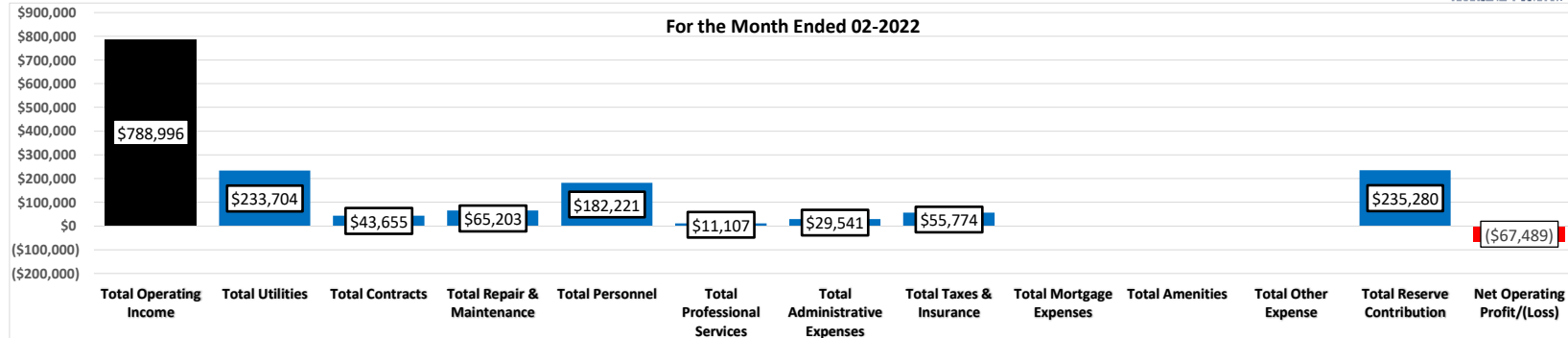




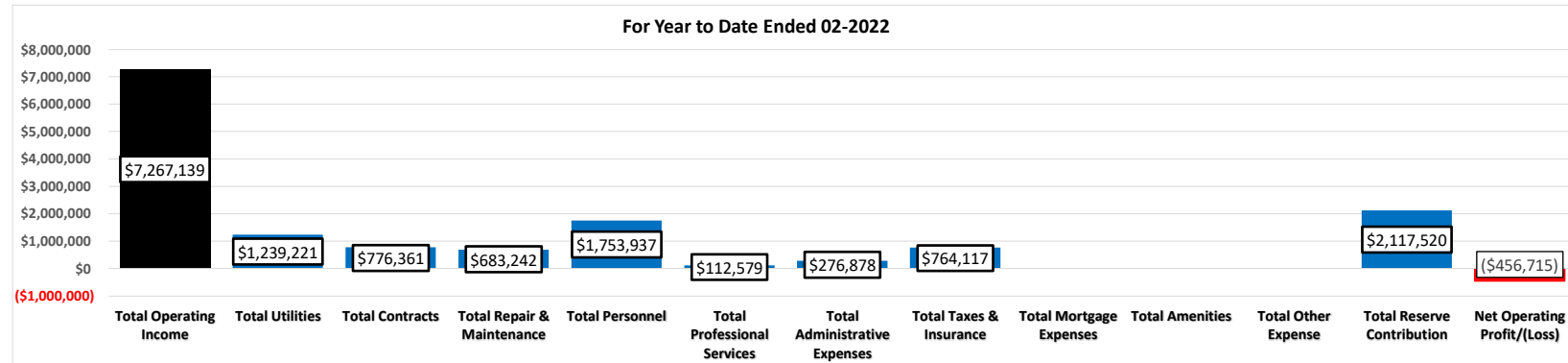
People you can trust.
Experience you can rely on.



**Parkfairfax Condominium UOA
Financial Statement Summary**



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$788,996	\$811,287	-\$22,291	-3%	\$7,267,139	\$7,301,585	(\$34,446)	0%
OPERATING EXPENSES								
Total Utilities	\$233,704	\$136,104	(\$97,600)	-72%	\$1,239,221	\$1,224,932	(\$14,289)	-1%
Total Contracts	\$43,655	\$75,107	\$31,452	42%	\$776,361	\$871,821	\$95,459	11%
Total Repair & Maintenance	\$65,203	\$34,958	(\$30,244)	-87%	\$683,242	\$459,125	(\$224,117)	-49%
Total Personnel	\$182,221	\$200,222	\$18,002	9%	\$1,753,937	\$1,955,306	\$201,370	10%
Total Professional Services	\$11,107	\$26,819	\$15,712	59%	\$112,579	\$122,375	\$9,796	8%
Total Administrative Expenses	\$29,541	\$27,127	(\$2,415)	-9%	\$276,878	\$252,141	(\$24,736)	-10%
Total Taxes & Insurance	\$55,774	\$46,899	(\$8,876)	-19%	\$764,117	\$390,928	(\$373,189)	-95%
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%	\$2,117,520	\$2,117,520	\$0	0%
Net Operating Profit/(Loss)	(\$67,489)	\$28,771	(\$96,260)		(\$456,715)	(\$92,563)	(\$364,152)	



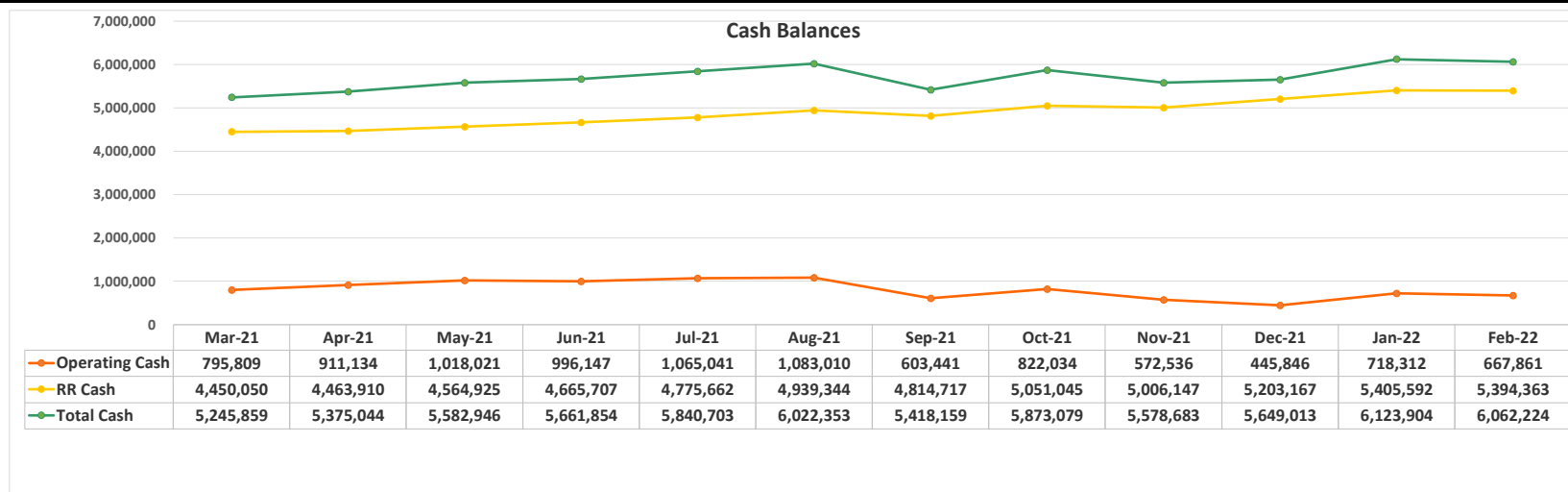
Parkfairfax Condominium UOA
Financial Statement Summary



Cash Accounts - Operating

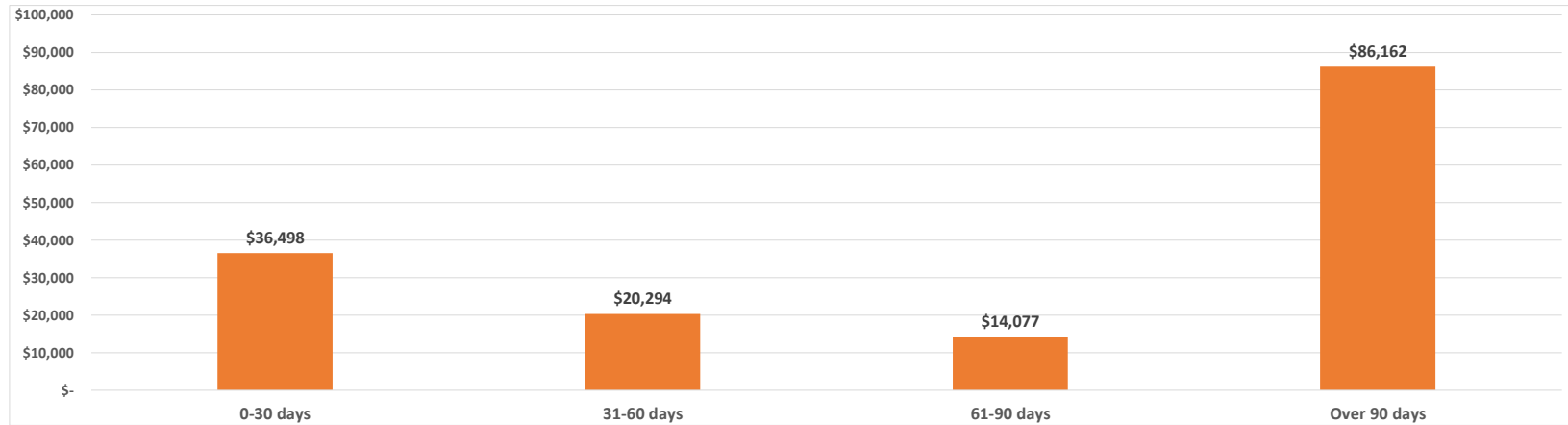
Cash Accounts - Reserve

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	717,811.76	667,360.84	(50,450.92)	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	2,059,122.65	2,307,371.11	248,248.46
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	1,209,554.18	1,195,697.54	(13,856.64)
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	1,885,000.00	(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	6,915.46	6,294.25	(621.21)
					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
		718,311.76	667,860.84	(50,450.92)			5,405,592.29	5,394,362.90	(11,229.39)

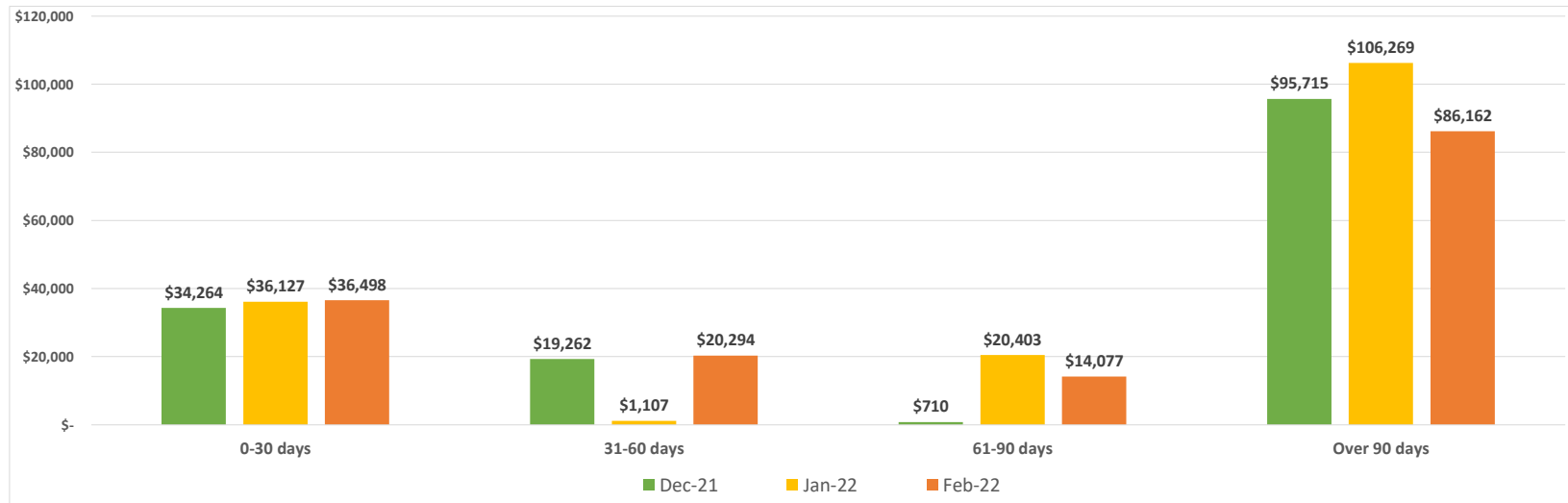


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables

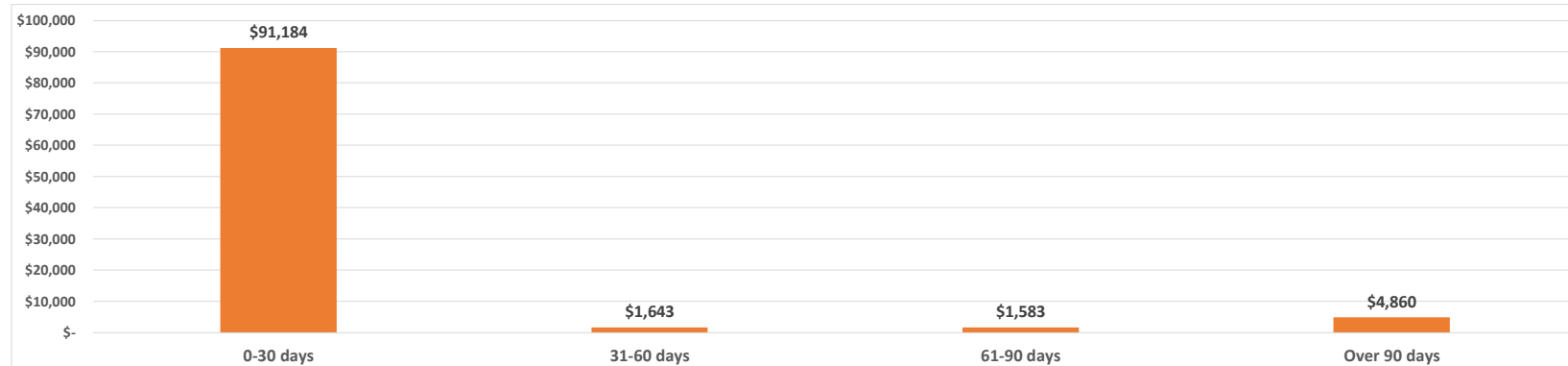


Receivables History

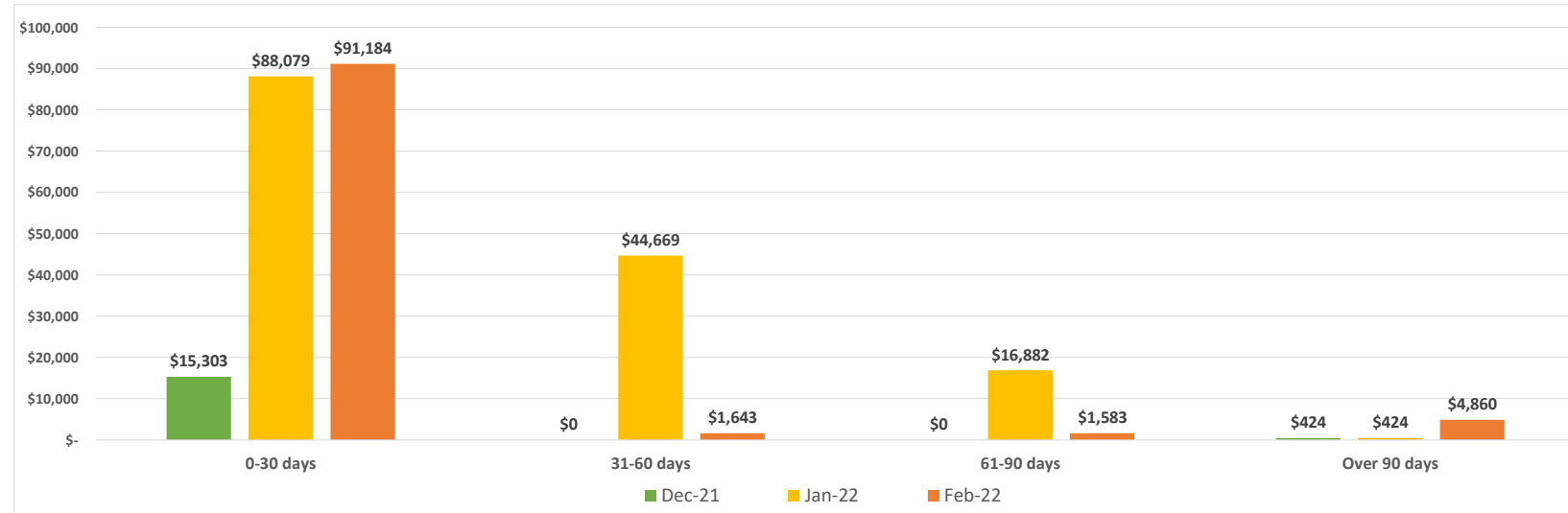


Parkfairfax Condominium UOA Financial Statement Summary

Payables



Payables History



**Parkfairfax Condominium UOA
Executive Summary
For The Period
February 2022**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
788,996	811,287	(22,291)	Total Operating Income	7,267,139	7,301,585	(34,446)	9,735,446
233,704	136,104	(97,600)	Total Utilities	1,239,221	1,224,932	(14,289)	1,633,242
45,264	76,774	31,509	Total Contracts	799,798	886,821	87,022	1,104,142
65,203	34,958	(30,244)	Total Repair & Maintenance	683,242	459,125	(224,117)	633,500
180,611	198,581	17,969	Total Personnel	1,730,500	1,940,531	210,031	2,536,523
11,107	26,819	15,712	Total Professional Services	112,579	122,375	9,796	156,333
29,541	27,102	(2,440)	Total Administrative Expenses	276,878	251,916	(24,961)	339,222
55,774	46,899	(8,876)	Total Taxes & Insurance	764,117	390,928	(373,189)	509,124
621,205	547,236	(73,969)	Total Operating Expenses	5,606,334	5,276,627	(329,707)	6,912,086
167,791	264,051	(96,260)	Net Operating Budget	1,660,805	2,024,957	(364,152)	2,823,360
RESERVES BUDGET							
(235,280)	(235,280)	0	Total Reserve Expenses	(2,117,520)	(2,117,520)	0	(2,823,360)
(235,280)	(235,280)	0	Net Reserve Budget	(2,117,520)	(2,117,520)	0	(2,823,360)
(67,489)	28,771	(96,260)	Net Operating Profit/(Loss)	(456,715)	(92,563)	(364,152)	0
76,444	0	76,444	Insurance Loss Recovery	76,444	0	76,444	0
0	0	0	Prior Year Activity	(25,235)	0	(25,235)	0
8,955	28,771	(19,816)	NET CASH FLOW	(405,506)	(92,563)	(312,943)	0

**Parkfairfax Condominium UOA
Budget Variance
For The Period
February 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	4,823,354	4,825,517	(2,163)	6,434,022
235,280	235,280	0	5500.000 Reserve Assessments	2,117,520	2,117,520	0	2,823,360
771,342	771,449	(107)	Total Assessments	6,940,874	6,943,037	(2,163)	9,257,382
Other Income							
3,852	11,693	(7,841)	5110.000 Rental Income	93,565	105,237	(11,672)	140,316
300	417	(117)	5110.180 Clubhouse Rental	14,473	3,750	10,722	5,000
7,020	0	7,020	5190.000 Rent Revenue Miscellaneous	21,060	0	21,060	0
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	27,052	52,500	(25,448)	70,000
0	3,333	(3,333)	5910.000 Laundry and Vending Revenue	22,473	30,000	(7,527)	40,000
2,003	1,667	337	5920.000 NSF and Late Charges	14,447	15,000	(553)	20,000
150	667	(517)	5990.000 Miscellaneous Inc	5,746	6,000	(254)	8,000
894	3,333	(2,439)	5990.008 In Unit Maintenance	9,137	30,000	(20,863)	40,000
0	0	0	5990.010 Expense Reimbursement	(97)	0	(97)	0
0	4,496	(4,496)	5990.190 Storage Unit Fees	14,732	40,461	(25,729)	53,948
229	0	229	5990.210 Legal - Collection	5,114	0	5,114	0
843	4,000	(3,157)	5990.220 Resale Package	70,387	36,000	34,387	48,000
1,400	1,400	0	5990.310 Cable Income	12,600	12,600	0	16,800
0	0	0	5990.400 Processing Fees	245	0	245	0
800	667	133	5990.600 Key Income	8,450	6,000	2,450	8,000
163	2,333	(2,170)	5991.010 Newsletter Income	6,881	21,000	(14,119)	28,000
17,654	39,839	(22,184)	Total Other Income	326,265	358,548	(32,283)	478,064
788,996	811,287	(22,291)	Total Operating Income	7,267,139	7,301,585	(34,446)	9,735,446
Utilities							
8,424	7,917	(507)	6450.000 Electricity	72,602	71,250	(1,352)	95,000
202,856	110,687	(92,169)	6451.000 Water	1,018,526	996,181	(22,345)	1,328,242
22,424	17,500	(4,924)	6452.000 Gas	148,093	157,500	9,407	210,000
233,704	136,104	(97,600)	Total Utilities	1,239,221	1,224,932	(14,289)	1,633,242
Contracts							
1,609	1,667	57	6518.000 Uniforms	23,437	15,000	(8,437)	20,000
1,848	6,083	4,235	6519.000 Exterminating Contract	30,754	54,750	23,996	73,000
31,807	29,593	(2,214)	6525.000 Garbage and Trash Removal	250,796	266,335	15,539	355,113
0	23,584	23,584	6537.000 Grounds Contract	163,898	212,257	48,359	283,009
10,000	9,418	(582)	6547.000 Swim Pool Maintenance/Contract	90,600	84,765	(5,835)	113,020
0	5,000	5,000	6548.000 Snow Removal	0	18,000	18,000	20,000
0	1,429	1,429	6562.000 Decorating Contract	240,314	235,714	(4,600)	240,000
45,264	76,774	31,509	Total Contracts	799,798	886,821	87,022	1,104,142
Repair & Maintenance							
2,611	1,833	(778)	6515.000 Janitor and Cleaning Supplies	11,281	16,500	5,219	22,000

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

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
25,906	10,000	(15,906)	6537.040	Landscape Repairs	73,726	90,000	16,274	120,000
13,244	2,000	(11,244)	6537.101	Tree Maintenance	279,709	151,000	(128,709)	220,000
12,348	8,333	(4,015)	6541.000	Repairs - General	114,458	75,000	(39,458)	100,000
24	250	226	6541.001	Equipment/Tools	1,741	2,250	509	3,000
0	250	250	6541.043	Exercise Equipment - Repairs	0	2,250	2,250	3,000
0	0	0	6541.100	General Maintenance/ Repair	212	0	(212)	0
684	3,083	2,400	6541.230	Maintenance Supplies	35,207	27,750	(7,457)	37,000
3,901	2,667	(1,235)	6541.280	Plumbing Materials	55,339	24,000	(31,339)	32,000
0	208	208	6541.400	Equipment Repairs & Maintenance	0	1,875	1,875	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
4,446	833	(3,613)	6550.300	In-unit Supplies	15,352	7,500	(7,852)	10,000
1,068	1,583	516	6562.100	Paint Supplies	8,728	14,250	5,522	19,000
971	3,917	2,946	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	51,621	35,250	(16,371)	47,000
65,203	34,958	(30,244)	Total Repair & Maintenance		683,242	459,125	(224,117)	633,500
Personnel								
Payroll Salaries								
25,680	25,220	(460)	6309.020	Manager/Assistant Manager Salaries	196,891	252,202	55,311	327,862
17,995	19,857	1,862	6309.030	Administrative Salaries	288,126	198,572	(89,554)	258,143
83,543	89,601	6,058	6540.010	Maintenance Salaries	754,676	896,007	141,331	1,164,810
127,219	134,678	7,459	Total Payroll Salaries		1,239,693	1,346,781	107,088	1,750,815
Payroll Taxes/Benefits								
735	667	(68)	6313.000	Education/Training Benefit/Recruitment	52,035	6,000	(46,035)	8,000
0	25	25	6392.000	Mileage	0	225	225	300
0	0	0	6399.020	Bonuses	0	750	750	1,000
38,770	40,120	1,349	6723.001	Health Benefits	298,223	361,077	62,854	481,436
1,968	2,605	637	6310.020	Payroll Taxes - Management	15,421	26,053	10,632	33,868
1,938	2,051	113	6310.050	Payroll Taxes - Administrative	22,842	20,513	(2,329)	26,666
6,966	9,256	2,290	6310.060	Payroll Taxes - Maintenance	59,323	92,558	33,235	120,325
1,761	1,015	(746)	6310.100	Retirement - Management	15,666	10,146	(5,520)	13,190
268	553	286	6310.110	Retirement - Administrative	4,973	5,534	561	7,194
612	2,396	1,784	6310.120	Retirement - Maintenance	5,748	23,957	18,209	31,144
0	83	83	6310.130	Employee Recruitment	0	750	750	1,000
0	5,132	5,132	6722.000	Workmen's Compensation	15,827	46,189	30,361	61,585
375	0	(375)	6513.000	Concierge Payroll	750	0	(750)	0
53,392	63,903	10,510	Total Payroll Taxes/Benefits		490,806	593,750	102,944	785,708
180,611	198,581	17,969	Total Personnel		1,730,500	1,940,531	210,031	2,536,523

Parkfairfax Condominium UOA
Budget Variance
For The Period
February 2022

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
6,319	6,319	(0)	6320.000	Management Fee	56,875	56,875	(0)	75,833
4,788	3,750	(1,038)	6340.000	Legal Expense	28,761	33,750	4,989	45,000
0	1,250	1,250	6340.100	Legal Fees - Collections	8,720	11,250	2,530	15,000
0	0	0	6340.800	Legal - Litigation	1,978	5,000	3,022	5,000
0	15,500	15,500	6350.000	Audit Expense	16,245	15,500	(745)	15,500
11,107	26,819	15,712	Total Professional Services		112,579	122,375	9,796	156,333
Administrative Expenses								
132	975	844	6301.000	Recreation/Resident Activities	7,838	8,775	937	11,700
2,056	1,292	(764)	6311.000	Office Supplies	9,631	11,625	1,994	15,500
2,664	933	(1,731)	6311.010	Printing	14,584	8,400	(6,184)	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
5,311	1,667	(3,644)	6311.050	Postage	24,456	15,000	(9,456)	20,000
206	600	394	6311.080	Lease Computer,Fax,Copr, etc.	9,174	5,400	(3,774)	7,200
3,280	3,333	53	6311.130	IT Support Contract	30,508	30,000	(508)	40,000
73	3,167	3,094	6351.020	Computer Expenses	28,295	28,500	205	38,000
3,288	3,000	(288)	6360.000	Telephone and Answering Service	31,317	27,000	(4,317)	36,000
0	125	125	6370.000	Bad Debts	0	1,125	1,125	1,500
1,333	2,333	1,001	6390.000	Misc Administrative Expenses	21,636	21,000	(636)	28,000
0	0	0	6390.009	Meeting Expenses	3,910	8,000	4,090	14,000
1,207	0	(1,207)	6390.040	Credit Card & Bank Fees	9,378	0	(9,378)	0
7,843	7,819	(24)	6390.180	Association Unit Expense	70,586	70,367	(220)	93,822
1,160	1,000	(160)	6390.900	Misc Exp - Newsletter	11,087	9,000	(2,087)	12,000
0	25	25	6391.000	Dues & Subscriptions	0	225	225	300
989	833	(156)	6393.050	Engineering Fees	989	7,500	6,511	10,000
29,541	27,102	(2,440)	Total Administrative Expenses		276,878	251,916	(24,961)	339,222
Taxes & Insurance								
0	0	0	6710.000	Real Estate Taxes	10,681	21,340	10,659	21,340
888	0	(888)	6717.000	State Taxes	10,888	0	(10,888)	0
2,928	0	(2,928)	6718.000	Federal Taxes	2,928	0	(2,928)	0
0	7,500	7,500	6718.010	Corporate Taxes	0	15,000	15,000	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	786	2,250	1,464	3,000
33,058	29,565	(3,493)	6720.000	Property & Liability Insurance (Hazard)	275,429	266,088	(9,341)	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	18,750	18,750	25,000
18,900	7,500	(11,400)	6730.000	Capital Expenses	40,340	67,500	27,160	90,000
55,774	46,899	(8,876)	Total Taxes & Insurance		764,117	390,928	(373,189)	509,124
621,205	547,236	(73,969)	Total Operating Expenses		5,606,334	5,276,627	(329,707)	6,912,086



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
167,791	264,051	(96,260)	Net Operating Budget	1,660,805	2,024,957	(364,152)	2,823,360
			RESERVES BUDGET				
(235,280)	(235,280)	0	9901.015 Reserve Contributions	(2,117,520)	(2,117,520)	0	(2,823,360)
(235,280)	(235,280)	0	Total Reserve Contribution	(2,117,520)	(2,117,520)	0	(2,823,360)
(67,489)	28,771	(96,260)	Net Operating Profit/(Loss)	(456,715)	(92,563)	(364,152)	0
			Extraordinary Items				
76,444	0	76,444	5935.000 Insurance Loss Recovery	76,444	0	76,444	0
0	0	0	9999.020 Prior Year Activity	(25,235)	0	(25,235)	0
8,955	28,771	(19,816)	NET CASH FLOW	(405,506)	(92,563)	(312,943)	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
2,627	0	2,627	3130.063 Current Year RR Interest	5,548	0	5,548	0
235,280	235,280	0	5500.000 Current Year RR Deposits	2,117,520	2,117,520	0	2,823,360
237,907	235,280	2,627	Total Revenues	2,123,068	2,117,520	5,548	2,823,360
Reserve Expenses							
246,594	0	(246,594)	3130.062 Current Year RR Expenses	1,250,855	0	(1,250,855)	0
246,594	0	(246,594)	Total Reserve Expenses	1,250,855	0	(1,250,855)	0
(8,686)	235,280	(243,966)	Current Year Reserves Activity	872,213	2,117,520	(1,245,307)	2,823,360



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	536,062	536,169	536,169	536,169	6,431,859	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	771,342	771,449	771,449	771,449	9,255,219	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	3,852	11,693	11,693	11,693	128,644	140,316
5110.180 Clubhouse Rental	450	0	740	300	11,183	900	450	150	300	417	417	417	15,722	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	6,960	7,020	7,020	(38,920)	7,020	7,020	7,020	0	0	0	21,060	0
5410.000 Interest Revenue - Operations	0	0	0	0	0	0	27,052	0	0	5,833	5,833	5,833	44,552	70,000
5910.000 Laundry and Vending Revenue	0	6,435	0	0	3,499	6,435	5,136	968	0	3,333	3,333	3,333	32,473	40,000
5920.000 NSF and Late Charges	(121)	1,864	2,188	1,513	1,897	1,536	2,044	1,522	2,003	1,667	1,667	1,667	19,447	20,000
5990.000 Miscellaneous Inc	830	1,650	597	720	300	181	941	378	150	667	667	667	7,746	8,000
5990.008 In Unit Maintenance	1,825	1,455	346	1,093	533	1,098	1,892	0	894	3,333	3,333	3,333	19,137	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	0	4,496	4,496	4,496	28,219	53,948
5990.210 Legal - Collection	1,297	0	1,035	464	176	2,139	0	(226)	229	0	0	0	5,114	0
5990.220 Resale Package	2,176	54,985	1,822	2,197	1,088	1,632	3,962	1,682	843	4,000	4,000	4,000	82,387	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	800	667	667	667	10,450	8,000
5991.010 Newsletter Income	598	229	834	3,046	235	152	295	1,329	163	2,333	2,333	2,333	13,881	28,000
Total Other Income	28,794	82,824	20,045	27,305	36,935	32,036	58,417	22,254	17,654	39,839	39,839	39,839	445,781	478,064
Total Operating Income	800,136	852,966	791,387	798,646	808,277	803,377	829,758	793,596	788,996	811,287	811,287	811,287	9,701,000	9,735,446
Utilities														
6450.000 Electricity	6,691	11,179	7,006	6,764	5,403	5,902	13,525	7,709	8,424	7,917	7,917	7,917	96,352	95,000



Parkfairfax Condominium UOA
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	202,856	110,687	110,687	110,687	1,350,587	1,328,242
6452.000 Gas	6,891	14,083	14,153	13,241	15,402	16,942	23,440	21,517	22,424	17,500	17,500	17,500	200,593	210,000
Total Utilities	14,113	188,894	85,852	131,985	130,035	166,635	128,443	159,560	233,704	136,104	136,104	136,104	1,647,531	1,633,242
Contracts														
6518.000 Uniforms	1,422	1,593	3,182	3,181	410	6,485	(473)	6,028	1,609	1,667	1,667	1,667	28,437	20,000
6519.000 Exterminating Contract	2,481	3,440	4,836	6,621	4,984	3,594	0	2,949	1,848	6,083	6,083	6,083	49,004	73,000
6525.000 Garbage and Trash Removal	4,089	36,522	22,647	41,221	27,783	28,271	28,629	29,828	31,807	29,593	29,593	29,593	339,574	355,113
6537.000 Grounds Contract	0	23,414	23,414	23,414	23,414	23,414	23,414	23,414	0	23,584	23,584	23,584	234,650	283,009
6547.000 Swim Pool Maintenance/Contract	14,160	20,000	13,640	10,000	(7,200)	10,000	10,000	10,000	10,000	9,418	9,418	9,418	118,855	113,020
6548.000 Snow Removal	0	0	0	0	0	0	0	0	0	2,000	0	0	2,000	20,000
6562.000 Decorating Contract	5,595	0	74,050	83,656	0	77,013	0	0	0	1,429	1,429	1,429	244,600	240,000
Total Contracts	27,747	84,969	141,770	168,093	49,391	148,776	61,570	72,219	45,264	73,774	71,774	71,774	1,017,120	1,104,142
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	(114)	1,769	522	2,271	0	725	400	3,097	2,611	1,833	1,833	1,833	16,781	22,000
6537.040 Landscape Repairs	7,330	2,588	7,143	7,472	0	13,921	2,873	6,495	25,906	10,000	10,000	10,000	103,726	120,000
6537.101 Tree Maintenance	76,810	0	44,245	72,930	0	72,480	0	0	13,244	15,000	20,000	34,000	348,709	220,000
6541.000 Repairs - General	3,697	8,629	16,191	29,836	4,114	7,566	10,754	21,322	12,348	8,333	8,333	8,333	139,458	100,000
6541.001 Equipment/Tools	152	263	53	651	0	301	0	296	24	250	250	250	2,491	3,000
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	0	0	250	250	250	750	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	684	3,083	3,083	3,083	44,457	37,000
6541.280 Plumbing Materials	0	10,094	8,833	15,011	1,233	2,876	2,571	10,819	3,901	2,667	2,667	2,667	63,339	32,000
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	0	0	0	208	208	208	625	2,500



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6547.021 Pool Supplies & Equipment	0	9,420	0	0	0	0	0	0	0	0	4,000	2,500	15,920	18,000
6547.025 Pool Repairs & Maintenance	13,326	0	0	0	0	0	0	0	0	0	0	0	13,326	0
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	4,446	833	833	833	17,852	10,000
6562.100 Paint Supplies	814	1,235	629	983	89	2,293	1,215	403	1,068	1,583	1,583	1,583	13,478	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	971	3,917	3,917	3,917	63,371	47,000
Total Repair & Maintenance	109,394	54,360	82,563	149,412	11,603	116,275	36,662	57,771	65,203	47,958	56,958	69,458	857,617	633,500
Personnel														
Payroll Salaries														
6309.020 Manager/Assistant Manager Salaries	9,275	29,921	34,095	10,088	8,547	8,547	45,057	25,680	25,680	25,220	25,220	25,220	272,551	327,862
6309.030 Administrative Salaries	18,093	56,709	37,585	35,907	35,907	35,774	34,138	16,017	17,995	19,857	19,857	19,857	347,697	258,143
6540.010 Maintenance Salaries	38,562	110,024	76,189	79,168	78,633	79,441	124,958	84,157	83,543	89,601	89,601	89,601	1,023,479	1,164,810
Total Payroll Salaries	65,931	196,653	147,869	125,164	123,087	123,762	204,153	125,855	127,219	134,678	134,678	134,678	1,643,727	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	735	667	667	667	54,035	8,000
6392.000 Mileage	0	0	0	0	0	0	0	0	0	25	25	25	75	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)	38,770	40,120	40,120	40,120	418,582	481,436
6310.020 Payroll Taxes - Management	707	2,280	2,781	648	648	648	3,504	2,238	1,968	2,605	2,605	2,605	23,236	33,868
6310.050 Payroll Taxes - Administrative	1,428	4,478	2,903	2,738	2,722	2,688	2,568	1,380	1,938	2,051	2,051	2,051	28,995	26,666
6310.060 Payroll Taxes - Maintenance	2,942	8,392	5,855	6,087	6,006	6,061	9,543	7,471	6,966	9,256	9,256	9,256	87,090	120,325
6310.100 Retirement - Management	875	2,356	1,549	1,595	1,604	1,616	2,567	1,744	1,761	1,015	1,015	1,015	18,710	13,190
6310.110 Retirement - Administrative	324	973	676	650	650	650	522	262	268	553	553	553	6,633	7,194
6310.120 Retirement - Maintenance	371	1,197	1,457	342	342	342	474	612	612	2,396	2,396	2,396	12,935	31,144
6310.130 Employee Recruitment	0	0	0	0	0	0	0	0	0	83	83	83	250	1,000



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6722.000 Workmen's Compensation	0	0	0	0	0	11,874	0	3,953	0	5,132	5,132	5,132	31,224	61,585
6513.000 Concierge Payroll	0	0	0	375	0	0	0	0	375	0	0	0	750	0
Total Payroll Taxes/Benefits	35,286	59,068	12,349	71,646	59,095	86,707	99,867	13,396	53,392	64,153	63,903	63,903	682,764	785,708
Total Personnel	101,217	255,722	160,218	196,809	182,182	210,470	304,020	139,251	180,611	198,831	198,581	198,581	2,326,491	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	4,788	3,750	3,750	3,750	40,011	45,000
6340.100 Legal Fees - Collections	1,301	4,517	0	2,902	0	0	0	0	0	1,250	1,250	1,250	12,470	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	0	0	0	0	16,245	15,500
Total Professional Services	8,266	10,837	10,005	9,221	6,534	30,845	6,819	18,943	11,107	11,319	11,319	11,319	146,537	156,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	2,016	850	1,038	1,992	1,390	233	189	132	975	975	975	10,763	11,700
6311.000 Office Supplies	1,046	2,944	2,285	1,264	0	0	0	37	2,056	1,292	1,292	1,292	13,506	15,500
6311.010 Printing	1,247	1,778	1,247	2,098	1,247	1,247	1,247	1,806	2,664	933	933	933	17,384	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	5,311	1,667	1,667	1,667	29,456	20,000
6311.080 Lease Computer,Fax,Copr, etc.	657	2,444	441	770	736	343	206	3,369	206	600	600	600	10,974	7,200
6311.130 IT Support Contract	4,467	2,705	4,280	886	2,389	6,338	2,962	3,201	3,280	3,333	3,333	3,333	40,508	40,000
6351.020 Computer Expenses	183	1,143	1,123	4,451	0	10,707	468	10,146	73	3,167	3,167	3,167	37,795	38,000
6360.000 Telephone and Answering Service	2,702	2,728	4,224	4,819	6,950	(1,169)	3,625	4,150	3,288	3,000	3,000	3,000	40,317	36,000
6370.000 Bad Debts	0	0	0	0	0	0	0	0	0	125	125	125	375	1,500
6390.000 Misc Administrative Expenses	1,510	1,607	1,828	4,275	1,537	3,911	2,351	3,284	1,333	2,333	2,333	2,333	28,636	28,000
6390.009 Meeting Expenses	0	0	0	0	0	3,910	0	0	0	0	6,000	0	9,910	14,000



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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6390.040 Credit Card & Bank Fees	683	991	749	926	1,025	1,520	772	1,504	1,207	0	0	0	9,378	0
6390.180 Association Unit Expense	8,312	7,374	7,843	7,843	7,843	7,843	7,843	7,843	7,843	7,819	7,819	7,819	94,042	93,822
6390.900 Misc Exp - Newsletter	4,950	375	375	737	375	2,329	411	375	1,160	1,000	1,000	1,000	14,087	12,000
6391.000 Dues & Subscriptions	0	0	0	0	0	0	0	0	0	25	25	25	75	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	989	833	833	833	3,489	10,000
Total Administrative Expenses	29,991	29,807	26,518	35,781	24,113	43,557	21,646	35,923	29,541	27,102	33,102	27,102	364,183	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	888	0	0	0	10,888	0
6718.000 Federal Taxes	0	0	0	0	0	0	0	0	2,928	0	0	0	2,928	0
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	0	250	250	250	1,536	3,000
6720.000 Property & Liability Insurance (Hazard)	30,603	30,603	30,603	30,603	30,603	29,376	29,376	30,603	33,058	29,565	29,565	29,565	364,125	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	0	2,083	2,083	2,083	6,250	25,000
6730.000 Capital Expenses	0	0	0	6,398	0	10,412	535	4,095	18,900	7,500	7,500	7,500	62,840	90,000
Total Taxes & Insurance	94,543	30,753	30,603	288,977	30,603	112,407	85,173	35,284	55,774	39,399	39,399	39,399	882,313	509,124
Total Operating Expenses	385,270	655,342	537,529	980,279	434,461	828,964	644,333	518,951	621,205	534,486	547,236	553,736	7,241,793	6,912,086
Net Operating Budget	414,866	197,623	253,858	(181,633)	373,816	(25,587)	185,425	274,645	167,791	276,801	264,051	257,551	2,459,208	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)



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Statement of Income & Forecast
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
Net Operating Profit/(Loss)	179,586	(37,657)	18,578	(416,913)	138,536	(260,867)	(49,855)	39,365	(67,489)	41,521	28,771	22,271	(364,152)	0
Extraordinary Items														
5935.000 Insurance Loss Recovery	0	0	0	0	0	0	0	0	76,444	0	0	0	76,444	0
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	8,955	41,521	28,771	22,271	(312,943)	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	667,361
1130.000 Accounts Receivable	157,019
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)
	729,017
Restricted Deposits & Funded Reserves	
1320.000 Replacement Reserve-Cash	2,307,371
1320.100 Replacement Reserve-MM	1,195,698
1320.200 Replacement Reserve-CD	1,885,000
1320.600 Accrued Interest Receivable	6,294
	5,394,363
Prepaid Expenses	
1240.000 Prepaid Property & Liability Insurance	49,031
1271.000 Prepaid Income Taxes	23,058
1290.000 Prepaid Expense-Operating	10,928
	83,017
Fixed Assets	
1420.000 Buildings	602,000
1480.000 Motor Vehicles	499,471
	1,101,471
Less Accumulated Deprecation	933,154
Total Assets	6,374,715
LIABILITIES & EQUITY	
Current Liabilities	
2110.000 Accounts Payable	99,270
2120.000 Accrued Wages and Payroll Taxes Payable	123,046
2123.000 Accrued Expense	60,579
2123.060 401K Match Payble	256,751
2124.000 Accrued Income Taxes Payable	41,440
2191.050 Refund Clearing Account	(1,029)
2210.001 Prepaid Assessment	127,397
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000 Deferred Income	52,932
2199.000 Other Current Liabilities	1,420
	784,636
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	790,086
EQUITY	
Net Profit or (Loss)-current	(405,506)
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	2,117,520
3130.062 Current Year RR Expenditures	(1,250,855)
3130.063 Current Year RR Interest	5,548
Total Owners Appropriated Equity-current	872,213
Total Equity	5,584,629
Total Liabilities & Equity	6,374,715