



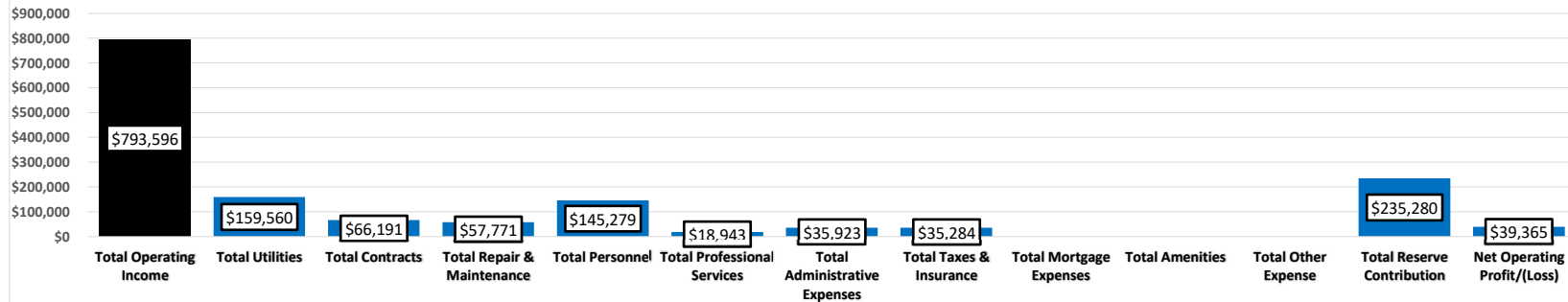
People you can trust.
Experience you can rely on.



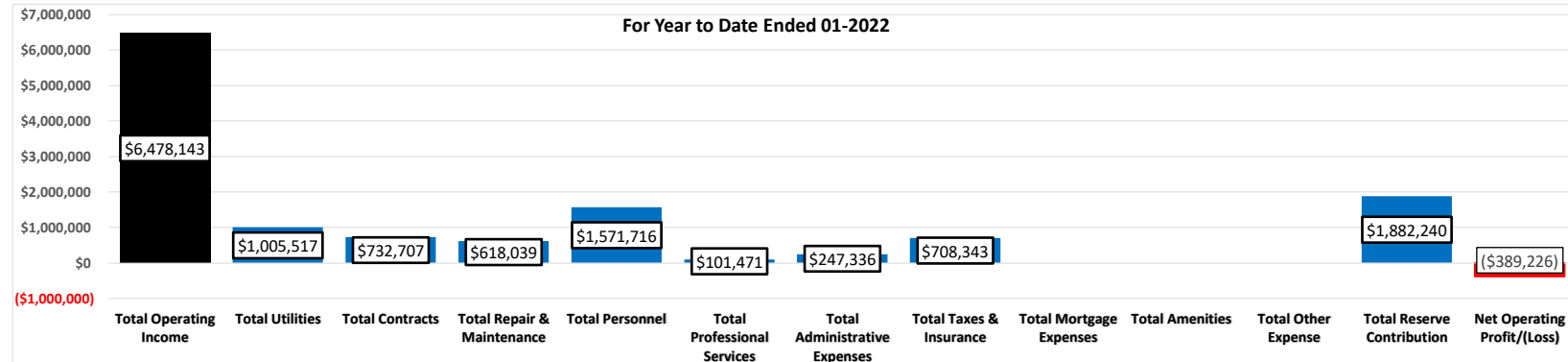
Parkfairfax Condominium UOA
Financial Statement Summary



For the Month Ended 01-2022



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$793,596	\$811,287	-\$17,691	-2%	\$6,478,143	\$6,490,297	(\$12,155)	0%
OPERATING EXPENSES								
Total Utilities	\$159,560	\$136,104	(\$23,456)	-17%	\$1,005,517	\$1,088,828	\$83,311	8%
Total Contracts	\$66,191	\$75,107	\$8,916	12%	\$732,707	\$796,714	\$64,007	8%
Total Repair & Maintenance	\$57,771	\$34,458	(\$23,313)	-68%	\$618,039	\$424,167	(\$193,872)	-46%
Total Personnel	\$145,279	\$200,222	\$54,943	27%	\$1,571,716	\$1,755,084	\$183,368	10%
Total Professional Services	\$18,943	\$11,319	(\$7,624)	-67%	\$101,471	\$95,555	(\$5,916)	-6%
Total Administrative Expenses	\$35,923	\$29,627	(\$6,296)	-21%	\$247,336	\$225,015	(\$22,322)	-10%
Total Taxes & Insurance	\$35,284	\$50,069	\$14,785	30%	\$708,343	\$344,029	(\$364,314)	-106%
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%	\$1,882,240	\$1,882,240	\$0	0%
Net Operating Profit/(Loss)	\$39,365	\$39,101	\$264		(\$389,226)	(\$121,334)	(\$267,892)	



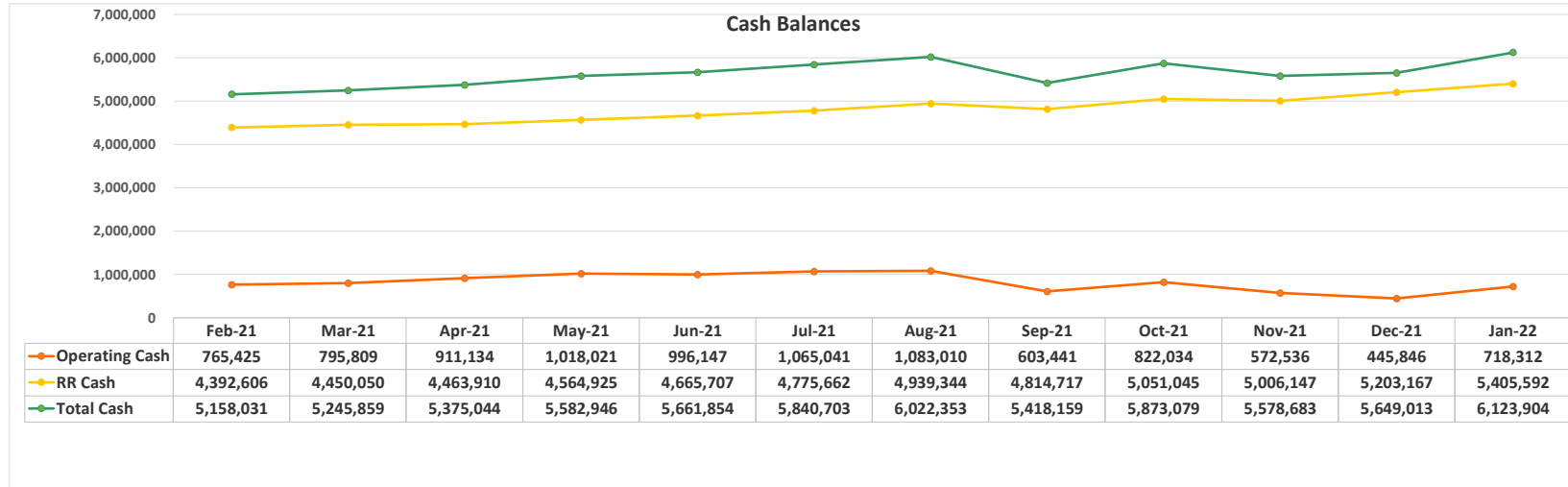
Parkfairfax Condominium UOA
Financial Statement Summary



Cash Accounts - Operating

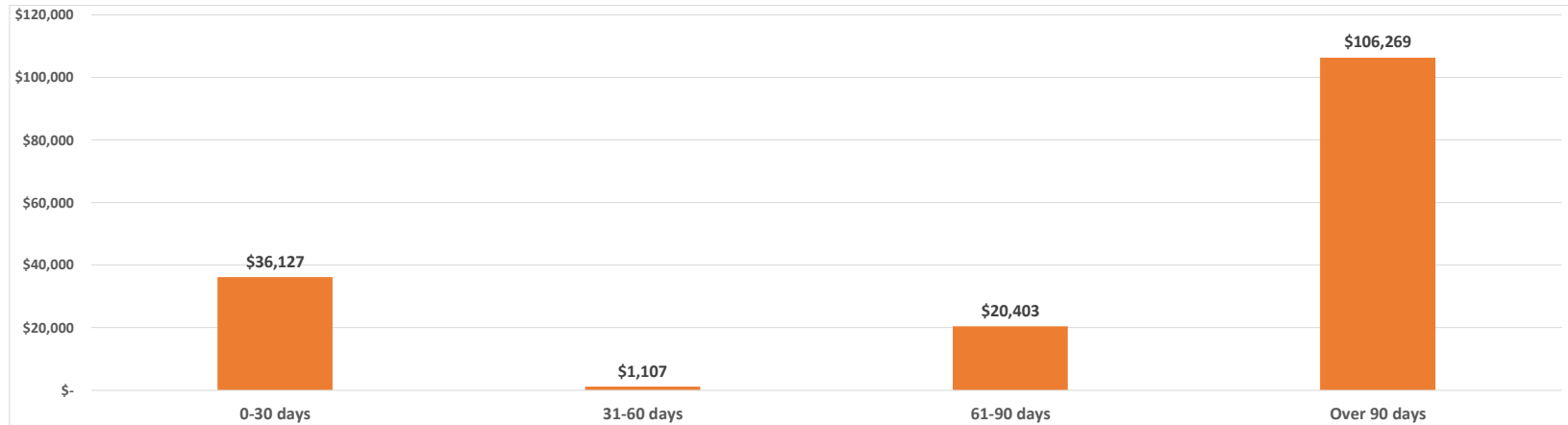
Cash Accounts - Reserve

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	445,346.22	717,811.76	272,465.54	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	2,057,848.62	2,059,122.65	1,274.03
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	1,010,049.37	1,209,554.18	199,504.81
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	2,130,000.00	2,130,000.00	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	5,268.85	6,915.46	1,646.61
					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
		445,846.22	718,311.76	272,465.54			5,203,166.84	5,405,592.29	202,425.45

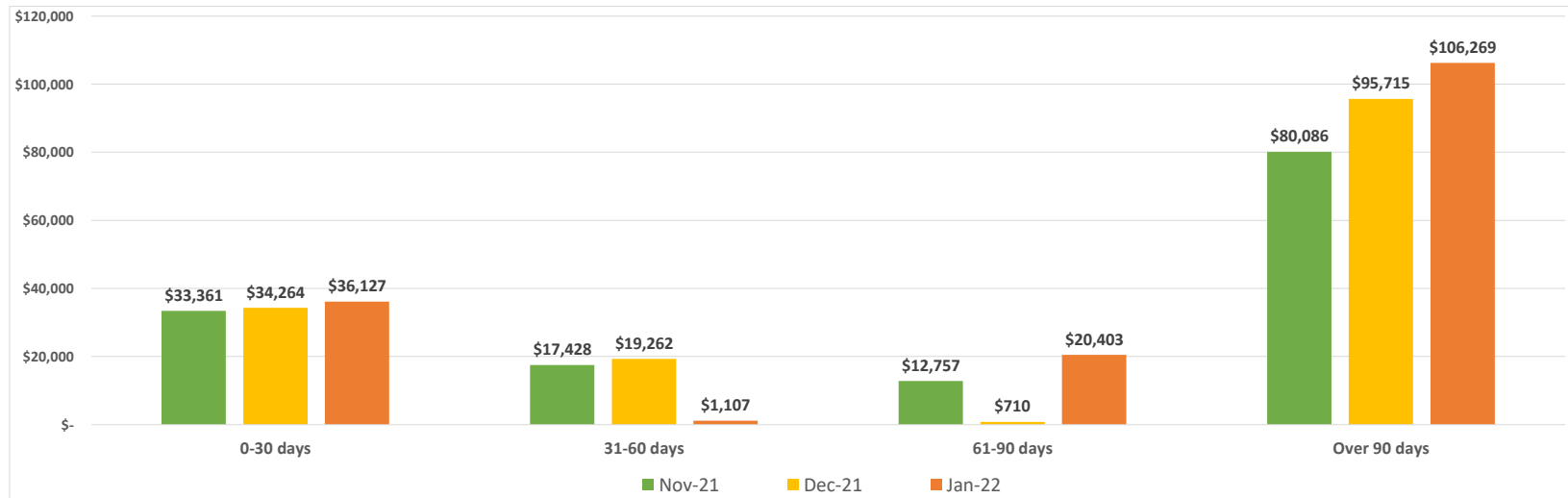


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables

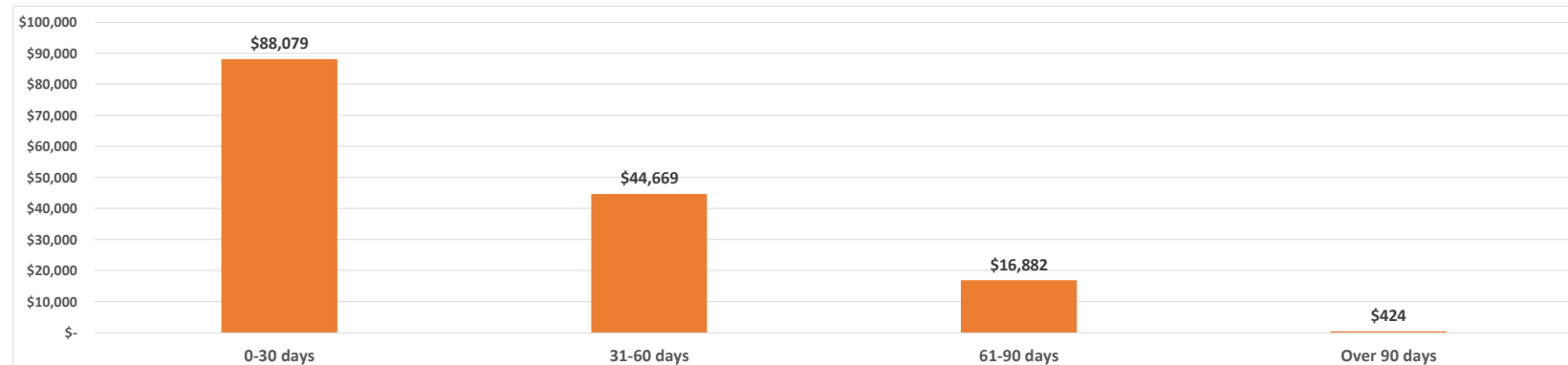


Receivables History

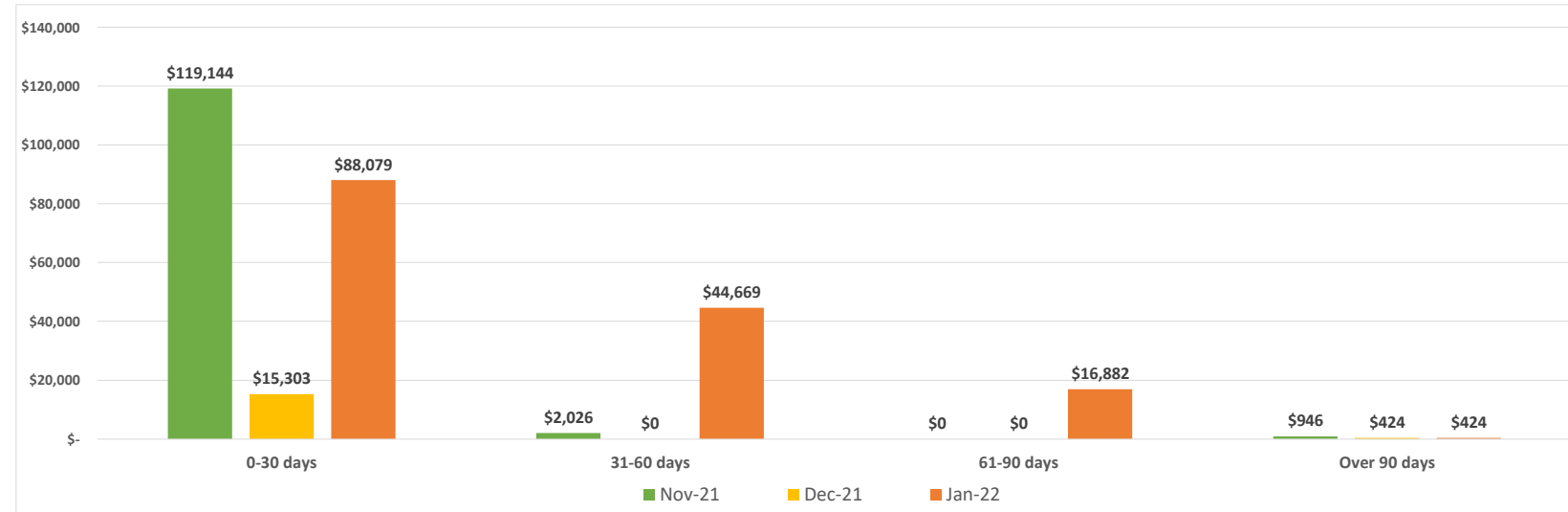


Parkfairfax Condominium UOA Financial Statement Summary

Payables



Payables History



Parkfairfax Condominium UOA
Executive Summary
For The Period
January 2022

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
793,596	811,287	(17,691)	Total Operating Income	6,478,143	6,490,297	(12,155)	9,735,446
159,560	136,104	(23,456)	Total Utilities	1,005,517	1,088,828	83,311	1,633,242
72,219	76,774	4,555	Total Contracts	754,534	810,047	55,513	1,104,142
57,771	34,458	(23,313)	Total Repair & Maintenance	618,039	424,167	(193,872)	633,500
139,251	198,581	59,330	Total Personnel	1,549,888	1,741,950	192,062	2,536,523
18,943	11,319	(7,624)	Total Professional Services	101,471	95,555	(5,916)	156,333
35,923	29,602	(6,321)	Total Administrative Expenses	247,336	224,815	(22,522)	339,222
35,284	50,069	14,785	Total Taxes & Insurance	708,343	344,029	(364,314)	509,124
518,951	536,906	17,955	Total Operating Expenses	4,985,129	4,729,391	(255,738)	6,912,086
274,645	274,381	264	Net Operating Budget	1,493,014	1,760,906	(267,892)	2,823,360
RESERVES BUDGET							
(235,280)	(235,280)	0	Total Reserve Expenses	(1,882,240)	(1,882,240)	0	(2,823,360)
(235,280)	(235,280)	0	Net Reserve Budget	(1,882,240)	(1,882,240)	0	(2,823,360)
39,365	39,101	264	Net Operating Profit/(Loss)	(389,226)	(121,334)	(267,892)	0
0	0	0	Prior Year Activity	(25,235)	0	(25,235)	0
39,365	39,101	264	NET CASH FLOW	(414,461)	(121,334)	(293,127)	0

**Parkfairfax Condominium UOA
Budget Variance
For The Period
January 2022**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
536,062	536,169	(107)	5110.001 Condo Assessments	4,287,292	4,289,348	(2,056)	6,434,022
235,280	235,280	0	5500.000 Reserve Assessments	1,882,240	1,882,240	0	2,823,360
771,342	771,449	(107)	Total Assessments	6,169,532	6,171,588	(2,056)	9,257,382
Other Income							
7,362	11,693	(4,331)	5110.000 Rental Income	89,713	93,544	(3,831)	140,316
150	417	(267)	5110.180 Clubhouse Rental	14,173	3,333	10,839	5,000
7,020	0	7,020	5190.000 Rent Revenue Miscellaneous	14,040	0	14,040	0
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	27,052	46,667	(19,615)	70,000
968	3,333	(2,365)	5910.000 Laundry and Vending Revenue	22,473	26,667	(4,194)	40,000
1,522	1,667	(145)	5920.000 NSF and Late Charges	12,444	13,333	(890)	20,000
378	667	(289)	5990.000 Miscellaneous Inc	5,596	5,333	263	8,000
0	3,333	(3,333)	5990.008 In Unit Maintenance	8,243	26,667	(18,423)	40,000
(152)	0	(152)	5990.010 Expense Reimbursement	(97)	0	(97)	0
641	4,496	(3,855)	5990.190 Storage Unit Fees	14,732	35,965	(21,233)	53,948
(226)	0	(226)	5990.210 Legal - Collection	4,885	0	4,885	0
1,682	4,000	(2,318)	5990.220 Resale Package	69,544	32,000	37,544	48,000
1,400	1,400	0	5990.310 Cable Income	11,200	11,200	0	16,800
0	0	0	5990.400 Processing Fees	245	0	245	0
180	667	(487)	5990.600 Key Income	7,650	5,333	2,317	8,000
1,329	2,333	(1,004)	5991.010 Newsletter Income	6,718	18,667	(11,949)	28,000
22,254	39,839	(17,584)	Total Other Income	308,610	318,709	(10,099)	478,064
793,596	811,287	(17,691)	Total Operating Income	6,478,143	6,490,297	(12,155)	9,735,446
Utilities							
7,709	7,917	208	6450.000 Electricity	64,178	63,333	(845)	95,000
130,335	110,687	(19,648)	6451.000 Water	815,670	885,495	69,825	1,328,242
21,517	17,500	(4,017)	6452.000 Gas	125,669	140,000	14,331	210,000
159,560	136,104	(23,456)	Total Utilities	1,005,517	1,088,828	83,311	1,633,242
Contracts							
6,028	1,667	(4,362)	6518.000 Uniforms	21,828	13,333	(8,494)	20,000
2,949	6,083	3,134	6519.000 Exterminating Contract	28,906	48,667	19,761	73,000
29,828	29,593	(235)	6525.000 Garbage and Trash Removal	218,989	236,742	17,753	355,113
23,414	23,584	170	6537.000 Grounds Contract	163,898	188,673	24,775	283,009
10,000	9,418	(582)	6547.000 Swim Pool Maintenance/Contract	80,600	75,347	(5,253)	113,020
0	5,000	5,000	6548.000 Snow Removal	0	13,000	13,000	20,000
0	1,429	1,429	6562.000 Decorating Contract	240,314	234,286	(6,028)	240,000
72,219	76,774	4,555	Total Contracts	754,534	810,047	55,513	1,104,142
Repair & Maintenance							
3,097	1,833	(1,263)	6515.000 Janitor and Cleaning Supplies	8,670	14,667	5,997	22,000

**Parkfairfax Condominium UOA
Budget Variance
For The Period
January 2022**

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
6,495	10,000	3,505	6537.040	Landscape Repairs	47,820	80,000	32,180	120,000
0	1,500	1,500	6537.101	Tree Maintenance	266,465	149,000	(117,465)	220,000
21,322	8,333	(12,988)	6541.000	Repairs - General	102,110	66,667	(35,443)	100,000
296	250	(46)	6541.001	Equipment/Tools	1,717	2,000	283	3,000
0	250	250	6541.043	Exercise Equipment - Repairs	0	2,000	2,000	3,000
0	0	0	6541.100	General Maintenance/ Repair	212	0	(212)	0
10,929	3,083	(7,846)	6541.230	Maintenance Supplies	34,523	24,667	(9,857)	37,000
10,819	2,667	(8,152)	6541.280	Plumbing Materials	51,438	21,333	(30,105)	32,000
0	208	208	6541.400	Equipment Repairs & Maintenance	0	1,667	1,667	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
1,467	833	(634)	6550.300	In-unit Supplies	10,906	6,667	(4,239)	10,000
403	1,583	1,180	6562.100	Paint Supplies	7,660	12,667	5,006	19,000
2,944	3,917	973	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	50,651	31,333	(19,317)	47,000
57,771	34,458	(23,313)	Total Repair & Maintenance		618,039	424,167	(193,872)	633,500
Personnel								
Payroll Salaries								
25,680	25,220	(460)	6309.020	Manager/Assistant Manager Salaries	171,211	226,982	55,771	327,862
16,017	19,857	3,840	6309.030	Administrative Salaries	270,131	178,715	(91,416)	258,143
84,157	89,601	5,444	6540.010	Maintenance Salaries	671,133	806,406	135,274	1,164,810
125,855	134,678	8,823	Total Payroll Salaries		1,112,474	1,212,103	99,628	1,750,815
Payroll Taxes/Benefits								
600	667	67	6313.000	Education/Training Benefit/Recruitment	51,301	5,333	(45,967)	8,000
0	25	25	6392.000	Mileage	0	200	200	300
0	0	0	6399.020	Bonuses	0	750	750	1,000
(4,863)	40,120	44,983	6723.001	Health Benefits	259,452	320,957	61,505	481,436
2,238	2,605	367	6310.020	Payroll Taxes - Management	13,452	23,448	9,995	33,868
1,380	2,051	671	6310.050	Payroll Taxes - Administrative	20,904	18,462	(2,442)	26,666
7,471	9,256	1,784	6310.060	Payroll Taxes - Maintenance	52,357	83,302	30,945	120,325
1,744	1,015	(729)	6310.100	Retirement - Management	13,905	9,131	(4,773)	13,190
262	553	292	6310.110	Retirement - Administrative	4,705	4,980	275	7,194
612	2,396	1,784	6310.120	Retirement - Maintenance	5,136	21,561	16,425	31,144
0	83	83	6310.130	Employee Recruitment	0	667	667	1,000
3,953	5,132	1,179	6722.000	Workmen's Compensation	15,827	41,057	25,229	61,585
0	0	0	6513.000	Concierge Payroll	375	0	(375)	0
13,396	63,903	50,507	Total Payroll Taxes/Benefits		437,414	529,848	92,434	785,708
139,251	198,581	59,330	Total Personnel		1,549,888	1,741,950	192,062	2,536,523

**Parkfairfax Condominium UOA
Budget Variance
For The Period
January 2022**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
6,319	6,319	(0)	6320.000 Management Fee	50,556	50,555	(0)	75,833
11,291	3,750	(7,541)	6340.000 Legal Expense	23,973	30,000	6,027	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	8,720	10,000	1,280	15,000
1,333	0	(1,333)	6340.800 Legal - Litigation	1,978	5,000	3,022	5,000
0	0	0	6350.000 Audit Expense	16,245	0	(16,245)	15,500
18,943	11,319	(7,624)	Total Professional Services	101,471	95,555	(5,916)	156,333
Administrative Expenses							
189	975	786	6301.000 Recreation/Resident Activities	7,707	7,800	93	11,700
37	1,292	1,255	6311.000 Office Supplies	7,576	10,333	2,758	15,500
1,806	933	(872)	6311.010 Printing	11,919	7,467	(4,453)	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
18	1,667	1,649	6311.050 Postage	19,145	13,333	(5,812)	20,000
3,369	600	(2,769)	6311.080 Lease Computer,Fax,Copr, etc.	8,968	4,800	(4,168)	7,200
3,201	3,333	132	6311.130 IT Support Contract	27,228	26,667	(562)	40,000
10,146	3,167	(6,979)	6351.020 Computer Expenses	28,222	25,333	(2,888)	38,000
4,150	3,000	(1,150)	6360.000 Telephone and Answering Service	28,029	24,000	(4,029)	36,000
0	125	125	6370.000 Bad Debts	0	1,000	1,000	1,500
3,284	2,333	(951)	6390.000 Misc Administrative Expenses	20,304	18,667	(1,637)	28,000
0	2,500	2,500	6390.009 Meeting Expenses	3,910	8,000	4,090	14,000
1,504	0	(1,504)	6390.040 Credit Card & Bank Fees	8,170	0	(8,170)	0
7,843	7,819	(24)	6390.180 Association Unit Expense	62,744	62,548	(196)	93,822
375	1,000	625	6390.900 Misc Exp - Newsletter	9,927	8,000	(1,927)	12,000
0	25	25	6391.000 Dues & Subscriptions	0	200	200	300
0	833	833	6393.050 Engineering Fees	0	6,667	6,667	10,000
35,923	29,602	(6,321)	Total Administrative Expenses	247,336	224,815	(22,522)	339,222
Taxes & Insurance							
0	10,670	10,670	6710.000 Real Estate Taxes	10,681	21,340	10,659	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
586	250	(336)	6719.000 Miscellaneous Taxes, Licenses, and Permits	786	2,000	1,214	3,000
30,603	29,565	(1,038)	6720.000 Property & Liability Insurance (Hazard)	242,371	236,523	(5,848)	354,784
0	0	0	6720.030 Insurance Loss	416,512	0	(416,512)	0
0	2,083	2,083	6720.060 Insurance Reimburse Deductible	0	16,667	16,667	25,000
4,095	7,500	3,405	6730.000 Capital Expenses	21,440	60,000	38,560	90,000
35,284	50,069	14,785	Total Taxes & Insurance	708,343	344,029	(364,314)	509,124
518,951	536,906	17,955	Total Operating Expenses	4,985,129	4,729,391	(255,738)	6,912,086
274,645	274,381	264	Net Operating Budget	1,493,014	1,760,906	(267,892)	2,823,360



**Parkfairfax Condominium UOA
Budget Variance
For The Period
January 2022**

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	(1,882,240)	(1,882,240)	0	(2,823,360)
(235,280)	(235,280)	0	Total Reserve Contribution	(1,882,240)	(1,882,240)	0	(2,823,360)
39,365	39,101	264	Net Operating Profit/(Loss)	(389,226)	(121,334)	(267,892)	0
			Extraordinary Items				
0	0	0	9999.020 Prior Year Activity	(25,235)	0	(25,235)	0
39,365	39,101	264	NET CASH FLOW	(414,461)	(121,334)	(293,127)	0



Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
January 2022

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
2,921	0	2,921	3130.063 Current Year RR Interest	2,921	0	2,921	0
235,280	235,280	0	5500.000 Current Year RR Deposits	1,882,240	1,882,240	0	2,823,360
238,201	235,280	2,921	Total Revenues	1,885,161	1,882,240	2,921	2,823,360
Reserve Expenses							
38,318	0	(38,318)	3130.062 Current Year RR Expenses	1,004,261	0	(1,004,261)	0
38,318	0	(38,318)	Total Reserve Expenses	1,004,261	0	(1,004,261)	0
199,882	235,280	(35,398)	Current Year Reserves Activity	880,899	1,882,240	(1,001,341)	2,823,360



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
January 2022

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	536,062	536,169	536,169	536,169	536,169	6,431,966	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	771,342	771,449	771,449	771,449	771,449	9,255,326	9,257,382
Other Income														
5110.000 Rental Income	6,596	4,250	1,850	8,402	5,961	49,969	5,322	7,362	11,693	11,693	11,693	11,693	136,485	140,316
5110.180 Clubhouse Rental	450	0	740	300	11,183	900	450	150	417	417	417	417	15,839	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	6,960	7,020	7,020	(38,920)	7,020	7,020	0	0	0	0	14,040	0
5410.000 Interest Revenue - Operations	0	0	0	0	0	0	27,052	0	5,833	5,833	5,833	5,833	50,385	70,000
5910.000 Laundry and Vending Revenue	0	6,435	0	0	3,499	6,435	5,136	968	3,333	3,333	3,333	3,333	35,806	40,000
5920.000 NSF and Late Charges	(121)	1,864	2,188	1,513	1,897	1,536	2,044	1,522	1,667	1,667	1,667	1,667	19,110	20,000
5990.000 Miscellaneous Inc	830	1,650	597	720	300	181	941	378	667	667	667	667	8,263	8,000
5990.008 In Unit Maintenance	1,825	1,455	346	1,093	533	1,098	1,892	0	3,333	3,333	3,333	3,333	21,577	40,000
5990.010 Expense Reimbursement	0	0	0	55	0	0	0	(152)	0	0	0	0	(97)	0
5990.190 Storage Unit Fees	2,083	246	749	244	2,818	5,249	2,702	641	4,496	4,496	4,496	4,496	32,715	53,948
5990.210 Legal - Collection	1,297	0	1,035	464	176	2,139	0	(226)	0	0	0	0	4,885	0
5990.220 Resale Package	2,176	54,985	1,822	2,197	1,088	1,632	3,962	1,682	4,000	4,000	4,000	4,000	85,544	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	180	667	667	667	667	10,317	8,000
5991.010 Newsletter Income	598	229	834	3,046	235	152	295	1,329	2,333	2,333	2,333	2,333	16,051	28,000
Total Other Income	28,794	82,824	20,045	27,305	36,935	32,036	58,417	22,254	39,839	39,839	39,839	39,839	467,965	478,064
Total Operating Income	800,136	852,966	791,387	798,646	808,277	803,377	829,758	793,596	811,287	811,287	811,287	811,287	9,723,291	9,735,446
Utilities														
6450.000 Electricity	6,691	11,179	7,006	6,764	5,403	5,902	13,525	7,709	7,917	7,917	7,917	7,917	95,845	95,000



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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	130,335	110,687	110,687	110,687	110,687	1,258,417	1,328,242
6452.000 Gas	6,891	14,083	14,153	13,241	15,402	16,942	23,440	21,517	17,500	17,500	17,500	17,500	195,669	210,000
Total Utilities	14,113	188,894	85,852	131,985	130,035	166,635	128,443	159,560	136,104	136,104	136,104	136,104	1,549,931	1,633,242
Contracts														
6518.000 Uniforms	1,422	1,593	3,182	3,181	410	6,485	(473)	6,028	1,667	1,667	1,667	1,667	28,494	20,000
6519.000 Exterminating Contract	2,481	3,440	4,836	6,621	4,984	3,594	0	2,949	6,083	6,083	6,083	6,083	53,239	73,000
6525.000 Garbage and Trash Removal	4,089	36,522	22,647	41,221	27,783	28,271	28,629	29,828	29,593	29,593	29,593	29,593	337,360	355,113
6537.000 Grounds Contract	0	23,414	23,414	23,414	23,414	23,414	23,414	23,414	23,584	23,584	23,584	23,584	258,234	283,009
6547.000 Swim Pool Maintenance/Contract	14,160	20,000	13,640	10,000	(7,200)	10,000	10,000	10,000	9,418	9,418	9,418	9,418	118,273	113,020
6548.000 Snow Removal	0	0	0	0	0	0	0	0	5,000	2,000	0	0	7,000	20,000
6562.000 Decorating Contract	5,595	0	74,050	83,656	0	77,013	0	0	1,429	1,429	1,429	1,429	246,028	240,000
Total Contracts	27,747	84,969	141,770	168,093	49,391	148,776	61,570	72,219	76,774	73,774	71,774	71,774	1,048,629	1,104,142
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	(114)	1,769	522	2,271	0	725	400	3,097	1,833	1,833	1,833	1,833	16,003	22,000
6537.040 Landscape Repairs	7,330	2,588	7,143	7,472	0	13,921	2,873	6,495	10,000	10,000	10,000	10,000	87,820	120,000
6537.101 Tree Maintenance	76,810	0	44,245	72,930	0	72,480	0	0	2,000	15,000	20,000	34,000	337,465	220,000
6541.000 Repairs - General	3,697	8,629	16,191	29,836	4,114	7,566	10,754	21,322	8,333	8,333	8,333	8,333	135,443	100,000
6541.001 Equipment/Tools	152	263	53	651	0	301	0	296	250	250	250	250	2,717	3,000
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	0	250	250	250	250	1,000	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	10,929	3,083	3,083	3,083	3,083	46,857	37,000
6541.280 Plumbing Materials	0	10,094	8,833	15,011	1,233	2,876	2,571	10,819	2,667	2,667	2,667	2,667	62,105	32,000
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	0	0	208	208	208	208	833	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	1,467	833	833	833	833	14,239	10,000
6562.100 Paint Supplies	814	1,235	629	983	89	2,293	1,215	403	1,583	1,583	1,583	1,583	13,994	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	2,944	3,917	3,917	3,917	3,917	66,317	47,000
Total Repair & Maintenance Personnel	109,394	54,360	82,563	149,412	11,603	116,275	36,662	57,771	34,958	47,958	56,958	69,458	827,372	633,500
Payroll Salaries														
6309.020 Manager/Assistant Manager Salaries	9,275	29,921	34,095	10,088	8,547	8,547	45,057	25,680	25,220	25,220	25,220	25,220	272,091	327,862
6309.030 Administrative Salaries	18,093	56,709	37,585	35,907	35,907	35,774	34,138	16,017	19,857	19,857	19,857	19,857	349,559	258,143
6540.010 Maintenance Salaries	38,562	110,024	76,189	79,168	78,633	79,441	124,958	84,157	89,601	89,601	89,601	89,601	1,029,536	1,164,810
Total Payroll Salaries	65,931	196,653	147,869	125,164	123,087	123,762	204,153	125,855	134,678	134,678	134,678	134,678	1,651,187	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	600	667	667	667	667	53,967	8,000
6392.000 Mileage	0	0	0	0	0	0	0	0	25	25	25	25	100	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	(4,863)	40,120	40,120	40,120	40,120	419,931	481,436
6310.020 Payroll Taxes - Management	707	2,280	2,781	648	648	648	3,504	2,238	2,605	2,605	2,605	2,605	23,873	33,868
6310.050 Payroll Taxes - Administrative	1,428	4,478	2,903	2,738	2,722	2,688	2,568	1,380	2,051	2,051	2,051	2,051	29,108	26,666
6310.060 Payroll Taxes - Maintenance	2,942	8,392	5,855	6,087	6,006	6,061	9,543	7,471	9,256	9,256	9,256	9,256	89,380	120,325
6310.100 Retirement - Management	875	2,356	1,549	1,595	1,604	1,616	2,567	1,744	1,015	1,015	1,015	1,015	17,963	13,190
6310.110 Retirement - Administrative	324	973	676	650	650	650	522	262	553	553	553	553	6,919	7,194
6310.120 Retirement - Maintenance	371	1,197	1,457	342	342	342	474	612	2,396	2,396	2,396	2,396	14,719	31,144
6310.130 Employee Recruitment	0	0	0	0	0	0	0	0	83	83	83	83	333	1,000
6722.000 Workmen's Compensation	0	0	0	0	0	11,874	0	3,953	5,132	5,132	5,132	5,132	36,356	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	13,396	63,903	64,153	63,903	63,903	693,274	785,708
Total Personnel	101,217	255,722	160,218	196,809	182,182	210,470	304,020	139,251	198,581	198,831	198,581	198,581	2,344,461	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	11,291	3,750	3,750	3,750	3,750	38,973	45,000
6340.100 Legal Fees - Collections	1,301	4,517	0	2,902	0	0	0	0	1,250	1,250	1,250	1,250	13,720	15,000
6340.800 Legal - Litigation	645	0	0	0	0	0	0	1,333	0	0	0	0	1,978	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	18,943	26,819	11,319	11,319	11,319	162,249	156,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	2,016	850	1,038	1,992	1,390	233	189	975	975	975	975	11,607	11,700
6311.000 Office Supplies	1,046	2,944	2,285	1,264	0	0	0	37	1,292	1,292	1,292	1,292	12,743	15,500
6311.010 Printing	1,247	1,778	1,247	2,098	1,247	1,247	1,247	1,806	933	933	933	933	15,653	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	18	1,667	1,667	1,667	1,667	25,812	20,000
6311.080 Lease Computer, Fax, Copr, etc.	657	2,444	441	770	736	343	206	3,369	600	600	600	600	11,368	7,200
6311.130 IT Support Contract	4,467	2,705	4,280	886	2,389	6,338	2,962	3,201	3,333	3,333	3,333	3,333	40,562	40,000
6351.020 Computer Expenses	183	1,143	1,123	4,451	0	10,707	468	10,146	3,167	3,167	3,167	3,167	40,888	38,000
6360.000 Telephone and Answering Service	2,702	2,728	4,224	4,819	6,950	(1,169)	3,625	4,150	3,000	3,000	3,000	3,000	40,029	36,000
6370.000 Bad Debts	0	0	0	0	0	0	0	0	125	125	125	125	500	1,500
6390.000 Misc Administrative Expenses	1,510	1,607	1,828	4,275	1,537	3,911	2,351	3,284	2,333	2,333	2,333	2,333	29,637	28,000
6390.009 Meeting Expenses	0	0	0	0	0	3,910	0	0	0	0	6,000	0	9,910	14,000
6390.040 Credit Card & Bank Fees	683	991	749	926	1,025	1,520	772	1,504	0	0	0	0	8,170	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	7,843	7,819	7,819	7,819	7,819	94,018	93,822
6390.900 Misc Exp - Newsletter	4,950	375	375	737	375	2,329	411	375	1,000	1,000	1,000	1,000	13,927	12,000
6391.000 Dues & Subscriptions	0	0	0	0	0	0	0	0	25	25	25	25	100	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	833	833	833	833	3,333	10,000
Total Administrative Expenses	29,991	29,807	26,518	35,781	24,113	43,557	21,646	35,923	27,102	27,102	33,102	27,102	361,744	339,222
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	0	2,052	0	8,628	0	0	0	0	0	0	10,681	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	586	250	250	250	250	1,786	3,000
6720.000 Property & Liability Insurance (Hazard)	30,603	30,603	30,603	30,603	30,603	29,376	29,376	30,603	29,565	29,565	29,565	29,565	360,632	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	0	2,083	2,083	2,083	2,083	8,333	25,000
6730.000 Capital Expenses	0	0	0	6,398	0	10,412	535	4,095	7,500	7,500	7,500	7,500	51,440	90,000
Total Taxes & Insurance	94,543	30,753	30,603	288,977	30,603	112,407	85,173	35,284	46,899	39,399	39,399	39,399	873,438	509,124
Total Operating Expenses	385,270	655,342	537,529	980,279	434,461	828,964	644,333	518,951	547,236	534,486	547,236	553,736	7,167,824	6,912,086
Net Operating Budget	414,866	197,623	253,858	(181,633)	373,816	(25,587)	185,425	274,645	264,051	276,801	264,051	257,551	2,555,468	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)	39,365	28,771	41,521	28,771	22,271	(267,892)	0



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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual
	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)	39,365	28,771	41,521	28,771	22,271	(293,127)	0



Parkfairfax Condominium UOA
Balance Sheet
For the period ending
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	Current Balance
ASSETS	
Current Assets	
1110.000 Petty Cash	500
1120.001 Operating Cash 1	717,812
1130.000 Accounts Receivable	163,895
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)
	786,344
Restricted Deposits & Funded Reserves	
1320.000 Replacement Reserve-Cash	2,059,123
1320.100 Replacement Reserve-MM	1,209,554
1320.200 Replacement Reserve-CD	2,130,000
1320.600 Accrued Interest Receivable	6,915
	5,405,592
Prepaid Expenses	
1240.000 Prepaid Property & Liability Insurance	82,090
1271.000 Prepaid Income Taxes	23,058
1290.000 Prepaid Expense-Operating	11,227
	116,374
Fixed Assets	
1420.000 Buildings	602,000
1480.000 Motor Vehicles	499,471
	1,101,471
Less Accumulated Deprecation	933,154
Total Assets	6,476,628
LIABILITIES & EQUITY	
Current Liabilities	
2110.000 Accounts Payable	173,468
2120.000 Accrued Wages and Payroll Taxes Payable	122,337
2123.000 Accrued Expense	59,712
2123.060 401K Match Payble	247,861
2124.000 Accrued Income Taxes Payable	41,440
2191.050 Refund Clearing Account	(1,029)
2210.001 Prepaid Assessment	164,447
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000 Deferred Income	54,332
2199.000 Other Current Liabilities	1,420
	886,819
Deposits Liabilities	
2191.000 Tenant Security Deposits Held in Trust (Contra)	5,450
	5,450
Long Term Liabilities	



**Parkfairfax Condominium UOA
Balance Sheet
For the period ending
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	Current Balance
Total Liabilities	892,268
EQUITY	
Net Profit or (Loss)-current	(414,461)
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	1,882,240
3130.062 Current Year RR Expenditures	(1,004,261)
3130.063 Current Year RR Interest	2,921
Total Owners Appropriated Equity-current	880,899
Total Equity	5,584,360
Total Liabilities & Equity	6,476,628