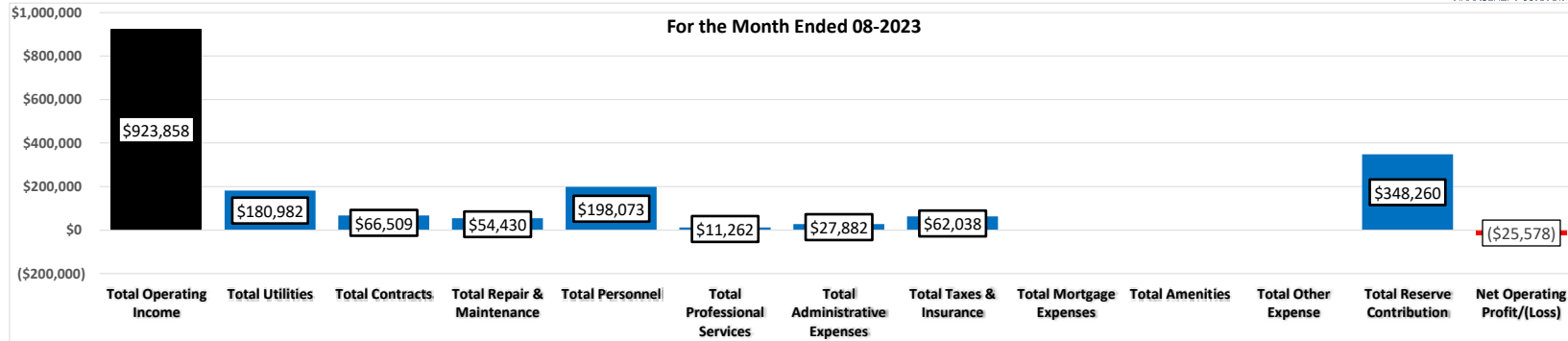




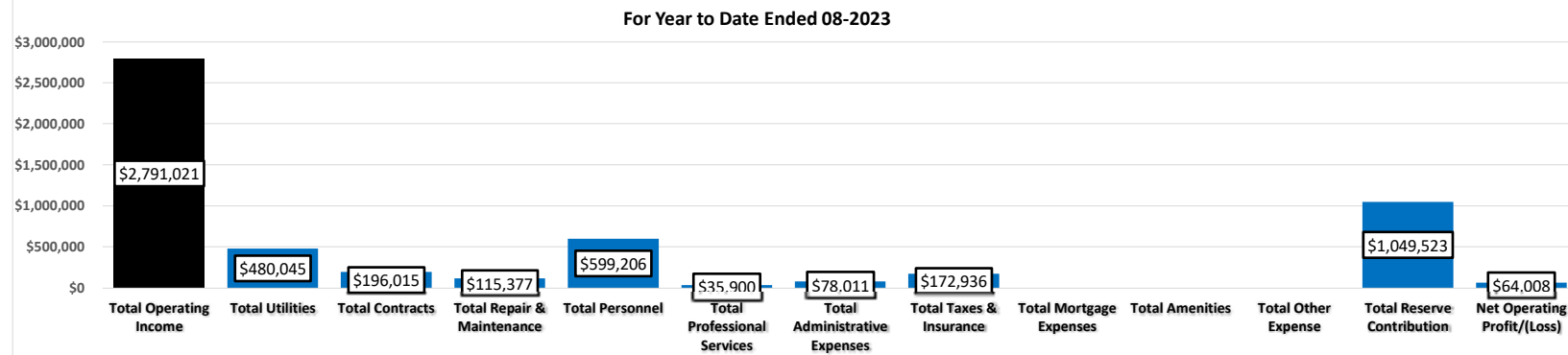
People you can trust.  
Experience you can rely on.



**Parkfairfax Condominium UOA  
Financial Statement Summary**



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
<b>REVENUE</b>								
<b>Total Operating Income</b>	\$923,858	\$989,900	-\$66,042	-7%	\$2,791,021	\$2,969,700	(\$178,679)	-6%
<b>OPERATING EXPENSES</b>								
Total Utilities	\$180,982	\$176,710	(\$4,272)	-2%	\$480,045	\$498,017	\$17,972	4%
Total Contracts	\$66,509	\$109,925	\$43,416	39%	\$196,015	\$329,775	\$133,761	41%
Total Repair & Maintenance	\$54,430	\$67,749	\$13,318	20%	\$115,377	\$203,246	\$87,868	43%
Total Personnel	\$198,073	\$239,651	\$41,578	17%	\$599,206	\$669,699	\$70,493	11%
Total Professional Services	\$11,262	\$11,345	\$83	1%	\$35,900	\$34,035	(\$1,865)	-5%
Total Administrative Expenses	\$27,882	\$30,211	\$2,329	8%	\$78,011	\$90,634	\$12,623	14%
Total Taxes & Insurance	\$62,038	\$71,644	\$9,606	13%	\$172,936	\$173,825	\$890	1%
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	\$348,260	\$355,412	\$7,152	2%	\$1,049,523	\$1,066,235	\$16,713	2%
<b>Net Operating Profit/(Loss)</b>	<b>(\$25,578)</b>	<b>(\$72,747)</b>	<b>\$47,168</b>		<b>\$64,008</b>	<b>(\$95,767)</b>	<b>\$159,775</b>	



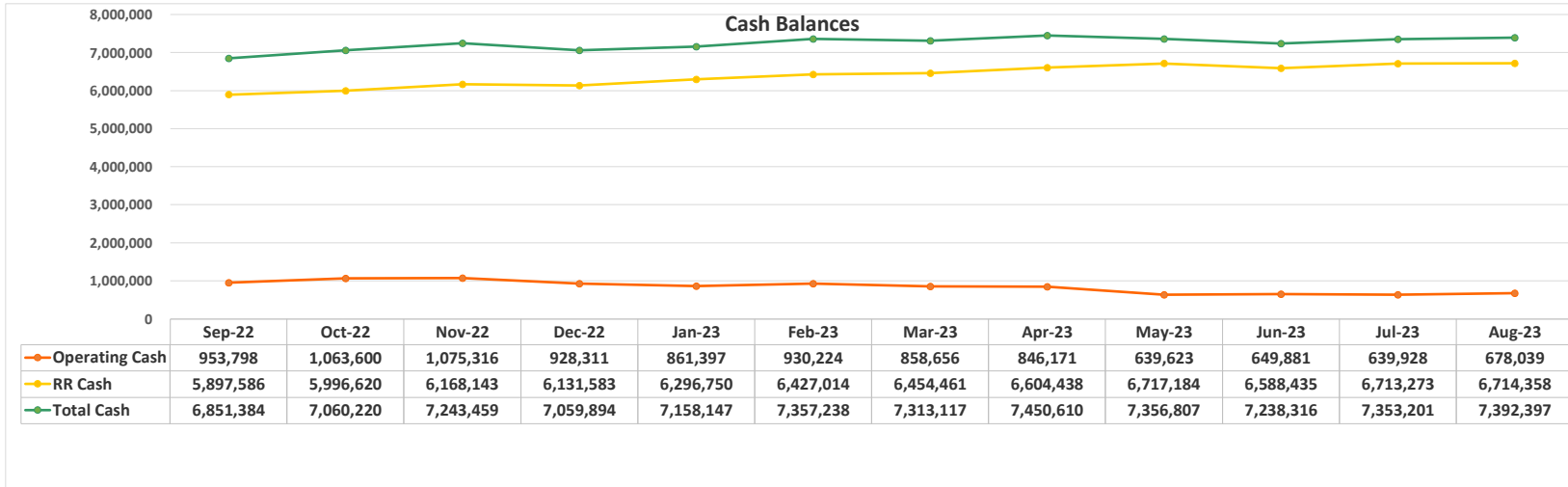
**Parkfairfax Condominium UOA  
Financial Statement Summary**



**Cash Accounts - Operating**

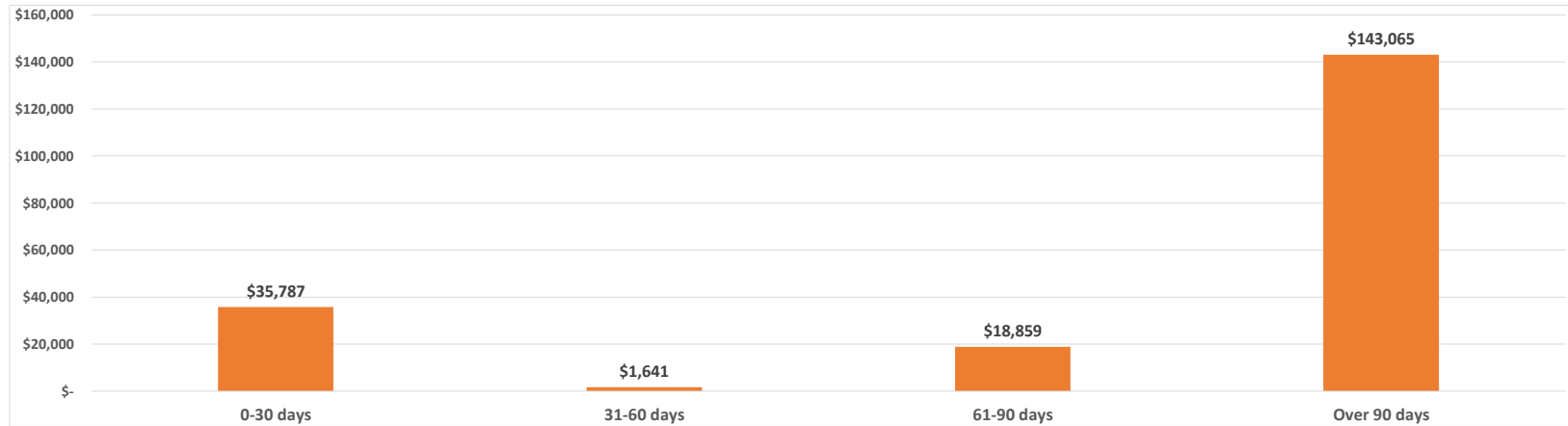
**Cash Accounts - Reserve**

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	636,669.18	674,779.74	38,110.56	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	734,772.32	737,231.79	2,459.47
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	2,386,676.52	2,379,414.03	(7,262.49)
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	3,585,000.00	3,585,000.00	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	6,824.10	12,712.61	5,888.51
					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
		637,169.18	675,279.74	38,110.56			6,713,272.94	6,714,358.43	1,085.49

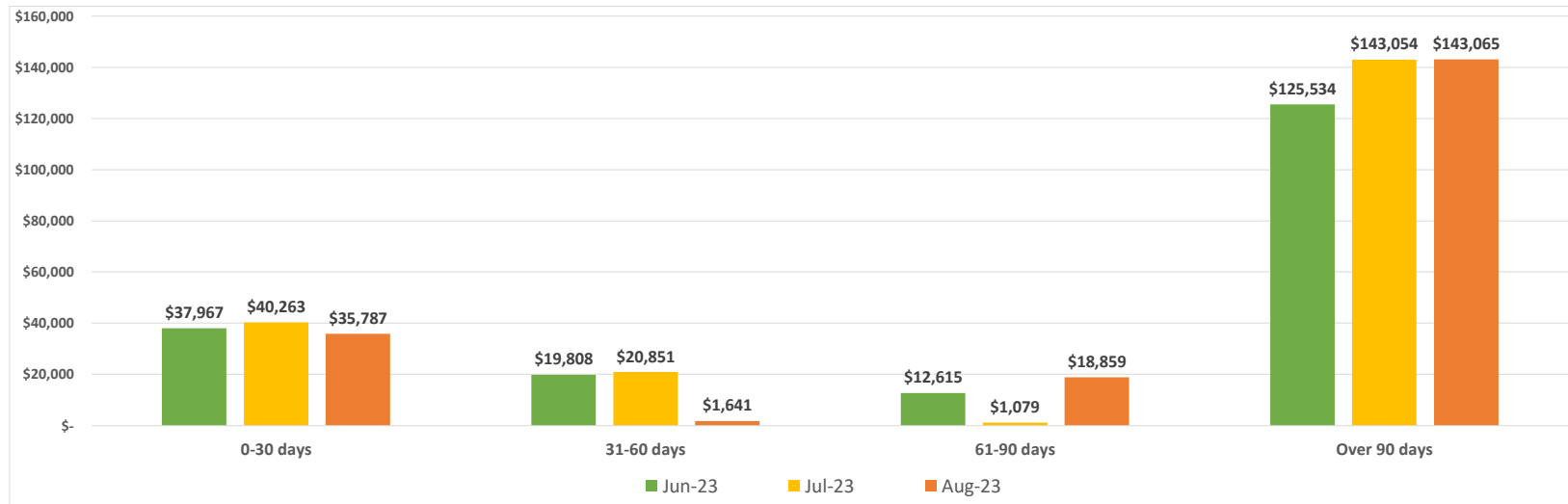


**Parkfairfax Condominium UOA  
Financial Statement Summary**

**Receivables**



**Receivables History**

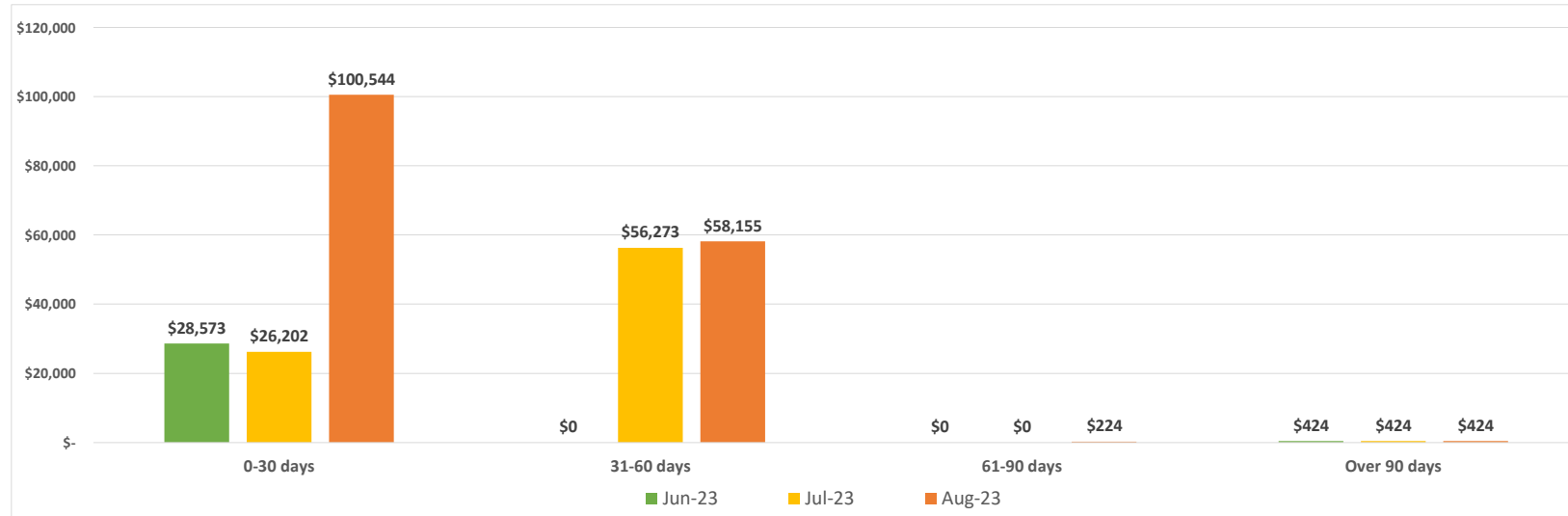


**Parkfairfax Condominium UOA  
Financial Statement Summary**

**Payables**



**Payables History**





**Parkfairfax Condominium UOA  
Executive Summary  
For The Period  
August 2023**

<b>Current Actual</b>	<b>Current Budget</b>	<b>Current Variance</b>		<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>
923,858	989,900	(66,042)	<b>Total Operating Income</b>	2,791,021	2,969,700	(178,679)	11,878,799
180,982	176,710	(4,272)	<b>Total Utilities</b>	480,045	498,017	17,972	1,872,942
66,509	109,925	43,416	<b>Total Contracts</b>	196,015	329,775	133,761	1,121,069
54,430	67,749	13,318	<b>Total Repair &amp; Maintenance</b>	115,377	203,246	87,868	787,082
198,073	239,651	41,578	<b>Total Personnel</b>	599,206	669,699	70,493	2,679,248
11,262	11,345	83	<b>Total Professional Services</b>	35,900	34,035	(1,865)	157,338
27,882	30,211	2,329	<b>Total Administrative Expenses</b>	78,011	90,634	12,623	362,536
62,038	71,644	9,606	<b>Total Taxes &amp; Insurance</b>	172,936	173,825	890	633,643
<u>601,177</u>	<u>707,235</u>	<u>106,058</u>	<b>Total Operating Expenses</b>	<u>1,677,490</u>	<u>1,999,231</u>	<u>321,741</u>	<u>7,613,858</u>
<u>322,682</u>	<u>282,665</u>	<u>40,017</u>	<b>Net Operating Budget</b>	<u>1,113,531</u>	<u>970,468</u>	<u>143,062</u>	<u>4,264,941</u>
			<b>RESERVES BUDGET</b>				
<u>(348,260)</u>	<u>(355,412)</u>	<u>7,152</u>	<b>Total Reserve Expenses</b>	<u>(1,049,523)</u>	<u>(1,066,235)</u>	<u>16,713</u>	<u>(4,264,941)</u>
<u>(348,260)</u>	<u>(355,412)</u>	<u>7,152</u>	<b>Net Reserve Budget</b>	<u>(1,049,523)</u>	<u>(1,066,235)</u>	<u>16,713</u>	<u>(4,264,941)</u>
<u>(25,578)</u>	<u>(72,747)</u>	<u>47,168</u>	<b>Net Operating Profit/(Loss)</b>	<u>64,008</u>	<u>(95,767)</u>	<u>159,775</u>	<u>0</u>
<u>(25,578)</u>	<u>(72,747)</u>	<u>47,168</u>	<b>NET CASH FLOW</b>	<u>64,008</u>	<u>(95,767)</u>	<u>159,775</u>	<u>0</u>



**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
August 2023**

<u>Current Actual</u>	<u>Current Budget</u>	<u>Current Variance</u>		<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Annual Budget</u>
<b>Assessments</b>							
550,751	590,161	(39,410)	5110.001 Condo Assessments	1,652,253	1,770,484	(118,231)	7,081,934
339,912	300,478	39,434	5500.000 Reserve Assessments	1,019,736	901,434	118,302	3,605,737
<b>890,663</b>	<b>890,639</b>	<b>24</b>	<b>Total Assessments</b>	<b>2,671,989</b>	<b>2,671,918</b>	<b>71</b>	<b>10,687,671</b>
<b>Other Income</b>							
8,204	9,112	(908)	5110.000 Rental Income	26,747	27,336	(589)	109,345
0	625	(625)	5110.180 Clubhouse Rental	0	1,875	(1,875)	7,500
8,348	9,667	(1,319)	5410.000 Interest Revenue - Operations	29,787	29,000	787	116,000
818	1,833	(1,015)	5910.000 Laundry and Vending Revenue	4,115	5,500	(1,385)	22,000
2,306	1,708	598	5920.000 NSF and Late Charges	4,648	5,125	(477)	20,500
852	1,340	(488)	5990.000 Miscellaneous Inc	2,143	4,020	(1,877)	16,080
752	2,500	(1,748)	5990.008 In Unit Maintenance	1,323	7,500	(6,177)	30,000
3,223	4,784	(1,561)	5990.190 Storage Unit Fees	18,505	14,351	4,154	57,403
804	208	596	5990.210 Legal - Collection	3,568	625	2,943	2,500
3,209	4,083	(874)	5990.220 Resale Package	10,173	12,250	(2,077)	49,000
1,400	1,400	0	5990.310 Cable Income	4,200	4,200	0	16,800
3,216	1,833	1,383	5990.600 Key Income	13,520	5,500	8,020	22,000
0	59,167	(59,167)	5990.980 Sales	0	177,500	(177,500)	710,000
62	1,000	(938)	5991.010 Newsletter Income	303	3,000	(2,697)	12,000
<b>33,195</b>	<b>99,261</b>	<b>(66,065)</b>	<b>Total Other Income</b>	<b>119,032</b>	<b>297,782</b>	<b>(178,750)</b>	<b>1,191,128</b>
<b>923,858</b>	<b>989,900</b>	<b>(66,042)</b>	<b>Total Operating Income</b>	<b>2,791,021</b>	<b>2,969,700</b>	<b>(178,679)</b>	<b>11,878,799</b>
<b>Utilities</b>							
6,974	8,443	1,469	6450.000 Electricity	21,783	30,405	8,622	115,509
67,161	48,029	(19,132)	6451.000 Water	146,630	132,241	(14,389)	493,092
17,075	15,254	(1,821)	6452.000 Gas	56,875	45,127	(11,748)	238,622
89,771	104,984	15,213	6453.000 Sewer	254,758	290,244	35,486	1,025,719
<b>180,982</b>	<b>176,710</b>	<b>(4,272)</b>	<b>Total Utilities</b>	<b>480,045</b>	<b>498,017</b>	<b>17,972</b>	<b>1,872,942</b>
<b>Contracts</b>							
0	99	99	6360.090 Web Site	0	297	297	1,188
1,985	4,583	2,598	6519.000 Exterminating Contract	6,447	13,750	7,303	55,000
34,234	32,617	(1,617)	6525.000 Garbage and Trash Removal	104,858	97,850	(7,008)	391,400
0	23,885	23,885	6537.000 Grounds Contract	23,885	71,655	47,770	289,487
0	342	342	6542.010 Door Entry System	0	1,026	1,026	4,104
29,570	28,700	(870)	6547.000 Swim Pool Maintenance/Contract	58,725	86,100	27,375	143,500
720	19,699	18,979	6562.000 Decorating Contract	2,100	59,098	56,998	236,390
<b>66,509</b>	<b>109,925</b>	<b>43,416</b>	<b>Total Contracts</b>	<b>196,015</b>	<b>329,775</b>	<b>133,761</b>	<b>1,121,069</b>
<b>Repair &amp; Maintenance</b>							
0	1,875	1,875	6515.000 Janitor and Cleaning Supplies	3,751	5,625	1,875	22,500
3,923	12,500	8,577	6537.040 Landscape Repairs	8,137	37,500	29,363	150,000



**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
August 2023**

<u>Current Actual</u>	<u>Current Budget</u>	<u>Current Variance</u>		<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Annual Budget</u>	
0	14,167	14,167	6537.100	Tree Pruning and Removal	11,705	42,500	30,795	170,000
30,905	2,500	(28,405)	6537.101	Tree Maintenance	30,905	7,500	(23,405)	30,000
0	8,333	8,333	6537.990	Landscaping-Other	0	25,000	25,000	100,000
7,926	7,851	(75)	6541.000	Repairs - General	16,233	23,553	7,320	94,211
138	436	298	6541.001	Equipment/Tools	1,136	1,308	172	5,231
0	250	250	6541.043	Exercise Equipment - Repairs	0	750	750	3,000
0	583	583	6541.050	Repairs-Plumbing	0	1,750	1,750	7,000
5,552	3,583	(1,969)	6541.230	Maintenance Supplies	17,234	10,750	(6,484)	43,000
494	4,470	3,976	6541.280	Plumbing Materials	8,624	13,410	4,786	53,640
0	208	208	6541.400	Equipment Repairs & Maintenance	0	625	625	2,500
0	3,700	3,700	6547.021	Pool Supplies & Equipment	0	11,100	11,100	18,500
0	250	250	6542.210	Repairs Contract In-Unit	0	750	750	3,000
0	0	0	6547.020	Pool Expenses	390	0	(390)	0
601	1,375	774	6550.300	In-unit Supplies	2,012	4,125	2,113	16,500
2,315	1,667	(648)	6562.100	Paint Supplies	4,174	5,000	826	20,000
2,576	4,000	1,424	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	11,076	12,000	924	48,000
<b>54,430</b>	<b>67,749</b>	<b>13,318</b>	<b>Total Repair &amp; Maintenance</b>		<b>115,377</b>	<b>203,246</b>	<b>87,868</b>	<b>787,082</b>
<b>Personnel</b>								
164,045	199,116	35,071		Management Payroll	496,677	548,095	51,418	2,192,381
0	625	625	6313.000	Recruitment, Relocation, Training	0	1,875	1,875	7,500
1,850	2,000	150	6518.000	Uniforms	6,997	6,000	(997)	24,000
32,178	37,910	5,732		Payroll Taxes/Benefits	95,531	113,729	18,197	455,367
<b>198,073</b>	<b>239,651</b>	<b>41,578</b>	<b>Total Personnel</b>		<b>599,206</b>	<b>669,699</b>	<b>70,493</b>	<b>2,679,248</b>
<b>Professional Services</b>								
7,818	7,095	(723)	6320.000	Management Fee	21,594	21,285	(309)	89,138
1,359	2,917	1,558	6340.000	Legal Expense	10,395	8,750	(1,645)	35,000
2,085	1,333	(752)	6340.100	Legal Fees - Collections	3,911	4,000	89	16,000
0	0	0	6350.000	Audit Expense	0	0	0	17,200
<b>11,262</b>	<b>11,345</b>	<b>83</b>	<b>Total Professional Services</b>		<b>35,900</b>	<b>34,035</b>	<b>(1,865)</b>	<b>157,338</b>
<b>Administrative Expenses</b>								
1,850	1,054	(796)	6301.000	Recreation/Resident Activities	4,413	3,163	(1,250)	12,650
1,259	1,333	75	6311.000	Office Supplies	3,401	4,000	599	16,000
1,247	750	(497)	6311.010	Printing	4,735	2,250	(2,485)	9,000
2,490	1,542	(948)	6311.050	Postage	7,653	4,625	(3,028)	18,500
1,521	1,637	116	6311.080	Lease Computer,Fax,Copr, etc.	2,937	4,910	1,973	19,640
1,183	3,694	2,510	6311.130	IT Support Contract	4,967	11,081	6,113	44,323
0	2,769	2,769	6351.020	Computer Expenses	0	8,306	8,306	33,226
2,151	3,792	1,641	6360.000	Telephone and Answering Service	7,167	11,375	4,208	45,500
0	125	125	6370.000	Bad Debts	0	375	375	1,500





**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
August 2023**

<u>Current Actual</u>	<u>Current Budget</u>	<u>Current Variance</u>		<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Annual Budget</u>
4,833	2,083	(2,750)	6390.000 Misc Administrative Expenses	8,782	6,250	(2,532)	25,000
905	667	(238)	6390.009 Meeting Expenses	1,401	2,000	599	8,000
1,445	1,000	(445)	6390.040 Credit Card & Bank Fees	4,007	3,000	(1,007)	12,000
8,604	8,566	(37)	6390.180 Association Unit Expense	25,811	25,699	(112)	102,797
394	708	315	6390.900 Misc Exp - Newsletter	394	2,125	1,731	8,500
0	50	50	6391.000 Dues & Subscriptions	2,344	150	(2,194)	600
0	25	25	6392.000 Travel & Entertainment	0	75	75	300
0	417	417	6393.050 Engineering Fees	0	1,250	1,250	5,000
<b>27,882</b>	<b>30,211</b>	<b>2,329</b>	<b>Total Administrative Expenses</b>	<b>78,011</b>	<b>90,634</b>	<b>12,623</b>	<b>362,536</b>
			<b>Taxes &amp; Insurance</b>				
7,341	1,346	(5,995)	6710.000 Real Estate Taxes	7,341	4,037	(3,303)	16,150
3,907	3,907	0	6717.000 State Taxes	11,720	11,720	0	46,880
12,326	0	(12,326)	6718.000 Federal Taxes	12,666	0	(12,666)	0
0	12,326	12,326	6718.010 Corporate Taxes	24,653	36,979	12,326	147,916
0	20,553	20,553	6718.020 Personal Property Taxes	0	20,553	20,553	20,553
0	358	358	6719.000 Miscellaneous Taxes, Licenses, and Permits	0	1,075	1,075	4,300
38,464	32,987	(5,477)	6720.000 Property & Liability Insurance (Hazard)	116,556	98,961	(17,595)	395,844
0	167	167	6730.000 Capital Expenses	0	500	500	2,000
<b>62,038</b>	<b>71,644</b>	<b>9,606</b>	<b>Total Taxes &amp; Insurance</b>	<b>172,936</b>	<b>173,825</b>	<b>890</b>	<b>633,643</b>
<b>601,177</b>	<b>707,235</b>	<b>106,058</b>	<b>Total Operating Expenses</b>	<b>1,677,490</b>	<b>1,999,231</b>	<b>321,741</b>	<b>7,613,858</b>
<b>322,682</b>	<b>282,665</b>	<b>40,017</b>	<b>Net Operating Budget</b>	<b>1,113,531</b>	<b>970,468</b>	<b>143,062</b>	<b>4,264,941</b>
			<b>RESERVES BUDGET</b>				
(339,912)	(339,912)	(0)	9901.015 Reserve Contributions	(1,019,736)	(1,019,735)	(1)	(4,078,941)
(8,348)	(9,667)	1,319	9901.031 Transfer Reserve Interest	(29,787)	(29,000)	(787)	(116,000)
0	(5,833)	5,833	9901.250 Transfer to Operating Reserves	0	(17,500)	17,500	(70,000)
<b>(348,260)</b>	<b>(355,412)</b>	<b>7,152</b>	<b>Total Reserve Contribution</b>	<b>(1,049,523)</b>	<b>(1,066,235)</b>	<b>16,713</b>	<b>(4,264,941)</b>
<b>(25,578)</b>	<b>(72,747)</b>	<b>47,168</b>	<b>Net Operating Profit/(Loss)</b>	<b>64,008</b>	<b>(95,767)</b>	<b>159,775</b>	<b>0</b>
			<b>Extraordinary Items</b>				
<b>(25,578)</b>	<b>(72,747)</b>	<b>47,168</b>	<b>NET CASH FLOW</b>	<b>64,008</b>	<b>(95,767)</b>	<b>159,775</b>	<b>0</b>



**Parkfairfax Condominium UOA  
Statement of Revenue and Expense Reserve Fund  
For The Period  
August 2023**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Revenues</b>							
(5,006)	0	(5,006)	3130.055 Special Project	(33,262)	0	(33,262)	0
8,348	0	8,348	3130.063 Current Year RR Interest	29,787	0	29,787	0
339,912	300,478	39,434	5500.000 Current Year RR Deposits	1,019,736	901,434	118,302	3,605,737
<b>343,254</b>	<b>300,478</b>	<b>42,776</b>	<b>Total Revenues</b>	<b>1,016,260</b>	<b>901,434</b>	<b>114,826</b>	<b>3,605,737</b>
<b>Reserve Expenses</b>							
345,903	0	(345,903)	3130.062 Current Year RR Expenses	791,959	0	(791,959)	0
8,348	9,667	1,319	9901.031 Reserve Interest	29,787	29,000	(787)	116,000
<b>354,251</b>	<b>9,667</b>	<b>(344,584)</b>	<b>Total Reserve Expenses</b>	<b>821,745</b>	<b>29,000</b>	<b>(792,745)</b>	<b>116,000</b>
<b>(10,997)</b>	<b>290,811</b>	<b>(301,808)</b>	<b>Current Year Reserves Activity</b>	<b>194,515</b>	<b>872,434</b>	<b>(677,919)</b>	<b>3,489,737</b>



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	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Annual Budget</b>
	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Total</b>	
<b>Assessments</b>														
5110.001 Condo Assessments	550,751	550,751	550,751	590,161	590,161	590,161	590,161	590,161	590,161	590,161	590,161	590,161	6,963,703	7,081,934
5500.000 Reserve Assessments	339,912	339,912	339,912	300,478	300,478	300,478	300,478	300,478	300,478	300,478	300,478	300,478	3,724,039	3,605,737
<b>Total Assessments</b>	<b>890,663</b>	<b>890,663</b>	<b>890,663</b>	<b>890,639</b>	<b>890,639</b>	<b>890,639</b>	<b>890,639</b>	<b>890,639</b>	<b>890,639</b>	<b>890,639</b>	<b>890,639</b>	<b>890,639</b>	<b>10,687,742</b>	<b>10,687,671</b>
<b>Other Income</b>														
5110.000 Rental Income	8,738	9,806	8,204	9,112	9,112	9,112	9,112	9,112	9,112	9,112	9,112	9,112	108,756	109,345
5110.180 Clubhouse Rental	0	0	0	625	625	625	625	625	625	625	625	625	5,625	7,500
5410.000 Interest Revenue - Operations	11,193	10,246	8,348	9,667	9,667	9,667	9,667	9,667	9,667	9,667	9,667	9,667	116,787	116,000
5910.000 Laundry and Vending Revenue	904	2,392	818	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	20,615	22,000
5920.000 NSF and Late Charges	1,966	377	2,306	1,708	1,708	1,708	1,708	1,708	1,708	1,708	1,708	1,708	20,023	20,500
5990.000 Miscellaneous Inc	1,268	22	852	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	14,203	16,080
5990.008 In Unit Maintenance	571	0	752	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	23,823	30,000
5990.190 Storage Unit Fees	12,132	3,150	3,223	4,784	4,784	4,784	4,784	4,784	4,784	4,784	4,784	4,784	61,557	57,403
5990.210 Legal - Collection	(84)	2,848	804	208	208	208	208	208	208	208	208	208	5,443	2,500
5990.220 Resale Package	4,769	2,195	3,209	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	46,923	49,000
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
5990.600 Key Income	6,812	3,492	3,216	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	30,020	22,000
5990.980 Sales	0	0	0	59,167	59,167	59,167	59,167	59,167	59,167	59,167	59,167	59,167	532,500	710,000
5991.010 Newsletter Income	240	0	62	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,303	12,000
<b>Total Other Income</b>	<b>49,909</b>	<b>35,927</b>	<b>33,195</b>	<b>99,261</b>	<b>99,261</b>	<b>99,261</b>	<b>99,261</b>	<b>99,261</b>	<b>99,261</b>	<b>99,261</b>	<b>99,261</b>	<b>99,261</b>	<b>1,012,378</b>	<b>1,191,128</b>
<b>Total Operating Income</b>	<b>940,572</b>	<b>926,590</b>	<b>923,858</b>	<b>989,900</b>	<b>989,900</b>	<b>989,900</b>	<b>989,900</b>	<b>989,900</b>	<b>989,900</b>	<b>989,900</b>	<b>989,900</b>	<b>989,900</b>	<b>11,700,120</b>	<b>11,878,799</b>
<b>Utilities</b>														



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	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Annual</b>
	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Total</b>	<b>Budget</b>
6450.000 Electricity	7,134	7,675	6,974	6,010	5,004	10,880	14,294	15,509	11,571	8,992	6,290	6,554	106,887	115,509
6451.000 Water	42,414	37,054	67,161	41,882	29,884	41,023	76,388	42,147	22,310	34,572	34,387	38,258	507,481	493,092
6452.000 Gas	20,041	19,759	17,075	15,687	17,488	20,709	22,538	29,725	24,113	23,244	21,337	18,654	250,370	238,622
6453.000 Sewer	79,463	85,524	89,771	92,783	78,290	59,340	42,823	65,867	101,205	101,965	117,568	75,634	990,233	1,025,719
<b>Total Utilities</b>	<b>149,052</b>	<b>150,012</b>	<b>180,982</b>	<b>156,362</b>	<b>130,666</b>	<b>131,952</b>	<b>156,043</b>	<b>153,248</b>	<b>159,199</b>	<b>168,773</b>	<b>179,582</b>	<b>139,100</b>	<b>1,854,970</b>	<b>1,872,942</b>
<b>Contracts</b>														
6360.090 Web Site	0	0	0	99	99	99	99	99	99	99	99	99	891	1,188
6519.000 Exterminating Contract	2,253	2,209	1,985	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	47,697	55,000
6525.000 Garbage and Trash Removal	33,410	37,214	34,234	32,617	32,617	32,617	32,617	32,617	32,617	32,617	32,617	32,617	398,408	391,400
6537.000 Grounds Contract	23,885	0	0	23,885	23,885	23,885	23,885	23,885	23,885	24,841	24,841	24,840	241,717	289,487
6542.010 Door Entry System	0	0	0	342	342	342	342	342	342	342	342	342	3,078	4,104
6547.000 Swim Pool Maintenance/Contract	0	29,155	29,570	0	0	0	0	0	0	0	28,700	28,700	116,125	143,500
6562.000 Decorating Contract	0	1,380	720	19,699	19,699	19,699	19,699	19,699	19,699	19,699	19,699	19,699	179,393	236,390
<b>Total Contracts</b>	<b>59,548</b>	<b>69,958</b>	<b>66,509</b>	<b>81,225</b>	<b>81,225</b>	<b>81,225</b>	<b>81,225</b>	<b>81,225</b>	<b>81,225</b>	<b>82,181</b>	<b>110,881</b>	<b>110,880</b>	<b>987,308</b>	<b>1,121,069</b>
<b>Repair &amp; Maintenance</b>														
6515.000 Janitor and Cleaning Supplies	860	2,891	0	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	20,626	22,500
6537.040 Landscape Repairs	1,636	2,578	3,923	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	120,637	150,000
6537.100 Tree Pruning and Removal	0	11,705	0	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	139,205	170,000
6537.101 Tree Maintenance	0	0	30,905	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	53,405	30,000
6537.990 Landscaping-Other	0	0	0	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	75,000	100,000
6541.000 Repairs - General	3,313	4,994	7,926	7,851	7,851	7,851	7,851	7,851	7,851	7,851	7,851	7,851	86,892	94,211
6541.001 Equipment/Tools	0	998	138	436	436	436	436	436	436	436	436	436	5,059	5,231
6541.043 Exercise Equipment - Repairs	0	0	0	250	250	250	250	250	250	250	250	250	2,250	3,000
6541.050 Repairs-Plumbing	0	0	0	583	583	583	583	583	583	583	583	583	5,250	7,000
6541.230 Maintenance Supplies	6,210	5,473	5,552	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	49,484	43,000



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	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6541.280 Plumbing Materials	3,805	4,325	494	4,470	4,470	4,470	4,470	4,470	4,470	4,470	4,470	4,470	48,854	53,640
6541.400 Equipment Repairs & Maintenance	0	0	0	208	208	208	208	208	208	208	208	208	1,875	2,500
6547.021 Pool Supplies & Equipment	0	0	0	0	0	0	0	0	0	0	3,700	3,700	7,400	18,500
6542.210 Repairs Contract In-Unit	0	0	0	250	250	250	250	250	250	250	250	250	2,250	3,000
6547.020 Pool Expenses	150	240	0	0	0	0	0	0	0	0	0	0	390	0
6550.300 In-unit Supplies	98	1,313	601	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	14,387	16,500
6562.100 Paint Supplies	1,044	815	2,315	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	19,174	20,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	522	7,977	2,576	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	47,076	48,000
<b>Total Repair &amp; Maintenance Personnel</b>	17,638	43,309	54,430	64,049	64,049	64,049	64,049	64,049	64,049	64,049	67,749	67,749	699,214	787,082
<b>Management Payroll</b>	166,291	166,341	164,045	174,489	174,489	199,116	174,489	174,489	199,116	174,489	174,489	199,116	2,140,963	2,192,381
6313.000 Recruitment, Relocation, Training	0	0	0	625	625	625	625	625	625	625	625	625	5,625	7,500
6518.000 Uniforms	1,138	4,010	1,850	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,997	24,000
<b>Payroll Taxes/Benefits</b>	33,377	29,976	32,178	37,910	37,910	37,975	37,975	37,975	37,975	37,975	37,975	37,973	437,170	455,367
<b>Total Personnel Professional Services</b>	200,806	200,327	198,073	215,024	215,024	239,716	215,089	215,089	239,716	215,089	215,089	239,714	2,608,755	2,679,248
6320.000 Management Fee	6,888	6,888	7,818	7,095	7,095	7,095	7,095	7,095	11,093	7,095	7,095	7,095	89,447	89,138
6340.000 Legal Expense	7,083	1,954	1,359	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	36,645	35,000
6340.100 Legal Fees - Collections	0	1,825	2,085	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	15,911	16,000
6350.000 Audit Expense	0	0	0	0	0	17,200	0	0	0	0	0	0	17,200	17,200



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	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Annual</b>
	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Total</b>	<b>Budget</b>
<b>Total Professional Services</b>	13,971	10,667	11,262	11,345	11,345	28,545	11,345	11,345	15,343	11,345	11,345	11,345	159,203	157,338
Administrative Expenses														
6301.000 Recreation/Resident Activities	681	1,882	1,850	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	13,900	12,650
6311.000 Office Supplies	644	1,498	1,259	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	15,401	16,000
6311.010 Printing	1,247	2,240	1,247	750	750	750	750	750	750	750	750	750	11,485	9,000
6311.050 Postage	1,531	3,631	2,490	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	21,528	18,500
6311.080 Lease Computer, Fax, Copr, etc.	235	1,181	1,521	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	17,667	19,640
6311.130 IT Support Contract	3,784	0	1,183	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	38,210	44,323
6351.020 Computer Expenses	0	0	0	2,769	2,769	2,769	2,769	2,769	2,769	2,769	2,769	2,769	24,919	33,226
6360.000 Telephone and Answering Service	2,405	2,611	2,151	3,792	3,792	3,792	3,792	3,792	3,792	3,792	3,792	3,792	41,292	45,500
6370.000 Bad Debts	0	0	0	125	125	125	125	125	125	125	125	125	1,125	1,500
6390.000 Misc Administrative Expenses	17	3,932	4,833	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	27,532	25,000
6390.009 Meeting Expenses	0	496	905	667	667	667	667	667	667	667	667	667	7,401	8,000
6390.040 Credit Card & Bank Fees	1,116	1,446	1,445	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	13,007	12,000
6390.180 Association Unit Expense	8,604	8,604	8,604	8,566	8,566	8,566	8,566	8,566	8,566	8,566	8,566	8,566	102,909	102,797
6390.900 Misc Exp - Newsletter	0	0	394	708	708	708	708	708	708	708	708	708	6,769	8,500
6391.000 Dues & Subscriptions	2,259	85	0	50	50	50	50	50	50	50	50	50	2,794	600
6392.000 Travel & Entertainment	0	0	0	25	25	25	25	25	25	25	25	25	225	300
6393.050 Engineering Fees	0	0	0	417	417	417	417	417	417	417	417	417	3,750	5,000
<b>Total Administrative Expenses</b>	22,524	27,605	27,882	30,211	30,211	30,211	30,211	30,211	30,211	30,211	30,211	30,211	349,913	362,536
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	7,341	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	19,453	16,150
6717.000 State Taxes	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	46,880	46,880
6718.000 Federal Taxes	0	340	12,326	0	0	0	0	0	0	0	0	0	12,666	0



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
6718.010 Corporate Taxes	12,326	12,326	0	12,326	12,326	12,326	12,326	12,326	12,326	12,326	12,326	12,326	135,590	147,916
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	0	358	358	358	358	358	358	358	358	358	3,225	4,300
6720.000 Property & Liability Insurance (Hazard)	39,627	38,464	38,464	32,987	32,987	32,987	32,987	32,987	32,987	32,987	32,987	32,987	413,439	395,844
6730.000 Capital Expenses	0	0	0	167	167	167	167	167	167	167	167	167	1,500	2,000
<b>Total Taxes &amp; Insurance</b>	<b>55,860</b>	<b>55,037</b>	<b>62,038</b>	<b>51,091</b>	<b>51,091</b>	<b>51,091</b>	<b>51,091</b>	<b>51,091</b>	<b>51,091</b>	<b>51,091</b>	<b>51,091</b>	<b>51,091</b>	<b>632,753</b>	<b>633,643</b>
<b>Total Operating Expenses</b>	<b>519,398</b>	<b>556,915</b>	<b>601,177</b>	<b>609,307</b>	<b>583,611</b>	<b>626,789</b>	<b>609,053</b>	<b>606,258</b>	<b>640,834</b>	<b>622,739</b>	<b>665,948</b>	<b>650,090</b>	<b>7,292,117</b>	<b>7,613,858</b>
<b>Net Operating Budget</b>	<b>421,174</b>	<b>369,675</b>	<b>322,682</b>	<b>380,593</b>	<b>406,289</b>	<b>363,111</b>	<b>380,847</b>	<b>383,642</b>	<b>349,066</b>	<b>367,161</b>	<b>323,952</b>	<b>339,810</b>	<b>4,408,003</b>	<b>4,264,941</b>
RESERVES BUDGET														
9901.015 Reserve Contributions	(339,912)	(339,912)	(339,912)	(339,912)	(339,912)	(339,912)	(339,912)	(339,912)	(339,912)	(339,912)	(339,912)	(339,912)	(4,078,942)	(4,078,941)
9901.031 Transfer Reserve Interest	(11,193)	(10,246)	(8,348)	(9,667)	(9,667)	(9,667)	(9,667)	(9,667)	(9,667)	(9,667)	(9,667)	(9,667)	(116,787)	(116,000)
9901.250 Transfer to Operating Reserves	0	0	0	(5,833)	(5,833)	(5,833)	(5,833)	(5,833)	(5,833)	(5,833)	(5,833)	(5,833)	(52,500)	(70,000)
<b>Total Reserve Contribution</b>	<b>(351,105)</b>	<b>(350,158)</b>	<b>(348,260)</b>	<b>(355,412)</b>	<b>(355,412)</b>	<b>(355,412)</b>	<b>(355,412)</b>	<b>(355,412)</b>	<b>(355,412)</b>	<b>(355,412)</b>	<b>(355,412)</b>	<b>(355,412)</b>	<b>(4,248,228)</b>	<b>(4,264,941)</b>
<b>Net Operating Profit/(Loss) Extraordinary Items</b>	<b>70,069</b>	<b>19,517</b>	<b>(25,578)</b>	<b>25,181</b>	<b>50,877</b>	<b>7,699</b>	<b>25,435</b>	<b>28,230</b>	<b>(6,346)</b>	<b>11,749</b>	<b>(31,460)</b>	<b>(15,602)</b>	<b>159,775</b>	<b>0</b>
<b>NET CASH FLOW</b>	<b>70,069</b>	<b>19,517</b>	<b>(25,578)</b>	<b>25,181</b>	<b>50,877</b>	<b>7,699</b>	<b>25,435</b>	<b>28,230</b>	<b>(6,346)</b>	<b>11,749</b>	<b>(31,460)</b>	<b>(15,602)</b>	<b>159,775</b>	<b>0</b>



**Parkfairfax Condominium UOA  
Balance Sheet  
For the period ending  
August 2023**

		<b>Current Balance</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
1110.000	Petty Cash	500
1120.001	Operating Cash 1	674,780
1130.000	Accounts Receivable	199,352
1132.000	Accounts Receivable	45,815
4200.000	Allowance For Bad Debt	(147,269)
1140.020	Insurance Receivable	39,138
1142.300	Due to/from Operating	841
1142.310	Due to/from Reserve	(841)
1190.000	Miscellaneous Current Assets	2,759
1904.010	Deferred Tax Credit Fee	9,450
		<b>824,525</b>
<b>Restricted Deposits &amp; Funded Reserves</b>		
1320.000	Replacement Reserve-Cash	737,232
1320.100	Replacement Reserve-MM	2,379,414
1320.200	Replacement Reserve-CD	3,585,000
1320.600	Accrued Interest Receivable	12,713
		<b>6,714,358</b>
<b>Prepaid Expenses</b>		
1240.000	Prepaid Property & Liability Insurance	133,948
1271.000	Prepaid Income Taxes	1,909
1290.000	Prepaid Expense-Operating	56,922
		<b>192,779</b>
<b>Fixed Assets</b>		
1420.000	Buildings	602,000
1480.000	Motor Vehicles	531,761
		<b>1,133,761</b>
	Less Accumulated Depreciation	966,544
		<b>7,898,880</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Current Liabilities</b>		
2110.000	Accounts Payable	159,346
2110.020	Insurance Claim Payable	44,368
2120.000	Accrued Wages and Payroll Taxes Payable	124,453
2123.000	Accrued Expense	130,905
2123.060	401K Match Payble	10,194
2191.050	Refund Clearing Account	(996)
2210.001	Prepaid Assessment	214,976
2210.100	Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000	Deferred Income	238,132
2199.000	Other Current Liabilities	1,420
		<b>945,627</b>
<b>Deposits Liabilities</b>		





**Parkfairfax Condominium UOA  
Balance Sheet  
For the period ending  
August 2023**

	<b>Current Balance</b>
2191.000 Tenant Security Deposits Held in Trust (Contra)	4,489
	4,489
<b>Long Term Liabilities</b>	
<b>Total Liabilities</b>	<b>950,116</b>
<b>EQUITY</b>	
<b>Net Profit or (Loss)-current</b>	<b>64,008</b>
<b>Owners Unappropriated Equity-prior years</b>	
3130.000 Owner Equity or Certificates Held in Treasury (Coops)	(177)
3130.030 Fund Balance	1,833
3130.055 Special Project	93,473
3130.850 Property Fund	167,217
3210.030 Retained Earnings Operating Fnd	1,263,673
<b>Total Owners Unappropriated Equity-prior years</b>	<b>1,526,019</b>
<b>Owners Appropriated Equity-prior years</b>	
3130.060 Capital Reserve Fund Balance	5,132,812
3130.065 Pool/Maint Bldg Capital	(31,640)
<b>Total Owners Appropriated Equity-prior years</b>	<b>5,101,172</b>
<b>Owners Appropriated Equity-current</b>	
3130.061 Current Year RR Contributions	1,019,736
3130.062 Current Year RR Expenditures	(791,959)
3130.063 Current Year RR Interest	29,787
<b>Total Owners Appropriated Equity-current</b>	<b>257,564</b>
<b>Total Equity</b>	<b>6,948,763</b>
<b>Total Liabilities &amp; Equity</b>	<b>7,898,880</b>