



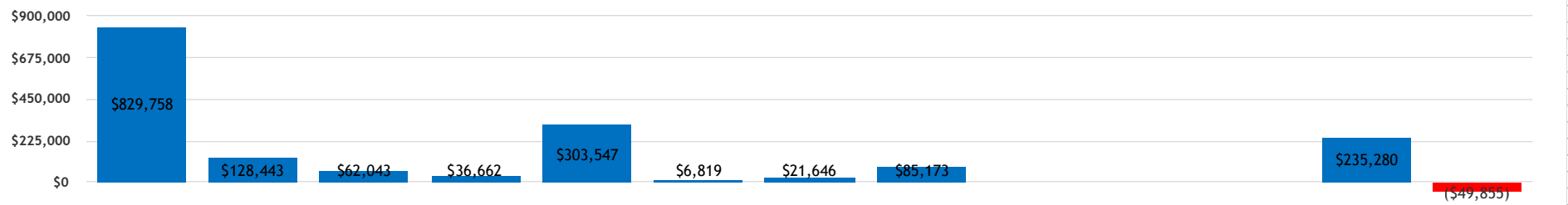
People you can trust.
Experience you can rely on.



Parkfairfax Condominium UOA
Financial Statement Summary



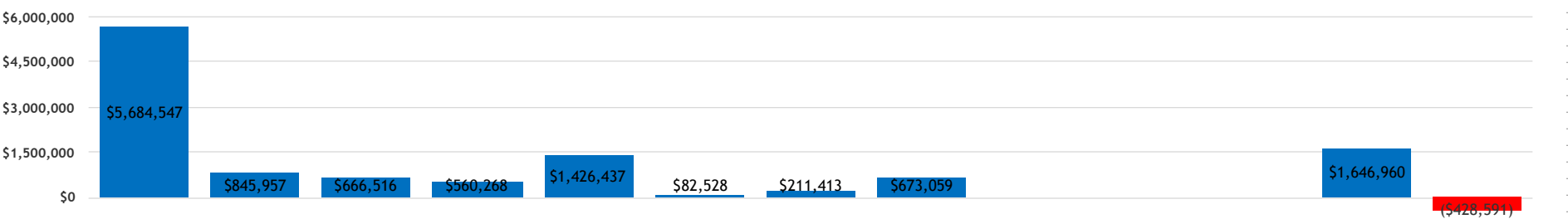
For the Month Ended 12-2021



(\$225,000)

Total Operating Income		Total Contracts		Total Personnel		Total Administrative Expenses		Total Mortgage Expenses		Total Other Expense		Net Operating Profit/(Loss)	
		Month To Date				Year To Date							
		Actual	Budget	Var	Var %	Actual	Budget	Var	Var %				
REVENUE													
Total Operating Income			\$829,758	\$811,287	\$18,471	2%		\$5,684,547	\$5,679,010	\$5,537	0%		
OPERATING EXPENSES													
Total Utilities			\$128,443	\$136,104	\$7,661	6%		\$845,957	\$952,725	\$106,768	11%		
Total Contracts			\$62,043	\$75,107	\$13,064	17%		\$666,516	\$721,607	\$55,091	8%		
Total Repair & Maintenance			\$36,662	\$34,458	(\$2,204)	-6%		\$560,268	\$389,708	(\$170,560)	-44%		
Total Personnel			\$303,547	\$276,750	(\$26,797)	-10%		\$1,426,437	\$1,554,862	\$128,425	8%		
Total Professional Services			\$6,819	\$11,319	\$4,500	40%		\$82,528	\$84,236	\$1,708	2%		
Total Administrative Expenses			\$21,646	\$27,127	\$5,481	20%		\$211,413	\$195,388	(\$16,026)	-8%		
Total Taxes & Insurance			\$85,173	\$39,399	(\$45,774)	-116%		\$673,059	\$293,961	(\$379,098)	-129%		
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%		\$1,646,960	\$1,646,960	\$0	0%		
Net Operating Profit/(Loss)			(\$49,855)	(\$24,257)	(\$25,598)			(\$428,591)	(\$160,435)	(\$268,156)			

For Year to Date Ended 12-2021



	Total Operating Income	Total Contracts	Total Personnel	Total Administrative Expenses	Total Mortgage Expenses	Total Other Expense	Net Operating Profit/(Loss)

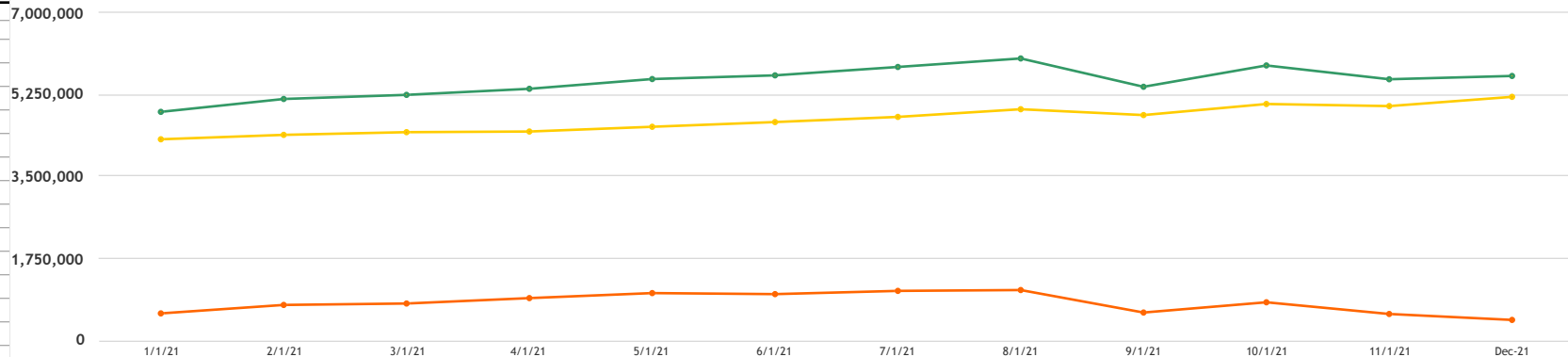
**Parkfairfax Condominium UOA
Financial Statement Summary**



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	572,035.64	445,346.22	(126,689.42)	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	1,807,602.50	2,057,848.62	250,246.12
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	816,363.62	1,010,049.37	193,685.75
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	2,375,000.00	2,130,000.00	(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	7,181.19	5,268.85	(1,912.34)
					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

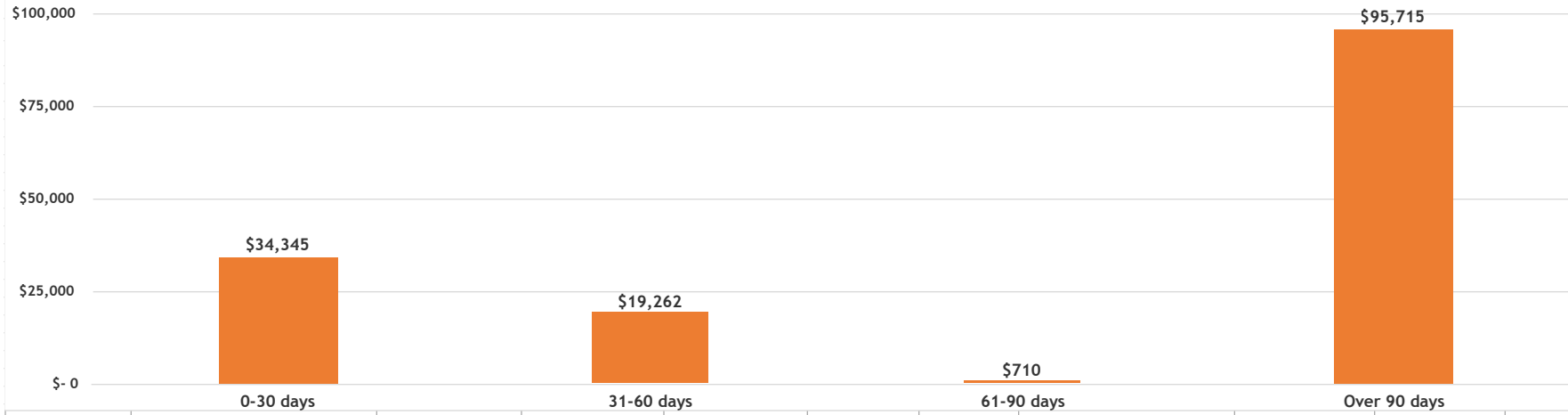
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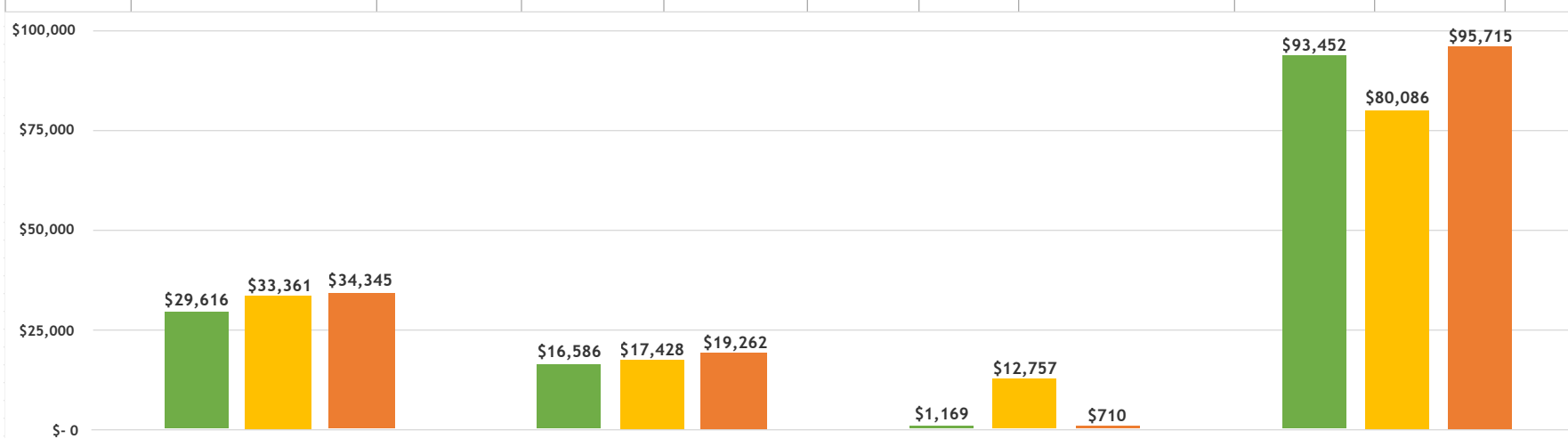


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables



Receivables History



0-30 days

31-60 days

61-90 days

Over 90 days

■ Oct-21

■ Nov-21

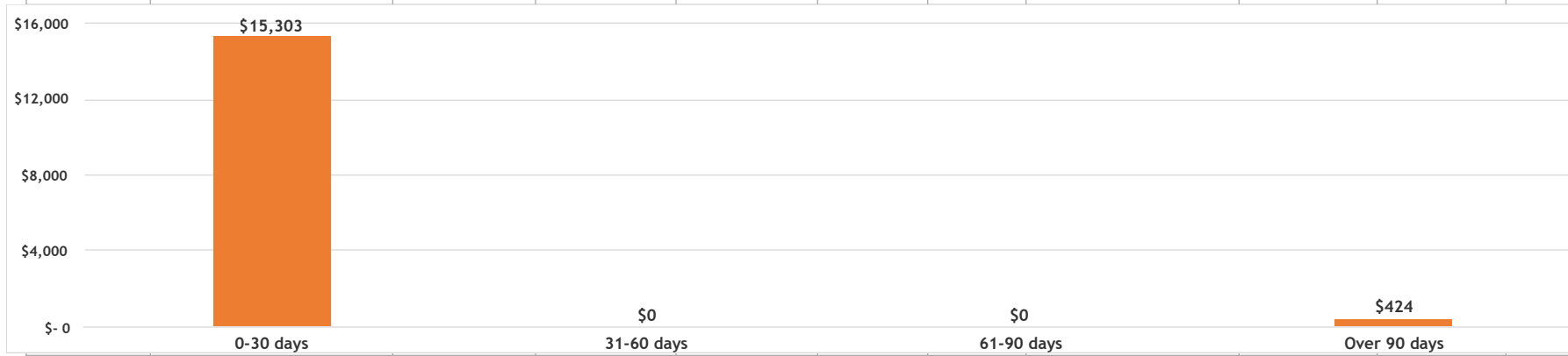
■ Dec-21



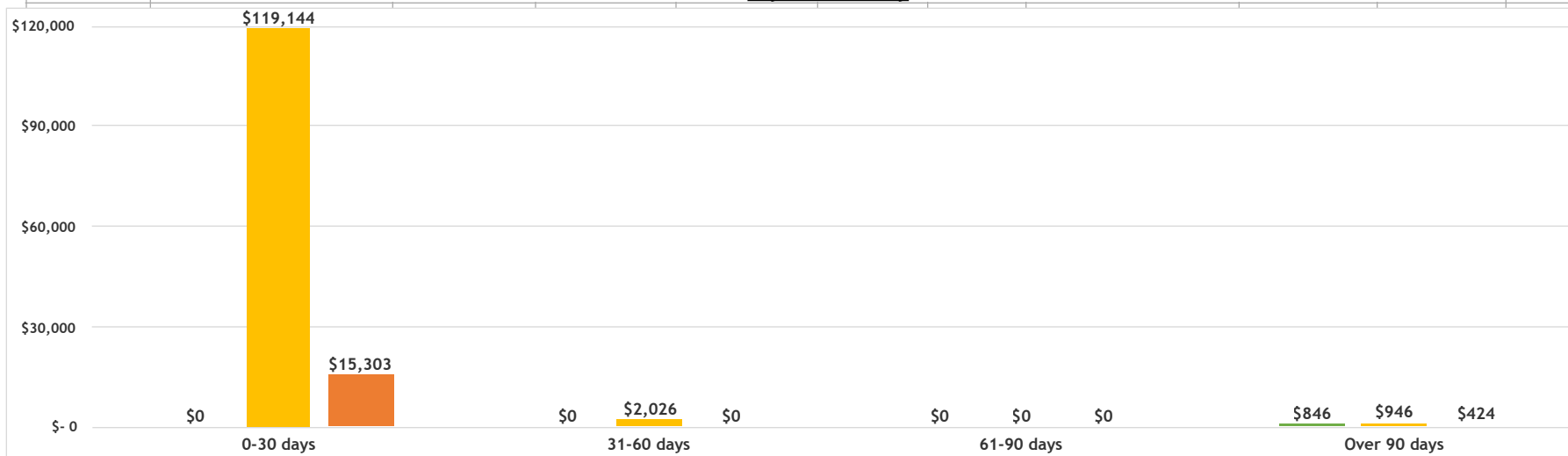
Parkfairfax Condominium UOA

Financial Statement Summary

Payables



Payables History





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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
829,758	811,287	18,471	Total Operating Income	5,684,547	5,679,010	5,537	9,735,446
128,443	136,104	7,661	Total Utilities	845,957	952,725	106,768	1,633,242
61,570	76,774	15,204	Total Contracts	682,315	733,273	50,958	1,104,142
36,662	34,458	(2,204)	Total Repair & Maintenance	560,268	389,708	(170,560)	633,500
304,020	275,108	(28,912)	Total Personnel	1,410,638	1,543,370	132,732	2,536,523
6,819	11,319	4,500	Total Professional Services	82,528	84,236	1,708	156,333
21,646	27,102	5,456	Total Administrative Expenses	211,413	195,213	(16,201)	339,222
85,173	39,399	(45,774)	Total Taxes & Insurance	673,059	293,961	(379,098)	509,124
644,333	600,264	(44,069)	Total Operating Expenses	4,466,178	4,192,485	(273,693)	6,912,086
185,425	211,023	(25,598)	Net Operating Budget	1,218,369	1,486,525	(268,156)	2,823,360
RESERVES BUDGET							
(235,280)	(235,280)	0	Total Reserve Expenses	(1,646,960)	(1,646,960)	0	(2,823,360)
(235,280)	(235,280)	0	Net Reserve Budget	(1,646,960)	(1,646,960)	0	(2,823,360)
(49,855)	(24,257)	(25,598)	Net Operating Profit/(Loss)	(428,591)	(160,435)	(268,156)	0
0	0	0	Prior Year Activity	(25,235)	0	(25,235)	0
(49,855)	(24,257)	(25,598)	NET CASH FLOW	(453,826)	(160,435)	(293,391)	0

**Parkfairfax Condominium UOA
Budget Variance
For The Period
December 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	3,751,231	3,753,180	(1,949)	6,434,022
235,280	235,280	0	5500.000 Reserve Assessments	1,646,960	1,646,960	0	2,823,360
771,342	771,449	(107)	Total Assessments	5,398,191	5,400,140	(1,949)	9,257,382
Other Income							
5,322	11,693	(6,371)	5110.000 Rental Income	82,351	81,851	500	140,316
450	417	33	5110.180 Clubhouse Rental	14,023	2,917	11,106	5,000
7,020	0	7,020	5190.000 Rent Revenue Miscellaneous	7,020	0	7,020	0
27,052	5,833	21,218	5410.000 Interest Revenue - Operations	27,052	40,833	(13,782)	70,000
5,136	3,333	1,803	5910.000 Laundry and Vending Revenue	21,505	23,333	(1,829)	40,000
2,044	1,667	378	5920.000 NSF and Late Charges	10,922	11,667	(745)	20,000
941	667	275	5990.000 Miscellaneous Inc	5,218	4,667	552	8,000
1,892	3,333	(1,441)	5990.008 In Unit Maintenance	8,243	23,333	(15,090)	40,000
0	0	0	5990.010 Expense Reimbursement	55	0	55	0
2,702	4,496	(1,794)	5990.190 Storage Unit Fees	14,091	31,470	(17,379)	53,948
0	0	0	5990.210 Legal - Collection	5,111	0	5,111	0
3,962	4,000	(38)	5990.220 Resale Package	67,862	28,000	39,862	48,000
1,400	1,400	0	5990.310 Cable Income	9,800	9,800	0	16,800
0	0	0	5990.400 Processing Fees	245	0	245	0
200	667	(467)	5990.600 Key Income	7,470	4,667	2,803	8,000
295	2,333	(2,038)	5991.010 Newsletter Income	5,389	16,333	(10,944)	28,000
58,417	39,839	18,578	Total Other Income	286,356	278,871	7,485	478,064
829,758	811,287	18,471	Total Operating Income	5,684,547	5,679,010	5,537	9,735,446
Utilities							
13,525	7,917	(5,608)	6450.000 Electricity	56,469	55,417	(1,052)	95,000
91,479	110,687	19,208	6451.000 Water	685,335	774,808	89,472	1,328,242
23,440	17,500	(5,940)	6452.000 Gas	104,152	122,500	18,348	210,000
128,443	136,104	7,661	Total Utilities	845,957	952,725	106,768	1,633,242
Contracts							
(473)	1,667	2,140	6518.000 Uniforms	15,799	11,667	(4,132)	20,000
0	6,083	6,083	6519.000 Exterminating Contract	25,956	42,583	16,627	73,000
28,629	29,593	964	6525.000 Garbage and Trash Removal	189,162	207,149	17,988	355,113
23,414	23,584	170	6537.000 Grounds Contract	140,484	165,089	24,605	283,009
10,000	9,418	(582)	6547.000 Swim Pool Maintenance/Contract	70,600	65,928	(4,672)	113,020
0	5,000	5,000	6548.000 Snow Removal	0	8,000	8,000	20,000
0	1,429	1,429	6562.000 Decorating Contract	240,314	232,857	(7,457)	240,000
61,570	76,774	15,204	Total Contracts	682,315	733,273	50,958	1,104,142
Repair & Maintenance							
400	1,833	1,433	6515.000 Janitor and Cleaning Supplies	5,573	12,833	7,260	22,000

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

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
2,873	10,000	7,127	6537.040	Landscape Repairs	41,325	70,000	28,675	120,000
0	1,500	1,500	6537.101	Tree Maintenance	266,465	147,500	(118,965)	220,000
10,754	8,333	(2,421)	6541.000	Repairs - General	80,788	58,333	(22,455)	100,000
0	250	250	6541.001	Equipment/Tools	1,421	1,750	329	3,000
0	250	250	6541.043	Exercise Equipment - Repairs	0	1,750	1,750	3,000
0	0	0	6541.100	General Maintenance/ Repair	212	0	(212)	0
4,140	3,083	(1,056)	6541.230	Maintenance Supplies	23,594	21,583	(2,011)	37,000
2,571	2,667	95	6541.280	Plumbing Materials	40,619	18,667	(21,952)	32,000
0	208	208	6541.400	Equipment Repairs & Maintenance	0	1,458	1,458	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
1,645	833	(812)	6550.300	In-unit Supplies	9,439	5,833	(3,606)	10,000
1,215	1,583	368	6562.100	Paint Supplies	7,257	11,083	3,826	19,000
13,064	3,917	(9,148)	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	47,707	27,417	(20,290)	47,000
36,662	34,458	(2,204)	Total Repair & Maintenance		560,268	389,708	(170,560)	633,500
Personnel								
Payroll Salaries								
45,057	37,831	(7,227)	6309.020	Manager/Assistant Manager Salaries	145,531	201,762	56,231	327,862
34,138	29,786	(4,352)	6309.030	Administrative Salaries	254,113	158,858	(95,256)	258,143
124,958	134,401	9,443	6540.010	Maintenance Salaries	586,975	716,806	129,830	1,164,810
204,153	202,017	(2,136)	Total Payroll Salaries		986,619	1,077,425	90,805	1,750,815
Payroll Taxes/Benefits								
27,824	667	(27,158)	6313.000	Education/Training Benefit/Recruitment	50,701	4,667	(46,034)	8,000
0	25	25	6392.000	Mileage	0	175	175	300
0	250	250	6399.020	Bonuses	0	750	750	1,000
52,866	40,120	(12,746)	6723.001	Health Benefits	264,315	280,838	16,522	481,436
3,504	3,909	404	6310.020	Payroll Taxes - Management	11,215	20,843	9,628	33,868
2,568	3,078	510	6310.050	Payroll Taxes - Administrative	19,524	16,411	(3,113)	26,666
9,543	13,884	4,341	6310.060	Payroll Taxes - Maintenance	44,886	74,046	29,160	120,325
2,567	1,522	(1,046)	6310.100	Retirement - Management	12,161	8,117	(4,045)	13,190
522	830	309	6310.110	Retirement - Administrative	4,444	4,427	(17)	7,194
474	3,594	3,120	6310.120	Retirement - Maintenance	4,524	19,166	14,641	31,144
0	83	83	6310.130	Employee Recruitment	0	583	583	1,000
0	5,132	5,132	6722.000	Workmen's Compensation	11,874	35,925	24,050	61,585
0	0	0	6513.000	Concierge Payroll	375	0	(375)	0
99,867	73,091	(26,776)	Total Payroll Taxes/Benefits		424,018	465,945	41,927	785,708
304,020	275,108	(28,912)	Total Personnel		1,410,638	1,543,370	132,732	2,536,523

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

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
6,319	6,319	(0)	6320.000	Management Fee	44,236	44,236	(0)	75,833
0	3,750	3,750	6340.000	Legal Expense	12,682	26,250	13,568	45,000
0	1,250	1,250	6340.100	Legal Fees - Collections	8,720	8,750	30	15,000
0	0	0	6340.800	Legal - Litigation	645	5,000	4,355	5,000
500	0	(500)	6350.000	Audit Expense	16,245	0	(16,245)	15,500
6,819	11,319	4,500	Total Professional Services		82,528	84,236	1,708	156,333
Administrative Expenses								
233	975	742	6301.000	Recreation/Resident Activities	7,518	6,825	(693)	11,700
0	1,292	1,292	6311.000	Office Supplies	7,539	9,042	1,503	15,500
1,247	933	(314)	6311.010	Printing	10,114	6,533	(3,580)	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
1,527	1,667	139	6311.050	Postage	19,127	11,667	(7,460)	20,000
206	600	394	6311.080	Lease Computer,Fax,Copr, etc.	5,598	4,200	(1,398)	7,200
2,962	3,333	371	6311.130	IT Support Contract	24,027	23,333	(694)	40,000
468	3,167	2,698	6351.020	Computer Expenses	18,076	22,167	4,091	38,000
3,625	3,000	(625)	6360.000	Telephone and Answering Service	23,879	21,000	(2,879)	36,000
0	125	125	6370.000	Bad Debts	0	875	875	1,500
2,351	2,333	(17)	6390.000	Misc Administrative Expenses	17,019	16,333	(686)	28,000
0	0	0	6390.009	Meeting Expenses	3,910	5,500	1,590	14,000
772	0	(772)	6390.040	Credit Card & Bank Fees	6,667	0	(6,667)	0
7,843	7,819	(24)	6390.180	Association Unit Expense	54,901	54,730	(171)	93,822
411	1,000	589	6390.900	Misc Exp - Newsletter	9,552	7,000	(2,552)	12,000
0	25	25	6391.000	Dues & Subscriptions	0	175	175	300
0	833	833	6393.050	Engineering Fees	0	5,833	5,833	10,000
21,646	27,102	5,456	Total Administrative Expenses		211,413	195,213	(16,201)	339,222
Taxes & Insurance								
0	0	0	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	1,750	1,550	3,000
29,376	29,565	190	6720.000	Property & Liability Insurance (Hazard)	211,768	206,957	(4,810)	354,784
55,262	0	(55,262)	6720.030	Insurance Loss	416,512	0	(416,512)	0
0	2,083	2,083	6720.060	Insurance Reimburse Deductible	0	14,583	14,583	25,000
535	7,500	6,965	6730.000	Capital Expenses	17,345	52,500	35,155	90,000
85,173	39,399	(45,774)	Total Taxes & Insurance		673,059	293,961	(379,098)	509,124
644,333	600,264	(44,069)	Total Operating Expenses		4,466,178	4,192,485	(273,693)	6,912,086
185,425	211,023	(25,598)	Net Operating Budget		1,218,369	1,486,525	(268,156)	2,823,360



**Parkfairfax Condominium UOA
Budget Variance
For The Period
December 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	(1,646,960)	(1,646,960)	0	(2,823,360)
(235,280)	(235,280)	0	Total Reserve Contribution	(1,646,960)	(1,646,960)	0	(2,823,360)
(49,855)	(24,257)	(25,598)	Net Operating Profit/(Loss)	(428,591)	(160,435)	(268,156)	0
			Extraordinary Items				
0	0	0	9999.020 Prior Year Activity	(25,235)	0	(25,235)	0
(49,855)	(24,257)	(25,598)	NET CASH FLOW	(453,826)	(160,435)	(293,391)	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Revenues				
(23,718)	0	(23,718)	3130.063 Current Year RR Interest	0	0	0	0
235,280	235,280	0	5500.000 Current Year RR Deposits	1,646,960	1,646,960	0	2,823,360
211,562	235,280	(23,718)	Total Revenues	1,646,960	1,646,960	0	2,823,360
			Reserve Expenses				
41,594	0	(41,594)	3130.062 Current Year RR Expenses	965,943	0	(965,943)	0
41,594	0	(41,594)	Total Reserve Expenses	965,943	0	(965,943)	0
169,968	235,280	(65,312)	Current Year Reserves Activity	681,017	1,646,960	(965,943)	2,823,360



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	536,062	536,169	536,169	536,169	536,169	536,169	6,432,073	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	771,342	771,449	771,449	771,449	771,449	771,449	9,255,433	9,257,382
Other Income														
5110.000 Rental Income	6,596	4,250	1,850	8,402	5,961	49,969	5,322	11,693	11,693	11,693	11,693	11,693	140,816	140,316
5110.180 Clubhouse Rental	450	0	740	300	11,183	900	450	417	417	417	417	417	16,106	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	6,960	7,020	7,020	(38,920)	7,020	0	0	0	0	0	7,020	0
5410.000 Interest Revenue - Operations	0	0	0	0	0	0	27,052	5,833	5,833	5,833	5,833	5,833	56,218	70,000
5910.000 Laundry and Vending Revenue	0	6,435	0	0	3,499	6,435	5,136	3,333	3,333	3,333	3,333	3,333	38,171	40,000
5920.000 NSF and Late Charges	(121)	1,864	2,188	1,513	1,897	1,536	2,044	1,667	1,667	1,667	1,667	1,667	19,255	20,000
5990.000 Miscellaneous Inc	830	1,650	597	720	300	181	941	667	667	667	667	667	8,552	8,000
5990.008 In Unit Maintenance	1,825	1,455	346	1,093	533	1,098	1,892	3,333	3,333	3,333	3,333	3,333	24,910	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	2,702	4,496	4,496	4,496	4,496	4,496	36,569	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	3,962	4,000	4,000	4,000	4,000	4,000	87,862	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	200	667	667	667	667	667	10,803	8,000
5991.010 Newsletter Income	598	229	834	3,046	235	152	295	2,333	2,333	2,333	2,333	2,333	17,056	28,000
Total Other Income	28,794	82,824	20,045	27,305	36,935	32,036	58,417	39,839	39,839	39,839	39,839	39,839	485,549	478,064
Total Operating Income	800,136	852,966	791,387	798,646	808,277	803,377	829,758	811,287	811,287	811,287	811,287	811,287	9,740,983	9,735,446
Utilities														
6450.000 Electricity	6,691	11,179	7,006	6,764	5,403	5,902	13,525	7,917	7,917	7,917	7,917	7,917	96,052	95,000



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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6451.000 Water	532	163,631	64,693	111,980	109,230	143,791	91,479	110,687	110,687	110,687	110,687	110,687	1,238,770	1,328,242
6452.000 Gas	6,891	14,083	14,153	13,241	15,402	16,942	23,440	17,500	17,500	17,500	17,500	17,500	191,652	210,000
Total Utilities	14,113	188,894	85,852	131,985	130,035	166,635	128,443	136,104	136,104	136,104	136,104	136,104	1,526,474	1,633,242
Contracts														
6518.000 Uniforms	1,422	1,593	3,182	3,181	410	6,485	(473)	1,667	1,667	1,667	1,667	1,667	24,132	20,000
6519.000 Exterminating Contract	2,481	3,440	4,836	6,621	4,984	3,594	0	6,083	6,083	6,083	6,083	6,083	56,373	73,000
6525.000 Garbage and Trash Removal	4,089	36,522	22,647	41,221	27,783	28,271	28,629	29,593	29,593	29,593	29,593	29,593	337,125	355,113
6537.000 Grounds Contract	0	23,414	23,414	23,414	23,414	23,414	23,414	23,584	23,584	23,584	23,584	23,584	258,404	283,009
6547.000 Swim Pool Maintenance/Contract	14,160	20,000	13,640	10,000	(7,200)	10,000	10,000	9,418	9,418	9,418	9,418	9,418	117,692	113,020
6548.000 Snow Removal	0	0	0	0	0	0	0	5,000	5,000	2,000	0	0	12,000	20,000
6562.000 Decorating Contract	5,595	0	74,050	83,656	0	77,013	0	1,429	1,429	1,429	1,429	1,429	247,457	240,000
Total Contracts	27,747	84,969	141,770	168,093	49,391	148,776	61,570	76,774	76,774	73,774	71,774	71,774	1,053,184	1,104,142
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	(114)	1,769	522	2,271	0	725	400	1,833	1,833	1,833	1,833	1,833	14,740	22,000
6537.040 Landscape Repairs	7,330	2,588	7,143	7,472	0	13,921	2,873	10,000	10,000	10,000	10,000	10,000	91,325	120,000
6537.101 Tree Maintenance	76,810	0	44,245	72,930	0	72,480	0	1,500	2,000	15,000	20,000	34,000	338,965	220,000
6541.000 Repairs - General	3,697	8,629	16,191	29,836	4,114	7,566	10,754	8,333	8,333	8,333	8,333	8,333	122,455	100,000
6541.001 Equipment/Tools	152	263	53	651	0	301	0	250	250	250	250	250	2,671	3,000
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	250	250	250	250	250	1,250	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	4,140	3,083	3,083	3,083	3,083	3,083	39,011	37,000
6541.280 Plumbing Materials	0	10,094	8,833	15,011	1,233	2,876	2,571	2,667	2,667	2,667	2,667	2,667	53,952	32,000
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	0	208	208	208	208	208	1,042	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	
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	1,645	833	833	833	833	833	13,606	10,000
6562.100 Paint Supplies	814	1,235	629	983	89	2,293	1,215	1,583	1,583	1,583	1,583	1,583	15,174	19,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	5,055	4,128	2,873	9,014	5,046	8,528	13,064	3,917	3,917	3,917	3,917	3,917	67,290	47,000
Total Repair & Maintenance Personnel	109,394	54,360	82,563	149,412	11,603	116,275	36,662	34,458	34,958	47,958	56,958	69,458	804,060	633,500
Payroll Salaries														
6309.020 Manager/Assistant Manager Salaries	9,275	29,921	34,095	10,088	8,547	8,547	45,057	25,220	25,220	25,220	25,220	25,220	271,631	327,862
6309.030 Administrative Salaries	18,093	56,709	37,585	35,907	35,907	35,774	34,138	19,857	19,857	19,857	19,857	19,857	353,399	258,143
6540.010 Maintenance Salaries	38,562	110,024	76,189	79,168	78,633	79,441	124,958	89,601	89,601	89,601	89,601	89,601	1,034,980	1,164,810
Total Payroll Salaries	65,931	196,653	147,869	125,164	123,087	123,762	204,153	134,678	134,678	134,678	134,678	134,678	1,660,010	1,750,815
Payroll Taxes/Benefits														
6313.000 Education/Training Benefit/Recruitment	1,799	1,909	1,803	14,542	1,086	1,736	27,824	667	667	667	667	667	54,034	8,000
6392.000 Mileage	0	0	0	0	0	0	0	25	25	25	25	25	125	300
6399.020 Bonuses	0	0	0	0	0	0	0	0	0	250	0	0	250	1,000
6723.001 Health Benefits	26,840	37,484	(4,674)	44,669	46,037	61,093	52,866	40,120	40,120	40,120	40,120	40,120	464,914	481,436
6310.020 Payroll Taxes - Management	707	2,280	2,781	648	648	648	3,504	2,605	2,605	2,605	2,605	2,605	24,240	33,868
6310.050 Payroll Taxes - Administrative	1,428	4,478	2,903	2,738	2,722	2,688	2,568	2,051	2,051	2,051	2,051	2,051	29,779	26,666
6310.060 Payroll Taxes - Maintenance	2,942	8,392	5,855	6,087	6,006	6,061	9,543	9,256	9,256	9,256	9,256	9,256	91,165	120,325
6310.100 Retirement - Management	875	2,356	1,549	1,595	1,604	1,616	2,567	1,015	1,015	1,015	1,015	1,015	17,235	13,190
6310.110 Retirement - Administrative	324	973	676	650	650	650	522	553	553	553	553	553	7,211	7,194
6310.120 Retirement - Maintenance	371	1,197	1,457	342	342	342	474	2,396	2,396	2,396	2,396	2,396	16,503	31,144
6310.130 Employee Recruitment	0	0	0	0	0	0	0	83	83	83	83	83	417	1,000
6722.000 Workmen's Compensation	0	0	0	0	0	11,874	0	5,132	5,132	5,132	5,132	5,132	37,535	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	99,867	63,903	63,903	64,153	63,903	63,903	743,781	785,708
Total Personnel	101,217	255,722	160,218	196,809	182,182	210,470	304,020	198,581	198,581	198,831	198,581	198,581	2,403,791	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	0	3,750	3,750	3,750	3,750	3,750	31,432	45,000
6340.100 Legal Fees - Collections	1,301	4,517	0	2,902	0	0	0	1,250	1,250	1,250	1,250	1,250	14,970	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	500	0	15,500	0	0	0	31,745	15,500
Total Professional Services	8,266	10,837	10,005	9,221	6,534	30,845	6,819	11,319	26,819	11,319	11,319	11,319	154,625	156,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	2,016	850	1,038	1,992	1,390	233	975	975	975	975	975	12,393	11,700
6311.000 Office Supplies	1,046	2,944	2,285	1,264	0	0	0	1,292	1,292	1,292	1,292	1,292	13,997	15,500
6311.010 Printing	1,247	1,778	1,247	2,098	1,247	1,247	1,247	933	933	933	933	933	14,780	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	1,527	1,667	1,667	1,667	1,667	1,667	27,460	20,000
6311.080 Lease Computer,Fax,Copr, etc.	657	2,444	441	770	736	343	206	600	600	600	600	600	8,598	7,200
6311.130 IT Support Contract	4,467	2,705	4,280	886	2,389	6,338	2,962	3,333	3,333	3,333	3,333	3,333	40,694	40,000
6351.020 Computer Expenses	183	1,143	1,123	4,451	0	10,707	468	3,167	3,167	3,167	3,167	3,167	33,909	38,000
6360.000 Telephone and Answering Service	2,702	2,728	4,224	4,819	6,950	(1,169)	3,625	3,000	3,000	3,000	3,000	3,000	38,879	36,000
6370.000 Bad Debts	0	0	0	0	0	0	0	125	125	125	125	125	625	1,500
6390.000 Misc Administrative Expenses	1,510	1,607	1,828	4,275	1,537	3,911	2,351	2,333	2,333	2,333	2,333	2,333	28,686	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	1,520	772	0	0	0	0	0	6,667	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	7,843	7,819	7,819	7,819	7,819	7,819	93,993	93,822
6390.900 Misc Exp - Newsletter	4,950	375	375	737	375	2,329	411	1,000	1,000	1,000	1,000	1,000	14,552	12,000
6391.000 Dues & Subscriptions	0	0	0	0	0	0	0	25	25	25	25	25	125	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	833	833	833	833	833	4,167	10,000
Total Administrative Expenses	29,991	29,807	26,518	35,781	24,113	43,557	21,646	29,602	27,102	27,102	33,102	27,102	355,423	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	0	250	250	250	250	250	1,450	3,000
6720.000 Property & Liability Insurance (Hazard)	30,603	30,603	30,603	30,603	30,603	29,376	29,376	29,565	29,565	29,565	29,565	29,565	359,594	354,784
6720.030 Insurance Loss	63,939	0	0	233,321	0	63,991	55,262	0	0	0	0	0	416,512	0
6720.060 Insurance Reimburse Deductible	0	0	0	0	0	0	0	2,083	2,083	2,083	2,083	2,083	10,417	25,000
6730.000 Capital Expenses	0	0	0	6,398	0	10,412	535	7,500	7,500	7,500	7,500	7,500	54,845	90,000
Total Taxes & Insurance	94,543	30,753	30,603	288,977	30,603	112,407	85,173	50,069	46,899	39,399	39,399	39,399	888,222	509,124
Total Operating Expenses	385,270	655,342	537,529	980,279	434,461	828,964	644,333	536,906	547,236	534,486	547,236	553,736	7,185,779	6,912,086
Net Operating Budget	414,866	197,623	253,858	(181,633)	373,816	(25,587)	185,425	274,381	264,051	276,801	264,051	257,551	2,555,204	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	(260,867)	(49,855)	39,101	28,771	41,521	28,771	22,271	(268,156)	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	(260,577)	(49,855)	39,101	28,771	41,521	28,771	22,271	(293,391)	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	445,346
1130.000 Accounts Receivable	150,022
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)
	500,005
Restricted Deposits & Funded Reserves	
1320.000 Replacement Reserve-Cash	2,057,849
1320.100 Replacement Reserve-MM	1,010,049
1320.200 Replacement Reserve-CD	2,130,000
1320.600 Accrued Interest Receivable	5,269
	5,203,167
Prepaid Expenses	
1240.000 Prepaid Property & Liability Insurance	161,964
1271.000 Prepaid Income Taxes	23,058
1290.000 Prepaid Expense-Operating	45,033
	230,055
Fixed Assets	
1420.000 Buildings	602,000
1480.000 Motor Vehicles	499,471
	1,101,471
Less Accumulated Deprecation	933,154
Total Assets	6,101,545
LIABILITIES & EQUITY	
Current Liabilities	
2110.000 Accounts Payable	15,728
2120.000 Accrued Wages and Payroll Taxes Payable	121,670
2123.000 Accrued Expense	60,746
2123.060 401K Match Payble	238,956
2124.000 Accrued Income Taxes Payable	41,440
2191.050 Refund Clearing Account	(1,029)
2210.001 Prepaid Assessment	193,490
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000 Deferred Income	55,732
2199.000 Other Current Liabilities	1,420
	750,982
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	756,432
EQUITY	
Net Profit or (Loss)-current	(453,826)
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	1,646,960
3130.062 Current Year RR Expenditures	(965,943)
Total Owners Appropriated Equity-current	681,017
Total Equity	5,345,113
Total Liabilities & Equity	6,101,545