



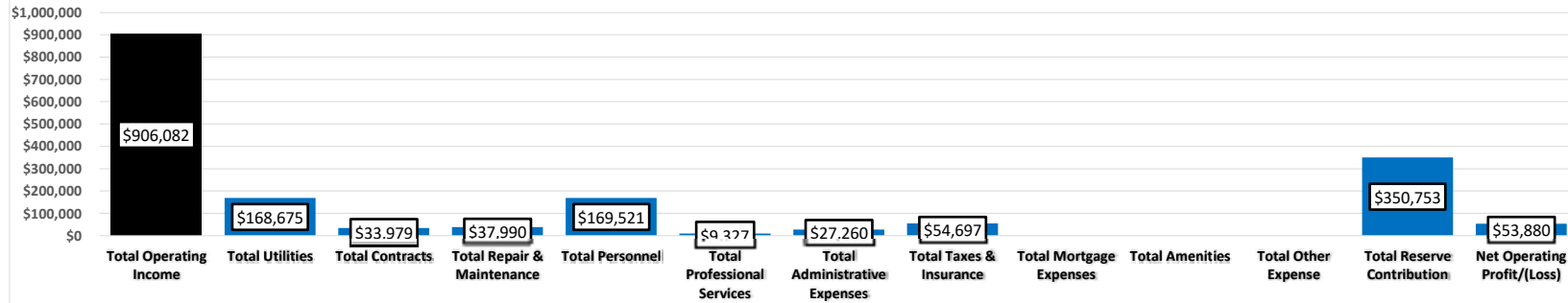
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Experience you can rely on.



**Parkfairfax Condominium UOA
Financial Statement Summary**

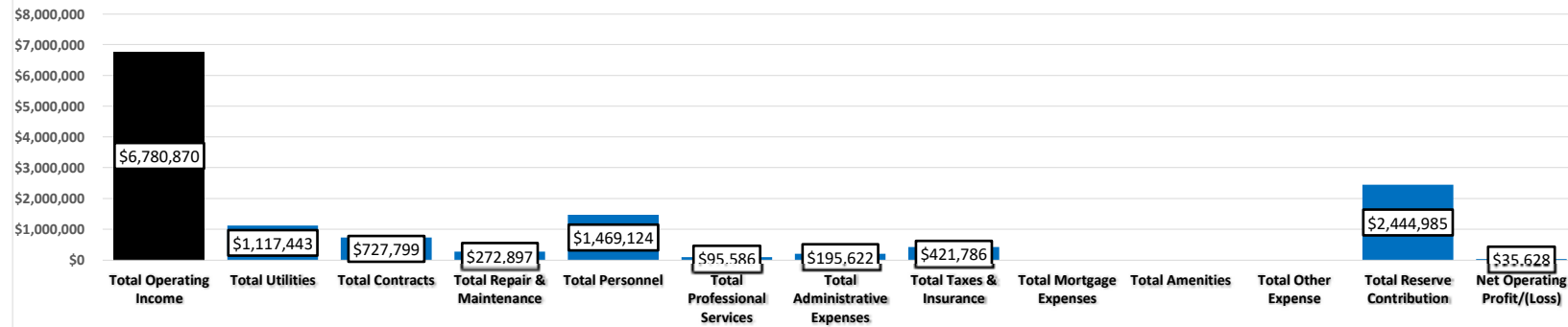


For the Month Ended 12-2023



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$906,082	\$995,572	-\$89,490	-9%	\$6,780,870	\$6,969,002	(\$188,132)	-3%
OPERATING EXPENSES								
Total Utilities	\$168,675	\$156,043	(\$12,632)	-8%	\$1,117,443	\$1,073,040	(\$44,403)	-4%
Total Contracts	\$33,979	\$61,526	\$27,547	45%	\$727,799	\$753,172	\$25,373	3%
Total Repair & Maintenance	\$37,990	\$64,049	\$26,058	41%	\$272,897	\$459,440	\$186,542	41%
Total Personnel	\$169,521	\$215,089	\$45,568	21%	\$1,469,124	\$1,554,551	\$85,427	5%
Total Professional Services	\$9,327	\$11,345	\$2,018	18%	\$95,586	\$96,615	\$1,029	1%
Total Administrative Expenses	\$27,260	\$30,211	\$2,951	10%	\$195,622	\$211,479	\$15,858	7%
Total Taxes & Insurance	\$54,697	\$56,763	\$2,066	4%	\$421,786	\$417,892	(\$3,895)	-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	\$350,753	\$355,412	\$4,658	1%	\$2,444,985	\$2,487,882	\$42,897	2%
Net Operating Profit/(Loss)	\$53,880	\$45,135	\$8,745		\$35,628	(\$85,069)	\$120,697	

For Year to Date Ended 12-2023



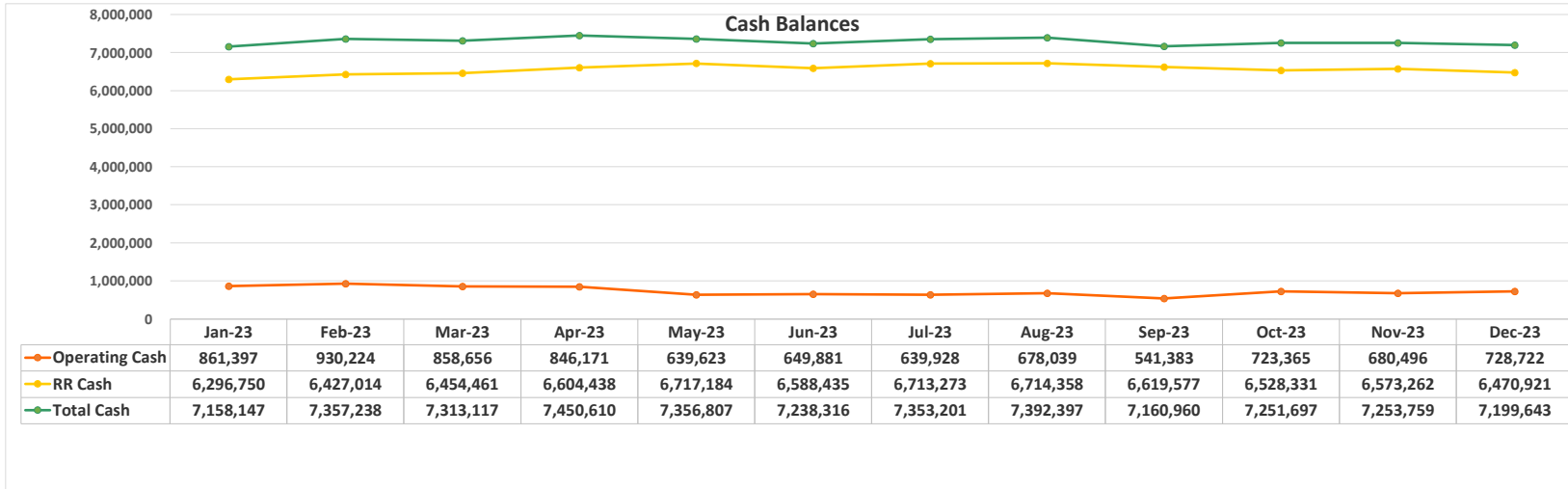
**Parkfairfax Condominium UOA
Financial Statement Summary**



Cash Accounts - Operating

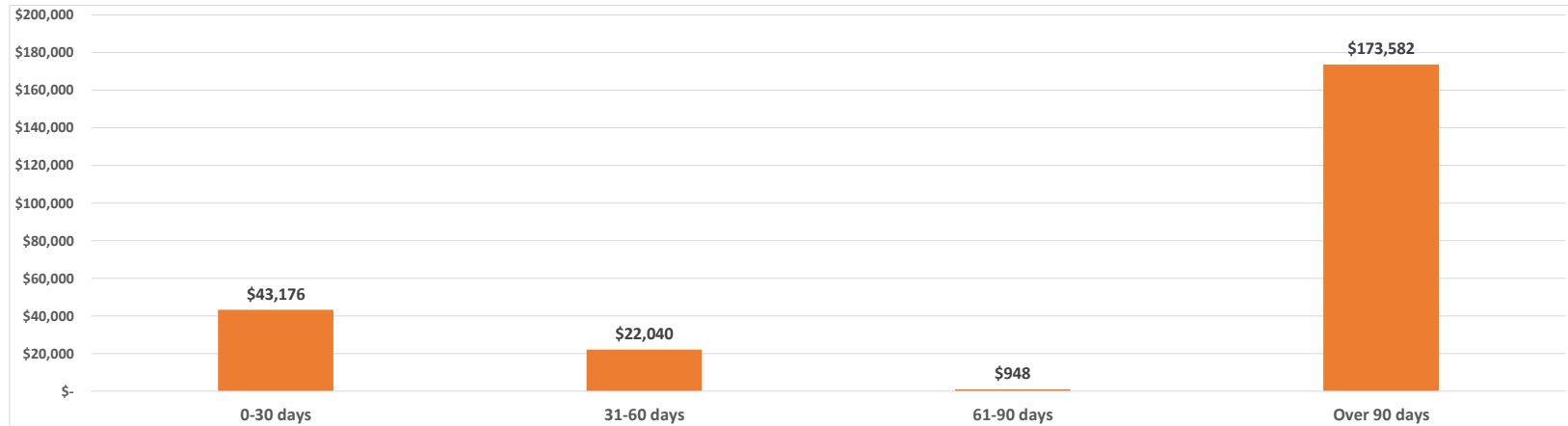
Cash Accounts - Reserve

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	677,237.30	725,462.69	48,225.39	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	750,419.22	968,380.58	217,961.36
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	2,213,741.90	2,127,403.94	(86,337.96)
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	3,348,155.20	(236,844.80)
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	24,101.10	26,981.10	2,880.00
					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
		677,737.30	725,962.69	48,225.39			6,573,262.22	6,470,920.82	(102,341.40)

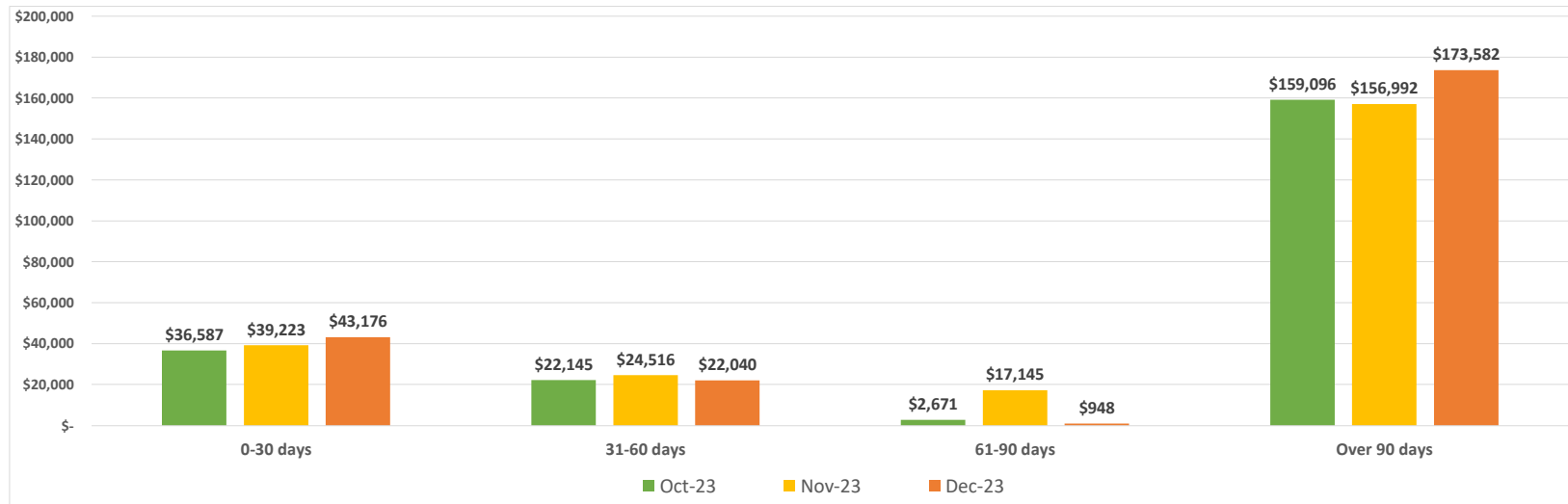


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables



Receivables History

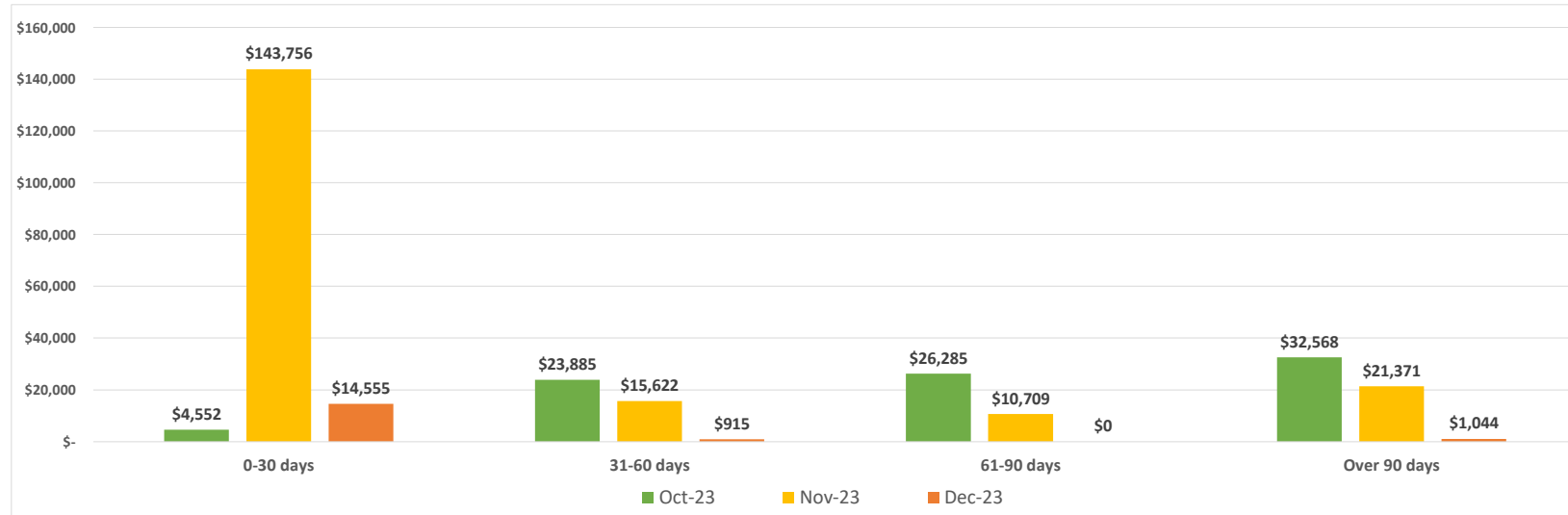


**Parkfairfax Condominium UOA
Financial Statement Summary**

Payables



Payables History





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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
906,082	995,572	(89,490)	Total Operating Income	6,780,870	6,969,002	(188,132)	11,946,861
168,675	156,043	(12,632)	Total Utilities	1,117,443	1,073,040	(44,403)	1,872,942
33,979	61,526	27,547	Total Contracts	727,799	753,172	25,373	1,121,069
37,990	64,049	26,058	Total Repair & Maintenance	272,897	459,440	186,542	787,082
169,521	215,089	45,568	Total Personnel	1,469,124	1,554,551	85,427	2,679,248
9,327	11,345	2,018	Total Professional Services	95,586	96,615	1,029	157,338
27,260	30,211	2,951	Total Administrative Expenses	195,622	211,479	15,858	362,536
54,697	56,763	2,066	Total Taxes & Insurance	421,786	417,892	(3,895)	701,705
<u>501,449</u>	<u>595,025</u>	<u>93,576</u>	Total Operating Expenses	<u>4,300,257</u>	<u>4,566,189</u>	<u>265,932</u>	<u>7,681,920</u>
<u>404,633</u>	<u>400,546</u>	<u>4,087</u>	Net Operating Budget	<u>2,480,613</u>	<u>2,402,813</u>	<u>77,800</u>	<u>4,264,941</u>
RESERVES BUDGET							
<u>(350,753)</u>	<u>(355,412)</u>	<u>4,658</u>	Total Reserve Expenses	<u>(2,444,985)</u>	<u>(2,487,882)</u>	<u>42,897</u>	<u>(4,264,941)</u>
<u>(350,753)</u>	<u>(355,412)</u>	<u>4,658</u>	Net Reserve Budget	<u>(2,444,985)</u>	<u>(2,487,882)</u>	<u>42,897</u>	<u>(4,264,941)</u>
<u>53,880</u>	<u>45,135</u>	<u>8,745</u>	Net Operating Profit/(Loss)	<u>35,628</u>	<u>(85,069)</u>	<u>120,697</u>	<u>0</u>
<u>53,880</u>	<u>45,135</u>	<u>8,745</u>	NET CASH FLOW	<u>35,628</u>	<u>(85,069)</u>	<u>120,697</u>	<u>0</u>



**Parkfairfax Condominium UOA
Budget Variance
For The Period
December 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>
Assessments							
550,751	550,728	23	5110.001 Condo Assessments	3,855,257	3,855,093	164	6,608,730
339,912	339,912	0	5500.000 Reserve Assessments	2,379,384	2,379,382	2	4,078,941
890,663	890,639	24	Total Assessments	6,234,641	6,234,475	166	10,687,671
Other Income							
8,738	9,112	(375)	5110.000 Rental Income	65,970	63,785	2,185	109,345
(300)	625	(925)	5110.180 Clubhouse Rental	3,312	4,375	(1,063)	7,500
(16,003)	9,667	(25,670)	5410.000 Interest Revenue - Operations	38,359	67,667	(29,308)	116,000
841	1,833	(992)	5910.000 Laundry and Vending Revenue	9,337	12,833	(3,496)	22,000
1,863	1,708	154	5920.000 NSF and Late Charges	12,597	11,958	639	20,500
50	0	50	5920.030 Other Fine Income	350	0	350	0
3,360	1,340	2,020	5990.000 Miscellaneous Inc	8,533	9,380	(847)	16,080
2,522	2,500	22	5990.008 In Unit Maintenance	8,863	17,500	(8,637)	30,000
3,972	4,784	(811)	5990.190 Storage Unit Fees	27,158	33,485	(6,327)	57,403
367	208	159	5990.210 Legal - Collection	5,888	1,458	4,430	2,500
2,405	4,083	(1,678)	5990.220 Resale Package	18,327	28,583	(10,257)	49,000
1,655	1,400	255	5990.310 Cable Income	10,309	9,800	509	16,800
76	1,833	(1,757)	5990.600 Key Income	16,991	12,833	4,158	22,000
5,672	5,672	0	5990.960 Prior Year Surplus	39,703	39,703	0	68,062
0	59,167	(59,167)	5990.980 Sales	275,345	414,167	(138,822)	710,000
202	1,000	(798)	5991.010 Newsletter Income	5,188	7,000	(1,812)	12,000
15,419	104,932	(89,513)	Total Other Income	546,230	734,527	(188,297)	1,259,190
906,082	995,572	(89,490)	Total Operating Income	6,780,870	6,969,002	(188,132)	11,946,861
Utilities							
9,709	14,294	4,585	6450.000 Electricity	50,342	66,593	16,251	115,509
44,690	76,388	31,698	6451.000 Water	325,390	321,418	(3,972)	493,092
20,105	22,538	2,433	6452.000 Gas	128,083	121,549	(6,534)	238,622
94,171	42,823	(51,348)	6453.000 Sewer	613,629	563,480	(50,149)	1,025,719
168,675	156,043	(12,632)	Total Utilities	1,117,443	1,073,040	(44,403)	1,872,942
Contracts							
101	99	(2)	6360.090 Web Site	505	693	189	1,188
2,139	4,583	2,444	6519.000 Exterminating Contract	16,865	32,083	15,218	55,000
36,854	32,617	(4,237)	6525.000 Garbage and Trash Removal	240,825	228,317	(12,509)	391,400
23,885	23,885	0	6537.000 Grounds Contract	167,195	167,195	0	289,487
0	342	342	6542.010 Door Entry System	0	2,394	2,394	4,104
(29,000)	0	29,000	6547.000 Swim Pool Maintenance/Contract	59,660	86,100	26,440	143,500
0	0	0	6562.000 Decorating Contract	242,749	236,390	(6,359)	236,390
33,979	61,526	27,547	Total Contracts	727,799	753,172	25,373	1,121,069
Repair & Maintenance							



**Parkfairfax Condominium UOA
Budget Variance
For The Period
December 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>
3,084	1,875	(1,209)	6515.000 Janitor and Cleaning Supplies	10,671	13,125	2,454	22,500
497	12,500	12,003	6537.040 Landscape Repairs	35,374	87,500	52,126	150,000
0	14,167	14,167	6537.100 Tree Pruning and Removal	56,120	99,167	43,047	170,000
7,330	2,500	(4,830)	6537.101 Tree Maintenance	9,000	17,500	8,500	30,000
0	8,333	8,333	6537.990 Landscaping-Other	0	58,333	58,333	100,000
1,859	7,851	5,992	6541.000 Repairs - General	34,807	54,956	20,150	94,211
1,012	436	(576)	6541.001 Equipment/Tools	1,841	3,051	1,210	5,231
0	250	250	6541.043 Exercise Equipment - Repairs	0	1,750	1,750	3,000
0	583	583	6541.050 Repairs-Plumbing	0	4,083	4,083	7,000
(2,118)	3,583	5,701	6541.230 Maintenance Supplies	25,568	25,083	(484)	43,000
6,154	4,470	(1,684)	6541.280 Plumbing Materials	22,716	31,290	8,574	53,640
889	208	(680)	6541.400 Equipment Repairs & Maintenance	1,964	1,458	(506)	2,500
1,659	0	(1,659)	6547.021 Pool Supplies & Equipment	1,659	11,100	9,441	18,500
0	250	250	6542.210 Repairs Contract In-Unit	0	1,750	1,750	3,000
(988)	0	988	6547.020 Pool Expenses	0	0	0	0
2,313	1,375	(938)	6550.300 In-unit Supplies	6,474	9,625	3,151	16,500
2,433	1,667	(766)	6562.100 Paint Supplies	10,841	11,667	826	20,000
13,868	4,000	(9,868)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	55,863	28,000	(27,863)	48,000
37,990	64,049	26,058	Total Repair & Maintenance	272,897	459,440	186,542	787,082
			Personnel				
156,904	174,489	17,586	Management Payroll	1,223,106	1,270,680	47,574	2,192,381
206	625	419	6313.000 Recruitment, Relocation, Training	296	4,375	4,079	7,500
3,614	2,000	(1,614)	6518.000 Uniforms	27,441	14,000	(13,441)	24,000
8,798	37,975	29,177	Payroll Taxes/Benefits	218,281	265,497	47,215	455,367
169,521	215,089	45,568	Total Personnel	1,469,124	1,554,551	85,427	2,679,248
			Professional Services				
7,198	7,095	(103)	6320.000 Management Fee	50,387	49,665	(722)	89,138
2,128	2,917	788	6340.000 Legal Expense	17,639	20,417	2,778	35,000
0	1,333	1,333	6340.100 Legal Fees - Collections	9,340	9,333	(7)	16,000
0	0	0	6350.000 Audit Expense	18,220	17,200	(1,020)	17,200
9,327	11,345	2,018	Total Professional Services	95,586	96,615	1,029	157,338
			Administrative Expenses				
1,090	1,054	(36)	6301.000 Recreation/Resident Activities	10,341	7,379	(2,961)	12,650
644	1,333	689	6311.000 Office Supplies	8,388	9,333	945	16,000
1,247	750	(497)	6311.010 Printing	10,749	5,250	(5,499)	9,000
636	1,542	906	6311.050 Postage	17,106	10,792	(6,314)	18,500
1,069	1,637	568	6311.080 Lease Computer,Fax,Copr, etc.	6,244	11,457	5,212	19,640
4,924	3,694	(1,230)	6311.130 IT Support Contract	26,210	25,855	(355)	44,323
0	2,769	2,769	6351.020 Computer Expenses	1,597	19,382	17,784	33,226



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
20	0	(20)	6351.040 Software	20	0	(20)	0
4,580	3,792	(788)	6360.000 Telephone and Answering Service	23,472	26,542	3,069	45,500
0	125	125	6370.000 Bad Debts	0	875	875	1,500
1,349	2,083	735	6390.000 Misc Administrative Expenses	12,284	14,583	2,300	25,000
1,931	667	(1,264)	6390.009 Meeting Expenses	4,784	4,667	(118)	8,000
1,020	1,000	(20)	6390.040 Credit Card & Bank Fees	8,576	7,000	(1,576)	12,000
8,151	8,566	415	6390.180 Association Unit Expense	59,321	59,965	644	102,797
600	708	108	6390.900 Misc Exp - Newsletter	4,186	4,958	772	8,500
0	50	50	6391.000 Dues & Subscriptions	2,344	350	(1,994)	600
0	25	25	6392.000 Travel & Entertainment	0	175	175	300
0	417	417	6393.050 Engineering Fees	0	2,917	2,917	5,000
27,260	30,211	2,951	Total Administrative Expenses	195,622	211,479	15,858	362,536
			Taxes & Insurance				
0	1,346	1,346	6710.000 Real Estate Taxes	7,357	9,421	2,064	16,150
3,907	3,907	0	6717.000 State Taxes	27,348	27,347	(2)	46,880
12,326	12,326	0	6718.010 Corporate Taxes	87,622	86,284	(1,338)	147,916
0	0	0	6718.020 Personal Property Taxes	21,661	20,553	(1,108)	20,553
0	358	358	6719.000 Miscellaneous Taxes, Licenses, and Permits	0	2,508	2,508	4,300
38,464	38,659	194	6720.000 Property & Liability Insurance (Hazard)	270,414	270,612	198	463,906
0	167	167	6730.000 Capital Expenses	7,385	1,167	(6,218)	2,000
54,697	56,763	2,066	Total Taxes & Insurance	421,786	417,892	(3,895)	701,705
501,449	595,025	93,576	Total Operating Expenses	4,300,257	4,566,189	265,932	7,681,920
404,633	400,546	4,087	Net Operating Budget	2,480,613	2,402,813	77,800	4,264,941
			RESERVES BUDGET				
(339,912)	(339,912)	(0)	9901.015 Reserve Contributions	(2,379,384)	(2,379,382)	(2)	(4,078,941)
(10,841)	(9,667)	(1,175)	9901.031 Transfer Reserve Interest	(65,601)	(67,667)	2,066	(116,000)
0	(5,833)	5,833	9901.250 Transfer to Operating Reserves	0	(40,833)	40,833	(70,000)
(350,753)	(355,412)	4,658	Total Reserve Contribution	(2,444,985)	(2,487,882)	42,897	(4,264,941)
53,880	45,135	8,745	Net Operating Profit/(Loss)	35,628	(85,069)	120,697	0
			Extraordinary Items				
53,880	45,135	8,745	NET CASH FLOW	35,628	(85,069)	120,697	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
(729)	0	(729)	3130.055 Special Project	(44,860)	0	(44,860)	0
10,841	0	10,841	3130.063 Current Year RR Interest	65,601	0	65,601	0
339,912	339,912	0	5500.000 Current Year RR Deposits	2,379,384	2,379,382	2	4,078,941
350,025	339,912	10,113	Total Revenues	2,400,125	2,379,382	20,743	4,078,941
Reserve Expenses							
328,662	0	(328,662)	3130.062 Current Year RR Expenses	2,351,582	0	(2,351,582)	0
328,662	0	(328,662)	Total Reserve Expenses	2,351,582	0	(2,351,582)	0
21,363	339,912	(318,549)	Current Year Reserves Activity	48,543	2,379,382	(2,330,839)	4,078,941



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
December 2023

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
Assessments														
5110.001 Condo Assessments	550,751	550,751	550,751	550,751	550,751	550,751	550,751	550,728	550,728	550,728	550,728	550,728	6,608,894	6,608,730
5500.000 Reserve Assessments	339,912	339,912	339,912	339,912	339,912	339,912	339,912	339,912	339,912	339,912	339,912	339,912	4,078,943	4,078,941
Total Assessments	890,663	890,663	890,663	890,663	890,663	890,663	890,663	890,639	890,639	890,639	890,639	890,639	10,687,837	10,687,671
Other Income														
5110.000 Rental Income	8,738	9,806	8,204	9,806	9,806	10,874	8,738	9,112	9,112	9,112	9,112	9,112	111,530	109,345
5110.180 Clubhouse Rental	0	0	0	1,800	1,200	612	(300)	625	625	625	625	625	6,437	7,500
5410.000 Interest Revenue - Operations	11,193	10,246	8,348	8,080	8,351	8,145	(16,003)	9,667	9,667	9,667	9,667	9,667	86,692	116,000
5910.000 Laundry and Vending Revenue	904	2,392	818	675	3,707	0	841	1,833	1,833	1,833	1,833	1,833	18,504	22,000
5920.000 NSF and Late Charges	1,966	377	2,306	2,090	1,722	2,274	1,863	1,708	1,708	1,708	1,708	1,708	21,139	20,500
5920.030 Other Fine Income	0	0	0	0	0	300	50	0	0	0	0	0	350	0
5990.000 Miscellaneous Inc	1,268	22	852	1,199	745	1,085	3,360	1,340	1,340	1,340	1,340	1,340	15,233	16,080
5990.008 In Unit Maintenance	571	0	752	2,403	698	1,917	2,522	2,500	2,500	2,500	2,500	2,500	21,363	30,000
5990.190 Storage Unit Fees	12,132	3,150	3,223	1,399	936	2,346	3,972	4,784	4,784	4,784	4,784	4,784	51,076	57,403
5990.210 Legal - Collection	(84)	2,848	804	1,860	94	0	367	208	208	208	208	208	6,930	2,500
5990.220 Resale Package	4,769	2,195	3,209	1,756	2,158	1,835	2,405	4,083	4,083	4,083	4,083	4,083	38,743	49,000
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,655	1,655	1,400	1,400	1,400	1,400	1,400	17,309	16,800
5990.600 Key Income	6,812	3,492	3,216	1,671	1,135	588	76	1,833	1,833	1,833	1,833	1,833	26,158	22,000
5990.960 Prior Year Surplus	0	0	0	0	28,359	5,672	5,672	5,672	5,672	5,672	5,672	5,672	68,062	68,062
5990.980 Sales	0	0	0	0	275,345	0	0	59,167	59,167	59,167	59,167	59,167	571,178	710,000
5991.010 Newsletter Income	240	0	62	381	2,418	1,884	202	1,000	1,000	1,000	1,000	1,000	10,188	12,000
Total Other Income	49,909	35,927	33,195	34,520	338,073	39,186	15,419	104,932	104,932	104,932	104,932	104,933	1,070,892	1,259,190
Total Operating Income	940,572	926,590	923,858	925,182	1,228,736	929,849	906,082	995,572	995,572	995,572	995,572	995,572	11,758,729	11,946,861



Parkfairfax Condominium UOA
Statement of Income & Forecast
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
Utilities														
6450.000 Electricity	7,134	7,675	6,974	8,275	4,484	6,091	9,709	15,509	11,571	8,992	6,290	6,554	99,258	115,509
6451.000 Water	42,414	37,054	67,161	44,690	44,690	44,690	44,690	42,147	22,310	34,572	34,387	38,258	497,064	493,092
6452.000 Gas	20,041	19,759	17,075	17,424	16,488	17,191	20,105	29,725	24,113	23,244	21,337	18,654	245,156	238,622
6453.000 Sewer	79,463	85,524	89,771	85,586	90,813	88,302	94,171	65,867	101,205	101,965	117,568	75,634	1,075,868	1,025,719
Total Utilities	149,052	150,012	180,982	155,974	156,475	156,274	168,675	153,248	159,199	168,773	179,582	139,100	1,917,345	1,872,942
Contracts														
6360.090 Web Site	0	0	0	0	0	404	101	99	99	99	99	99	1,000	1,188
6519.000 Exterminating Contract	729	2,209	1,985	4,067	2,885	2,851	2,139	4,583	4,583	4,583	4,583	4,583	39,782	55,000
6525.000 Garbage and Trash Removal	31,714	37,214	34,234	33,820	35,890	31,100	36,854	32,617	32,617	32,617	32,617	32,617	403,909	391,400
6537.000 Grounds Contract	23,885	0	0	0	71,655	47,770	23,885	23,885	23,885	24,841	24,841	24,840	289,487	289,487
6542.010 Door Entry System	0	0	0	0	0	0	0	342	342	342	342	342	1,710	4,104
6547.000 Swim Pool Maintenance/Contract	0	29,155	29,570	29,560	0	375	(29,000)	0	0	0	28,700	28,700	117,060	143,500
6562.000 Decorating Contract	0	1,380	720	168,340	74,615	(2,306)	0	0	0	0	0	0	242,749	236,390
Total Contracts	56,328	69,958	66,509	235,787	185,045	80,193	33,979	61,526	61,526	62,482	91,182	91,181	1,095,696	1,121,069
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	860	2,891	0	2,678	881	277	3,084	1,875	1,875	1,875	1,875	1,875	20,046	22,500
6537.040 Landscape Repairs	42	2,578	3,923	15,144	10,577	2,612	497	12,500	12,500	12,500	12,500	12,500	97,874	150,000
6537.100 Tree Pruning and Removal	0	11,705	30,905	10,830	2,680	0	0	14,167	14,167	14,167	14,167	14,167	126,953	170,000
6537.101 Tree Maintenance	0	0	0	0	5,270	(3,600)	7,330	2,500	2,500	2,500	2,500	2,500	21,500	30,000
6537.990 Landscaping-Other	0	0	0	0	0	0	0	8,333	8,333	8,333	8,333	8,333	41,667	100,000
6541.000 Repairs - General	3,313	4,994	7,926	4,968	6,187	5,560	1,859	7,851	7,851	7,851	7,851	7,851	74,061	94,211
6541.001 Equipment/Tools	(998)	998	138	650	42	0	1,012	436	436	436	436	436	4,021	5,231
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	250	250	250	250	250	1,250	3,000
6541.050 Repairs-Plumbing	0	0	0	0	0	0	0	583	583	583	583	583	2,917	7,000



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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6541.230 Maintenance Supplies	712	5,473	5,552	1,637	5,806	8,506	(2,118)	3,583	3,583	3,583	3,583	3,583	43,484	43,000
6541.280 Plumbing Materials	3,805	4,325	494	4,392	1,694	1,853	6,154	4,470	4,470	4,470	4,470	4,470	45,066	53,640
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	1,075	889	208	208	208	208	208	3,006	2,500
6547.021 Pool Supplies & Equipment	0	0	0	0	0	0	1,659	0	0	0	3,700	3,700	9,059	18,500
6542.210 Repairs Contract In-Unit	0	0	0	0	0	0	0	250	250	250	250	250	1,250	3,000
6547.020 Pool Expenses	150	240	0	0	0	598	(988)	0	0	0	0	0	0	0
6550.300 In-unit Supplies	98	1,313	601	1,522	0	628	2,313	1,375	1,375	1,375	1,375	1,375	13,349	16,500
6562.100 Paint Supplies	1,044	815	2,315	2,447	1,305	482	2,433	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	7,127	9,670	14,122	13,868	4,000	4,000	4,000	4,000	4,000	75,863	48,000
Total Repair & Maintenance Personnel	9,547	43,309	54,430	51,394	44,112	32,114	37,990	64,049	64,049	64,049	67,749	67,749	600,540	787,082
Management Payroll	166,291	166,341	164,045	165,833	161,681	242,011	156,904	174,489	199,116	174,489	174,489	199,116	2,144,807	2,192,381
6313.000 Recruitment, Relocation, Training	0	0	0	0	0	90	206	625	625	625	625	625	3,421	7,500
6518.000 Uniforms	989	4,010	1,850	4,089	4,922	7,968	3,614	2,000	2,000	2,000	2,000	2,000	37,441	24,000
Payroll Taxes/Benefits	32,836	29,976	32,178	27,094	32,024	55,375	8,798	37,975	37,975	37,975	37,975	37,973	408,152	455,367
Total Personnel Professional Services	200,117	200,327	198,073	197,016	198,627	305,443	169,521	215,089	239,716	215,089	215,089	239,714	2,593,821	2,679,248
6320.000 Management Fee	6,888	6,888	7,818	7,198	7,198	7,198	7,198	7,095	11,093	7,095	7,095	7,095	89,860	89,138
6340.000 Legal Expense	7,083	1,954	1,359	582	1,176	3,357	2,128	2,917	2,917	2,917	2,917	2,917	32,222	35,000
6340.100 Legal Fees - Collections	0	1,825	2,085	3,621	1,809	0	0	1,333	1,333	1,333	1,333	1,333	16,007	16,000



Parkfairfax Condominium UOA
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6340.800 Legal - Litigation	0	0	0	336	(336)	0	0	0	0	0	0	0	0	0
6350.000 Audit Expense	0	0	0	0	0	18,220	0	0	0	0	0	0	18,220	17,200
Total Professional Services	13,971	10,667	11,262	11,737	9,847	28,775	9,327	11,345	15,343	11,345	11,345	11,345	156,309	157,338
Administrative Expenses														
6301.000 Recreation/Resident Activities	681	1,882	1,850	49	693	4,095	1,090	1,054	1,054	1,054	1,054	1,054	15,611	12,650
6311.000 Office Supplies	644	1,498	1,259	1,373	2,232	739	644	1,333	1,333	1,333	1,333	1,333	15,055	16,000
6311.010 Printing	1,247	2,240	1,247	1,247	1,830	1,689	1,247	750	750	750	750	750	14,499	9,000
6311.050 Postage	1,531	3,631	2,490	2,705	3,702	2,411	636	1,542	1,542	1,542	1,542	1,542	24,814	18,500
6311.080 Lease Computer,Fax,Copr, etc.	235	1,181	1,521	707	851	681	1,069	1,637	1,637	1,637	1,637	1,637	14,428	19,640
6311.130 IT Support Contract	(13,549)	0	13,183	20,693	(4,873)	5,833	4,924	3,694	3,694	3,694	3,694	3,694	44,678	44,323
6351.020 Computer Expenses	0	0	0	0	1,597	0	0	2,769	2,769	2,769	2,769	2,769	15,442	33,226
6351.040 Software	0	0	0	0	0	0	20	0	0	0	0	0	20	0
6360.000 Telephone and Answering Service	1,949	2,611	2,151	3,056	5,801	3,324	4,580	3,792	3,792	3,792	3,792	3,792	42,431	45,500
6370.000 Bad Debts	0	0	0	0	0	0	0	125	125	125	125	125	625	1,500
6390.000 Misc Administrative Expenses	(3,603)	3,932	4,833	1,457	3,076	1,239	1,349	2,083	2,083	2,083	2,083	2,083	22,700	25,000
6390.009 Meeting Expenses	0	496	905	1,452	0	0	1,931	667	667	667	667	667	8,118	8,000
6390.040 Credit Card & Bank Fees	1,116	1,446	1,445	1,295	1,039	1,216	1,020	1,000	1,000	1,000	1,000	1,000	13,576	12,000
6390.180 Association Unit Expense	8,604	8,604	8,604	8,604	8,151	8,604	8,151	8,566	8,566	8,566	8,566	8,566	102,153	102,797
6390.900 Misc Exp - Newsletter	0	0	394	1,040	1,787	366	600	708	708	708	708	708	7,728	8,500
6391.000 Dues & Subscriptions	2,259	85	0	0	0	0	0	50	50	50	50	50	2,594	600
6392.000 Travel & Entertainment	0	0	0	0	0	0	0	25	25	25	25	25	125	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	417	417	417	417	417	2,083	5,000
Total Administrative Expenses	1,115	27,605	39,882	43,677	25,887	30,195	27,260	30,211	30,211	30,211	30,211	30,211	346,678	362,536



Parkfairfax Condominium UOA
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For the Period
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	7,341	(7,341)	7,357	0	0	1,346	1,346	1,346	1,346	1,346	14,086	16,150
6717.000 State Taxes	3,907	3,907	3,907	(3,720)	11,535	3,907	3,907	3,907	3,907	3,907	3,907	3,907	46,882	46,880
6718.000 Federal Taxes	0	340	12,326	(12,666)	0	0	0	0	0	0	0	0	0	0
6718.010 Corporate Taxes	12,326	12,326	0	20,166	17,151	13,326	12,326	12,326	12,326	12,326	12,326	12,326	149,254	147,916
6718.020 Personal Property Taxes	0	0	0	21,661	0	0	0	0	0	0	0	0	21,661	20,553
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	0	0	0	0	0	358	358	358	358	358	1,792	4,300
6720.000 Property & Liability Insurance (Hazard)	39,627	38,464	38,464	38,464	38,464	38,464	38,464	38,659	38,659	38,659	38,659	38,659	463,708	463,906
6730.000 Capital Expenses	0	0	0	0	0	7,385	0	167	167	167	167	167	8,218	2,000
Total Taxes & Insurance	55,860	55,037	62,038	56,564	74,507	63,082	54,697	56,763	56,763	56,763	56,763	56,763	705,600	701,705
Total Operating Expenses	485,990	556,915	613,177	752,150	694,499	696,077	501,449	592,230	626,806	608,711	651,920	636,062	7,415,988	7,681,920
Net Operating Budget	454,583	369,675	310,682	173,032	534,237	233,772	404,633	403,341	368,765	386,860	343,651	359,509	4,342,741	4,264,941
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)	(4,078,943)	(4,078,941)
9901.031 Transfer Reserve Interest	(11,193)	(10,246)	(8,348)	(8,080)	(8,351)	(8,542)	(10,841)	(9,667)	(9,667)	(9,667)	(9,667)	(9,667)	(113,934)	(116,000)
9901.250 Transfer to Operating Reserves	0	0	0	0	0	0	0	(5,833)	(5,833)	(5,833)	(5,833)	(5,833)	(29,167)	(70,000)
Total Reserve Contribution	(351,105)	(350,158)	(348,260)	(347,992)	(348,263)	(348,454)	(350,753)	(355,412)	(355,412)	(355,412)	(355,412)	(355,412)	(4,222,044)	(4,264,941)
Net Operating Profit/(Loss) Extraordinary Items	103,478	19,517	(37,578)	(174,960)	185,974	(114,682)	53,880	47,930	13,354	31,449	(11,760)	4,098	120,697	0
NET CASH FLOW	103,478	19,517	(37,578)	(174,960)	185,974	(114,682)	53,880	47,930	13,354	31,449	(11,760)	4,098	120,697	0



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

		Current Balance
ASSETS		
Current Assets		
1110.000	Petty Cash	500
1120.001	Operating Cash 1	725,463
1130.000	Accounts Receivable	239,761
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
		915,618
Restricted Deposits & Funded Reserves		
1320.000	Replacement Reserve-Cash	968,381
1320.100	Replacement Reserve-MM	2,127,404
1320.200	Replacement Reserve-CD	3,348,155
1320.600	Accrued Interest Receivable	26,981
		6,470,921
Prepaid Expenses		
1240.000	Prepaid Property & Liability Insurance	118,115
1271.000	Prepaid Income Taxes	1,909
1290.000	Prepaid Expense-Operating	12,474
		132,498
Fixed Assets		
1420.000	Buildings	602,000
1480.000	Motor Vehicles	531,761
		1,133,761
	Less Accumulated Depreciation	966,544
	Total Assets	7,686,253
LIABILITIES & EQUITY		
Current Liabilities		
2110.000	Accounts Payable	16,515
2110.020	Insurance Claim Payable	44,368
2120.000	Accrued Wages and Payroll Taxes Payable	125,135
2123.000	Accrued Expense	361,872
2123.060	401K Match Payble	15,911
2191.050	Refund Clearing Account	(996)
2210.001	Prepaid Assessment	182,273
2210.100	Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000	Deferred Income	232,023
2199.000	Other Current Liabilities	1,420
		1,001,351
Deposits Liabilities		



**Parkfairfax Condominium UOA
Balance Sheet
For the period ending
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	Current Balance
2191.000 Tenant Security Deposits Held in Trust (Contra)	4,489
	4,489
Long Term Liabilities	
Total Liabilities	1,005,840
EQUITY	
Net Profit or (Loss)-current	35,628
Owners Unappropriated Equity-prior years	
3130.000 Owner Equity or Certificates Held in Treasury (Coops)	(177)
3130.030 Fund Balance	1,833
3130.055 Special Project	81,875
3130.850 Property Fund	167,217
3210.030 Retained Earnings Operating Fnd	1,202,561
Total Owners Unappropriated Equity-prior years	1,453,310
Owners Appropriated Equity-prior years	
3130.060 Capital Reserve Fund Balance	5,129,712
3130.065 Pool/Maint Bldg Capital	(31,640)
Total Owners Appropriated Equity-prior years	5,098,072
Owners Appropriated Equity-current	
3130.061 Current Year RR Contributions	2,379,384
3130.062 Current Year RR Expenditures	(2,351,582)
3130.063 Current Year RR Interest	65,601
Total Owners Appropriated Equity-current	93,403
Total Equity	6,680,413
Total Liabilities & Equity	7,686,253