(1,411,680)	0	(2,823,360)
(260,549)	50,771	(311,320)	Net Operating Profit/(Loss)	(378,419)	(136,178)	(242,241)	0
290	0	290	Prior Year Activity	(25,235)	0	(25,235)	0
(260,259)	50,771	(311,030)	NET CASH FLOW	(403,654)	(136,178)	(267,476)	0

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
536,062	536,169	(107)	5110.001 Condo Assessments	3,215,169	3,217,011	(1,842)	6,434,022
235,280	235,280	0	5500.000 Reserve Assessments	1,411,680	1,411,680	0	2,823,360
771,342	771,449	(107)	Total Assessments	4,626,849	4,628,691	(1,842)	9,257,382
Other Income							
49,969	11,693	38,276	5110.000 Rental Income	77,028	70,158	6,870	140,316
900	417	483	5110.180 Clubhouse Rental	13,573	2,500	11,072	5,000
(38,920)	0	(38,920)	5190.000 Rent Revenue Miscellaneous	0	0	0	0
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	0	35,000	(35,000)	70,000
6,435	3,333	3,101	5910.000 Laundry and Vending Revenue	16,369	20,000	(3,631)	40,000
1,536	1,667	(130)	5920.000 NSF and Late Charges	8,877	10,000	(1,123)	20,000
181	667	(486)	5990.000 Miscellaneous Inc	4,277	4,000	277	8,000
1,098	3,333	(2,236)	5990.008 In Unit Maintenance	6,351	20,000	(13,649)	40,000
0	0	0	5990.010 Expense Reimbursement	55	0	55	0
5,249	4,496	753	5990.190 Storage Unit Fees	11,389	26,974	(15,585)	53,948
2,139	0	2,139	5990.210 Legal - Collection	5,111	0	5,111	0
1,632	4,000	(2,368)	5990.220 Resale Package	63,900	24,000	39,900	48,000
1,400	1,400	0	5990.310 Cable Income	8,400	8,400	0	16,800
0	0	0	5990.400 Processing Fees	245	0	245	0
265	667	(402)	5990.600 Key Income	7,270	4,000	3,270	8,000
152	2,333	(2,181)	5991.010 Newsletter Income	5,094	14,000	(8,906)	28,000
32,036	39,839	(7,803)	Total Other Income	227,939	239,032	(11,093)	478,064
803,377	811,287	(7,910)	Total Operating Income	4,854,789	4,867,723	(12,934)	9,735,446
Utilities							
5,902	7,917	2,015	6450.000 Electricity	42,944	47,500	4,556	95,000
143,791	110,687	(33,104)	6451.000 Water	593,857	664,121	70,264	1,328,242
16,942	17,500	558	6452.000 Gas	80,713	105,000	24,287	210,000
166,635	136,104	(30,531)	Total Utilities	717,514	816,621	99,107	1,633,242
Contracts							
6,485	1,667	(4,818)	6518.000 Uniforms	16,272	10,000	(6,272)	20,000
3,594	6,083	2,489	6519.000 Exterminating Contract	25,956	36,500	10,544	73,000
28,271	29,593	1,322	6525.000 Garbage and Trash Removal	160,533	177,557	17,024	355,113
23,414	23,584	170	6537.000 Grounds Contract	117,070	141,504	24,434	283,009
10,000	9,418	(582)	6547.000 Swim Pool Maintenance/Contract	60,600	56,510	(4,090)	113,020
0	2,000	2,000	6548.000 Snow Removal	0	3,000	3,000	20,000
77,013	1,429	(75,584)	6562.000 Decorating Contract	240,314	231,429	(8,885)	240,000
148,776	73,774	(75,002)	Total Contracts	620,745	656,500	35,754	1,104,142
Repair & Maintenance							
725	1,833	1,108	6515.000 Janitor and Cleaning Supplies	5,173	11,000	5,827	22,000

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

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
13,921	10,000	(3,921)	6537.040	Landscape Repairs	38,453	60,000	21,547	120,000
72,480	2,000	(70,480)	6537.101	Tree Maintenance	266,465	146,000	(120,465)	220,000
7,566	8,333	767	6541.000	Repairs - General	70,034	50,000	(20,034)	100,000
301	250	(51)	6541.001	Equipment/Tools	1,421	1,500	79	3,000
0	250	250	6541.043	Exercise Equipment - Repairs	0	1,500	1,500	3,000
106	0	(106)	6541.100	General Maintenance/ Repair	212	0	(212)	0
5,507	3,083	(2,424)	6541.230	Maintenance Supplies	19,455	18,500	(955)	37,000
2,876	2,667	(210)	6541.280	Plumbing Materials	38,048	16,000	(22,048)	32,000
0	208	208	6541.400	Equipment Repairs & Maintenance	0	1,250	1,250	2,500
0	0	0	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
0	0	0	6547.020	Pool Expenses	13,122	0	(13,122)	0
1,972	833	(1,138)	6550.300	In-unit Supplies	7,794	5,000	(2,794)	10,000
2,293	1,583	(710)	6562.100	Paint Supplies	6,042	9,500	3,458	19,000
8,528	3,917	(4,611)	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	34,643	23,500	(11,143)	47,000
116,275	34,958	(81,317)	Total Repair & Maintenance		523,606	355,250	(168,356)	633,500
Personnel								
Payroll Salaries								
8,547	25,220	16,673	6309.020	Manager/Assistant Manager Salaries	100,473	163,931	63,458	327,862
35,774	19,857	(15,917)	6309.030	Administrative Salaries	219,975	129,072	(90,904)	258,143
79,441	89,601	10,160	6540.010	Maintenance Salaries	462,018	582,405	120,387	1,164,810
123,762	134,678	10,916	Total Payroll Salaries		782,466	875,408	92,941	1,750,815
Payroll Taxes/Benefits								
1,736	667	(1,070)	6313.000	Education/Training Benefit/Recruitment	22,876	4,000	(18,876)	8,000
0	25	25	6392.000	Mileage	0	150	150	300
0	0	0	6399.020	Bonuses	0	500	500	1,000
61,093	40,120	(20,974)	6723.001	Health Benefits	211,450	240,718	29,268	481,436
648	2,605	1,957	6310.020	Payroll Taxes - Management	7,710	16,934	9,224	33,868
2,688	2,051	(636)	6310.050	Payroll Taxes - Administrative	16,956	13,333	(3,623)	26,666
6,061	9,256	3,195	6310.060	Payroll Taxes - Maintenance	35,343	60,163	24,819	120,325
1,616	1,015	(601)	6310.100	Retirement - Management	9,594	6,595	(2,999)	13,190
650	553	(96)	6310.110	Retirement - Administrative	3,922	3,597	(325)	7,194
342	2,396	2,054	6310.120	Retirement - Maintenance	4,051	15,572	11,521	31,144
0	83	83	6310.130	Employee Recruitment	0	500	500	1,000
11,874	5,132	(6,742)	6722.000	Workmen's Compensation	11,874	30,792	18,918	61,585
0	0	0	6513.000	Concierge Payroll	375	0	(375)	0
86,707	63,903	(22,805)	Total Payroll Taxes/Benefits		324,151	392,854	68,703	785,708
210,470	198,581	(11,889)	Total Personnel		1,106,617	1,268,261	161,644	2,536,523

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
6,319	6,319	(0)	6320.000 Management Fee	37,917	37,917	(0)	75,833
9,082	3,750	(5,332)	6340.000 Legal Expense	12,682	22,500	9,818	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	8,720	7,500	(1,220)	15,000
0	0	0	6340.800 Legal - Litigation	645	5,000	4,355	5,000
15,445	0	(15,445)	6350.000 Audit Expense	15,745	0	(15,745)	15,500
30,845	11,319	(19,526)	Total Professional Services	75,709	72,917	(2,792)	156,333
Administrative Expenses							
1,390	975	(415)	6301.000 Recreation/Resident Activities	7,285	5,850	(1,435)	11,700
0	1,292	1,292	6311.000 Office Supplies	7,539	7,750	211	15,500
1,247	933	(314)	6311.010 Printing	8,866	5,600	(3,266)	11,200
0	0	0	6311.020 Xerox Contract	2,272	0	(2,272)	0
0	0	0	6311.030 Copier Lease	1,216	0	(1,216)	0
5,187	1,667	(3,520)	6311.050 Postage	17,600	10,000	(7,600)	20,000
343	600	257	6311.080 Lease Computer,Fax,Copr, etc.	5,392	3,600	(1,792)	7,200
6,338	3,333	(3,004)	6311.130 IT Support Contract	21,065	20,000	(1,065)	40,000
10,707	3,167	(7,540)	6351.020 Computer Expenses	17,607	19,000	1,393	38,000
(1,169)	3,000	4,169	6360.000 Telephone and Answering Service	20,253	18,000	(2,253)	36,000
0	125	125	6370.000 Bad Debts	0	750	750	1,500
3,911	2,333	(1,578)	6390.000 Misc Administrative Expenses	14,669	14,000	(669)	28,000
3,910	4,000	90	6390.009 Meeting Expenses	3,910	5,500	1,590	14,000
1,203	0	(1,203)	6390.040 Credit Card & Bank Fees	5,577	0	(5,577)	0
7,843	7,819	(24)	6390.180 Association Unit Expense	47,058	46,911	(147)	93,822
2,329	1,000	(1,329)	6390.900 Misc Exp - Newsletter	9,141	6,000	(3,141)	12,000
0	25	25	6391.000 Dues & Subscriptions	0	150	150	300
0	833	833	6393.050 Engineering Fees	0	5,000	5,000	10,000
43,239	31,102	(12,138)	Total Administrative Expenses	189,450	168,111	(21,339)	339,222
Taxes & Insurance							
8,628	0	(8,628)	6710.000 Real Estate Taxes	10,681	10,670	(11)	21,340
0	0	0	6717.000 State Taxes	10,000	0	(10,000)	0
0	0	0	6718.010 Corporate Taxes	0	7,500	7,500	15,000
0	0	0	6718.020 Personal Property Taxes	6,553	0	(6,553)	0
0	250	250	6719.000 Miscellaneous Taxes, Licenses, and Permits	200	1,500	1,300	3,000
29,376	29,565	190	6720.000 Property & Liability Insurance (Hazard)	182,392	177,392	(5,000)	354,784
63,991	0	(63,991)	6720.030 Insurance Loss	361,251	0	(361,251)	0
0	2,083	2,083	6720.060 Insurance Reimburse Deductible	0	12,500	12,500	25,000
10,412	7,500	(2,912)	6730.000 Capital Expenses	16,810	45,000	28,190	90,000
112,407	39,399	(73,008)	Total Taxes & Insurance	587,886	254,562	(333,324)	509,124
828,647	525,236	(303,411)	Total Operating Expenses	3,821,528	3,592,221	(229,306)	6,912,086
(25,269)	286,051	(311,320)	Net Operating Budget	1,033,261	1,275,502	(242,241)	2,823,360



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			RESERVES BUDGET				
(235,280)	(235,280)	0	9901.015 Reserve Contributions	(1,411,680)	(1,411,680)	0	(2,823,360)
(235,280)	(235,280)	0	Total Reserve Contribution	(1,411,680)	(1,411,680)	0	(2,823,360)
(260,549)	50,771	(311,320)	Net Operating Profit/(Loss)	(378,419)	(136,178)	(242,241)	0
			Extraordinary Items				
290	0	290	9999.020 Prior Year Activity	(25,235)	0	(25,235)	0
(260,259)	50,771	(311,030)	NET CASH FLOW	(403,654)	(136,178)	(267,476)	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
3,773	0	3,773	3130.063 Current Year RR Interest	23,718	0	23,718	0
235,280	235,280	0	5500.000 Current Year RR Deposits	1,411,680	1,411,680	0	2,823,360
239,053	235,280	3,773	Total Revenues	1,435,398	1,411,680	23,718	2,823,360
Reserve Expenses							
280,750	0	(280,750)	3130.062 Current Year RR Expenses	924,349	0	(924,349)	0
280,750	0	(280,750)	Total Reserve Expenses	924,349	0	(924,349)	0
(41,698)	235,280	(276,978)	Current Year Reserves Activity	511,049	1,411,680	(900,631)	2,823,360



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

	Actual	Actual	Actual	Actual	Actual	Actual	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	536,062	536,062	536,062	536,062	536,169	536,169	536,169	536,169	536,169	536,169	6,432,180	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	771,342	771,342	771,342	771,342	771,449	771,449	771,449	771,449	771,449	771,449	9,255,540	9,257,382
Other Income														
5110.000 Rental Income	6,596	4,250	1,850	8,402	5,961	49,969	11,693	11,693	11,693	11,693	11,693	11,693	147,186	140,316
5110.180 Clubhouse Rental	450	0	740	300	11,183	900	417	417	417	417	417	417	16,072	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	6,960	7,020	7,020	(38,920)	0	0	0	0	0	0	0	0
5410.000 Interest Revenue - Operations	0	0	0	0	0	0	5,833	5,833	5,833	5,833	5,833	5,833	35,000	70,000
5910.000 Laundry and Vending Revenue	0	6,435	0	0	3,499	6,435	3,333	3,333	3,333	3,333	3,333	3,333	36,369	40,000
5920.000 NSF and Late Charges	(121)	1,864	2,188	1,513	1,897	1,536	1,667	1,667	1,667	1,667	1,667	1,667	18,877	20,000
5990.000 Miscellaneous Inc	830	1,650	597	720	300	181	667	667	667	667	667	667	8,277	8,000
5990.008 In Unit Maintenance	1,825	1,455	346	1,093	533	1,098	3,333	3,333	3,333	3,333	3,333	3,333	26,351	40,000
5990.010 Expense Reimbursement	0	0	0	55	0	0	0	0	0	0	0	0	55	0
5990.190 Storage Unit Fees	2,083	246	749	244	2,818	5,249	4,496	4,496	4,496	4,496	4,496	4,496	38,363	53,948
5990.210 Legal - Collection	1,297	0	1,035	464	176	2,139	0	0	0	0	0	0	5,111	0
5990.220 Resale Package	2,176	54,985	1,822	2,197	1,088	1,632	4,000	4,000	4,000	4,000	4,000	4,000	87,900	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	0	0	245	0	0	0	0	0	0	0	245	0
5990.600 Key Income	2,700	1,350	1,525	850	580	265	667	667	667	667	667	667	11,270	8,000
5991.010 Newsletter Income	598	229	834	3,046	235	152	2,333	2,333	2,333	2,333	2,333	2,333	19,094	28,000
Total Other Income	28,794	82,824	20,045	27,305	36,935	32,036	39,839	39,839	39,839	39,839	39,839	39,839	466,971	478,064
Total Operating Income	800,136	852,966	791,387	798,646	808,277	803,377	811,287	811,287	811,287	811,287	811,287	811,287	9,722,512	9,735,446
Utilities														
6450.000 Electricity	6,691	11,179	7,006	6,764	5,403	5,902	7,917	7,917	7,917	7,917	7,917	7,917	90,444	95,000



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	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6451.000 Water	532	163,631	64,693	111,980	109,230	143,791	110,687	110,687	110,687	110,687	110,687	110,687	1,257,978	1,328,242
6452.000 Gas	6,891	14,083	14,153	13,241	15,402	16,942	17,500	17,500	17,500	17,500	17,500	17,500	185,713	210,000
Total Utilities	14,113	188,894	85,852	131,985	130,035	166,635	136,104	136,104	136,104	136,104	136,104	136,104	1,534,135	1,633,242
Contracts														
6518.000 Uniforms	1,422	1,593	3,182	3,181	410	6,485	1,667	1,667	1,667	1,667	1,667	1,667	26,272	20,000
6519.000 Exterminating Contract	2,481	3,440	4,836	6,621	4,984	3,594	6,083	6,083	6,083	6,083	6,083	6,083	62,456	73,000
6525.000 Garbage and Trash Removal	4,089	36,522	22,647	41,221	27,783	28,271	29,593	29,593	29,593	29,593	29,593	29,593	338,089	355,113
6537.000 Grounds Contract	0	23,414	23,414	23,414	23,414	23,414	23,584	23,584	23,584	23,584	23,584	23,584	258,575	283,009
6547.000 Swim Pool Maintenance/Contract	14,160	20,000	13,640	10,000	(7,200)	10,000	9,418	9,418	9,418	9,418	9,418	9,418	117,110	113,020
6548.000 Snow Removal	0	0	0	0	0	0	5,000	5,000	5,000	2,000	0	0	17,000	20,000
6562.000 Decorating Contract	5,595	0	74,050	83,656	0	77,013	1,429	1,429	1,429	1,429	1,429	1,429	248,885	240,000
Total Contracts	27,747	84,969	141,770	168,093	49,391	148,776	76,774	76,774	76,774	73,774	71,774	71,774	1,068,388	1,104,142
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	(114)	1,769	522	2,271	0	725	1,833	1,833	1,833	1,833	1,833	1,833	16,173	22,000
6537.040 Landscape Repairs	7,330	2,588	7,143	7,472	0	13,921	10,000	10,000	10,000	10,000	10,000	10,000	98,453	120,000
6537.101 Tree Maintenance	76,810	0	44,245	72,930	0	72,480	1,500	1,500	2,000	15,000	20,000	34,000	340,465	220,000
6541.000 Repairs - General	3,697	8,629	16,191	29,836	4,114	7,566	8,333	8,333	8,333	8,333	8,333	8,333	120,034	100,000
6541.001 Equipment/Tools	152	263	53	651	0	301	250	250	250	250	250	250	2,921	3,000
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	250	250	250	250	250	250	1,500	3,000
6541.100 General Maintenance/Repair	0	106	0	0	0	106	0	0	0	0	0	0	212	0
6541.230 Maintenance Supplies	2,324	4,483	1,184	5,586	371	5,507	3,083	3,083	3,083	3,083	3,083	3,083	37,955	37,000
6541.280 Plumbing Materials	0	10,094	8,833	15,011	1,233	2,876	2,667	2,667	2,667	2,667	2,667	2,667	54,048	32,000
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	208	208	208	208	208	208	1,250	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



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6547.025 Pool Repairs & Maintenance	13,326	0	0	0	0	0	0	0	0	0	0	0	13,326	0
6547.020 Pool Expenses	0	10,846	445	1,831	0	0	0	0	0	0	0	0	13,122	0
6550.300 In-unit Supplies	0	800	445	3,828	750	1,972	833	833	833	833	833	833	12,794	10,000
6562.100 Paint Supplies	814	1,235	629	983	89	2,293	1,583	1,583	1,583	1,583	1,583	1,583	15,542	19,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	5,055	4,128	2,873	9,014	5,046	8,528	3,917	3,917	3,917	3,917	3,917	3,917	58,143	47,000
Total Repair & Maintenance	109,394	54,360	82,563	149,412	11,603	116,275	34,458	34,458	34,958	47,958	56,958	69,458	801,856	633,500
Personnel														
Payroll Salaries														
6309.020 Manager/Assistant Manager Salaries	9,275	29,921	34,095	10,088	8,547	8,547	37,831	25,220	25,220	25,220	25,220	25,220	264,404	327,862
6309.030 Administrative Salaries	18,093	56,709	37,585	35,907	35,907	35,774	29,786	19,857	19,857	19,857	19,857	19,857	349,047	258,143
6540.010 Maintenance Salaries	38,562	110,024	76,189	79,168	78,633	79,441	134,401	89,601	89,601	89,601	89,601	89,601	1,044,423	1,164,810
Total Payroll Salaries	65,931	196,653	147,869	125,164	123,087	123,762	202,017	134,678	134,678	134,678	134,678	134,678	1,657,874	1,750,815
Payroll Taxes/Benefits														
6313.000 Education/Training Benefit/Recruitment	1,799	1,909	1,803	14,542	1,086	1,736	667	667	667	667	667	667	26,876	8,000
6392.000 Mileage	0	0	0	0	0	0	25	25	25	25	25	25	150	300
6399.020 Bonuses	0	0	0	0	0	0	250	0	0	250	0	0	500	1,000
6723.001 Health Benefits	26,840	37,484	(4,674)	44,669	46,037	61,093	40,120	40,120	40,120	40,120	40,120	40,120	452,168	481,436
6310.020 Payroll Taxes - Management	707	2,280	2,781	648	648	648	3,909	2,605	2,605	2,605	2,605	2,605	24,644	33,868
6310.050 Payroll Taxes - Administrative	1,428	4,478	2,903	2,738	2,722	2,688	3,078	2,051	2,051	2,051	2,051	2,051	30,289	26,666
6310.060 Payroll Taxes - Maintenance	2,942	8,392	5,855	6,087	6,006	6,061	13,884	9,256	9,256	9,256	9,256	9,256	95,506	120,325
6310.100 Retirement - Management	875	2,356	1,549	1,595	1,604	1,616	1,522	1,015	1,015	1,015	1,015	1,015	16,189	13,190
6310.110 Retirement - Administrative	324	973	676	650	650	650	830	553	553	553	553	553	7,519	7,194
6310.120 Retirement - Maintenance	371	1,197	1,457	342	342	342	3,594	2,396	2,396	2,396	2,396	2,396	19,623	31,144
6310.130 Employee Recruitment	0	0	0	0	0	0	83	83	83	83	83	83	500	1,000
6722.000 Workmen's Compensation	0	0	0	0	0	11,874	5,132	5,132	5,132	5,132	5,132	5,132	42,667	61,585



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6513.000 Concierge Payroll	0	0	0	375	0	0	0	0	0	0	0	0	375	0
Total Payroll Taxes/Benefits	35,286	59,068	12,349	71,646	59,095	86,707	73,091	63,903	63,903	64,153	63,903	63,903	717,005	785,708
Total Personnel	101,217	255,722	160,218	196,809	182,182	210,470	275,108	198,581	198,581	198,831	198,581	198,581	2,374,879	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	0	215	9,082	3,750	3,750	3,750	3,750	3,750	3,750	35,182	45,000
6340.100 Legal Fees - Collections	1,301	4,517	0	2,902	0	0	1,250	1,250	1,250	1,250	1,250	1,250	16,220	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	15,445	0	0	15,500	0	0	0	31,245	15,500
Total Professional Services	8,266	10,837	10,005	9,221	6,534	30,845	11,319	11,319	26,819	11,319	11,319	11,319	159,125	156,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	2,016	850	1,038	1,992	1,390	975	975	975	975	975	975	13,135	11,700
6311.000 Office Supplies	1,046	2,944	2,285	1,264	0	0	1,292	1,292	1,292	1,292	1,292	1,292	15,289	15,500
6311.010 Printing	1,247	1,778	1,247	2,098	1,247	1,247	933	933	933	933	933	933	14,466	11,200
6311.020 Xerox Contract	1,092	0	1,180	0	0	0	0	0	0	0	0	0	2,272	0
6311.030 Copier Lease	0	0	0	1,216	0	0	0	0	0	0	0	0	1,216	0
6311.050 Postage	3,142	3,702	93	5,457	18	5,187	1,667	1,667	1,667	1,667	1,667	1,667	27,600	20,000
6311.080 Lease Computer,Fax,Copr, etc.	657	2,444	441	770	736	343	600	600	600	600	600	600	8,992	7,200
6311.130 IT Support Contract	4,467	2,705	4,280	886	2,389	6,338	3,333	3,333	3,333	3,333	3,333	3,333	41,065	40,000
6351.020 Computer Expenses	183	1,143	1,123	4,451	0	10,707	3,167	3,167	3,167	3,167	3,167	3,167	36,607	38,000
6360.000 Telephone and Answering Service	2,702	2,728	4,224	4,819	6,950	(1,169)	3,000	3,000	3,000	3,000	3,000	3,000	38,253	36,000
6370.000 Bad Debts	0	0	0	0	0	0	125	125	125	125	125	125	750	1,500
6390.000 Misc Administrative Expenses	1,510	1,607	1,828	4,275	1,537	3,911	2,333	2,333	2,333	2,333	2,333	2,333	28,669	28,000
6390.009 Meeting Expenses	0	0	0	0	0	3,910	0	2,500	0	0	6,000	0	12,410	14,000
6390.040 Credit Card & Bank Fees	683	991	749	926	1,025	1,203	0	0	0	0	0	0	5,577	0



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6390.180 Association Unit Expense	8,312	7,374	7,843	7,843	7,843	7,843	7,819	7,819	7,819	7,819	7,819	7,819	93,969	93,822
6390.900 Misc Exp - Newsletter	4,950	375	375	737	375	2,329	1,000	1,000	1,000	1,000	1,000	1,000	15,141	12,000
6391.000 Dues & Subscriptions	0	0	0	0	0	0	25	25	25	25	25	25	150	300
6393.050 Engineering Fees	0	0	0	0	0	0	833	833	833	833	833	833	5,000	10,000
Total Administrative Expenses	29,991	29,807	26,518	35,781	24,113	43,239	27,102	29,602	27,102	27,102	33,102	27,102	360,561	339,222
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	0	2,052	0	8,628	0	10,670	0	0	0	0	21,351	21,340
6717.000 State Taxes	0	0	0	10,000	0	0	0	0	0	0	0	0	10,000	0
6718.010 Corporate Taxes	0	0	0	0	0	0	0	0	7,500	0	0	0	7,500	15,000
6718.020 Personal Property Taxes	0	0	0	6,553	0	0	0	0	0	0	0	0	6,553	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	150	0	50	0	0	250	250	250	250	250	250	1,700	3,000
6720.000 Property & Liability Insurance (Hazard)	30,603	30,603	30,603	30,603	30,603	29,376	29,565	29,565	29,565	29,565	29,565	29,565	359,784	354,784
6720.030 Insurance Loss	63,939	0	0	233,321	0	63,991	0	0	0	0	0	0	361,251	0
6720.060 Insurance Reimburse Deductible	0	0	0	0	0	0	2,083	2,083	2,083	2,083	2,083	2,083	12,500	25,000
6730.000 Capital Expenses	0	0	0	6,398	0	10,412	7,500	7,500	7,500	7,500	7,500	7,500	61,810	90,000
Total Taxes & Insurance	94,543	30,753	30,603	288,977	30,603	112,407	39,399	50,069	46,899	39,399	39,399	39,399	842,448	509,124
Total Operating Expenses	385,270	655,342	537,529	980,279	434,461	828,647	600,264	536,906	547,236	534,486	547,236	553,736	7,141,392	6,912,086
Net Operating Budget	414,866	197,623	253,858	(181,633)	373,816	(25,269)	211,023	274,381	264,051	276,801	264,051	257,551	2,581,119	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	(37,657)	18,578	(416,913)	138,536	(260,549)	(24,257)	39,101	28,771	41,521	28,771	22,271	(242,241)	0



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Extraordinary Items														
9999.020 Prior Year Activity	0	(16,386)	(7,006)	(2,134)	0	290	0	0	0	0	0	0	(25,235)	0
NET CASH FLOW	179,586	(54,042)	11,572	(419,047)	138,536	(260,259)	(24,257)	39,101	28,771	41,521	28,771	22,271	(267,476)	0



Parkfairfax Condominium UOA
Balance Sheet
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	Current Balance
ASSETS	
Current Assets	
1110.000 Petty Cash	500
1120.001 Operating Cash 1	572,353
1130.000 Accounts Receivable	143,621
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)
	620,611
Restricted Deposits & Funded Reserves	
1320.000 Replacement Reserve-Cash	1,807,603
1320.100 Replacement Reserve-MM	816,364
1320.200 Replacement Reserve-CD	2,375,000
1320.600 Accrued Interest Receivable	7,181
	5,006,147
Prepaid Expenses	
1240.000 Prepaid Property & Liability Insurance	142,069
1271.000 Prepaid Income Taxes	23,058
1290.000 Prepaid Expense-Operating	69,163
	234,290
Fixed Assets	
1420.000 Buildings	602,000
1480.000 Motor Vehicles	499,471
	1,101,471
Less Accumulated Deprecation	933,154
Total Assets	6,029,366
LIABILITIES & EQUITY	
Current Liabilities	
2110.000 Accounts Payable	122,115
2120.000 Accrued Wages and Payroll Taxes Payable	121,040
2123.000 Accrued Expense	61,983
2123.060 401K Match Payble	225,426
2124.000 Accrued Income Taxes Payable	41,440
2191.050 Refund Clearing Account	(1,029)
2210.001 Prepaid Assessment	146,241
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000 Deferred Income	57,132
2199.000 Other Current Liabilities	1,420
	798,599
Deposits Liabilities	
2191.000 Tenant Security Deposits Held in Trust (Contra)	5,450
	5,450
Long Term Liabilities	



**Parkfairfax Condominium UOA
Balance Sheet
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	Current Balance
Total Liabilities	804,049
EQUITY	
Net Profit or (Loss)-current	(403,654)
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	1,411,680
3130.062 Current Year RR Expenditures	(924,349)
3130.063 Current Year RR Interest	23,718
Total Owners Appropriated Equity-current	511,049
Total Equity	5,225,317
Total Liabilities & Equity	6,029,366