



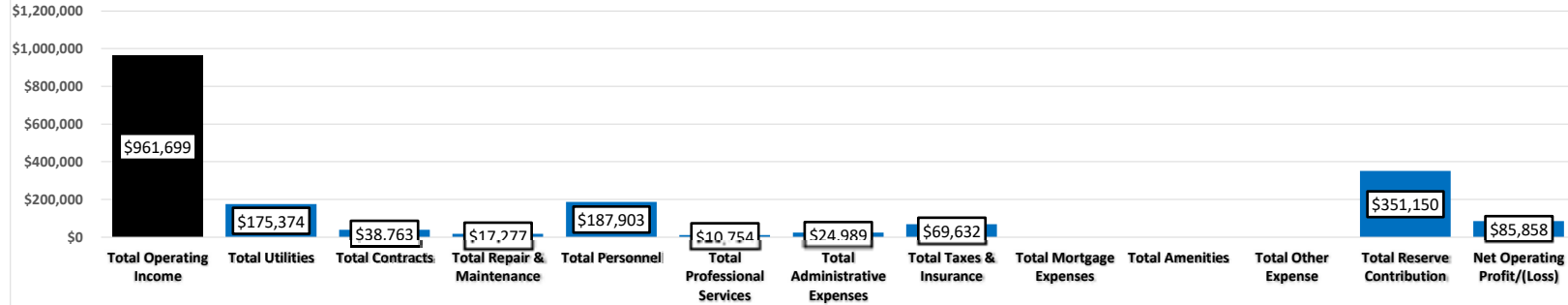
People you can trust.  
Experience you can rely on.



**Parkfairfax Condominium UOA**  
Financial Statement Summary

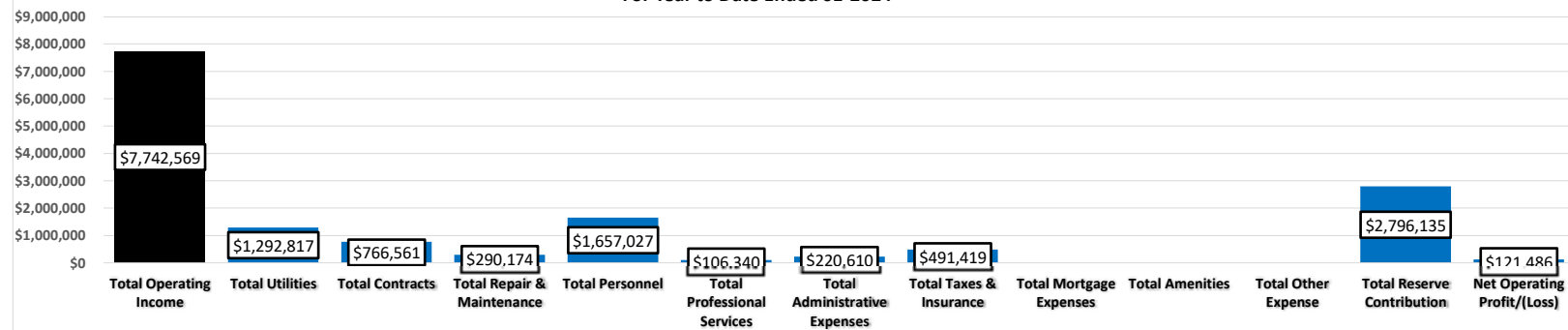


For the Month Ended 01-2024



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
<b>REVENUE</b>								
Total Operating Income	\$961,699	\$995,572	-\$33,873	-3%	\$7,742,569	\$7,964,574	(\$222,004)	-3%
<b>OPERATING EXPENSES</b>								
Total Utilities	\$175,374	\$153,248	(\$22,126)	-14%	\$1,292,817	\$1,226,288	(\$66,529)	-5%
Total Contracts	\$38,763	\$61,526	\$22,763	37%	\$766,561	\$814,698	\$48,137	6%
Total Repair & Maintenance	\$17,277	\$64,049	\$46,772	73%	\$290,174	\$523,488	\$233,314	45%
Total Personnel	\$187,903	\$215,089	\$27,186	13%	\$1,657,027	\$1,769,640	\$112,613	6%
Total Professional Services	\$10,754	\$11,345	\$591	5%	\$106,340	\$107,960	\$1,620	2%
Total Administrative Expenses	\$24,989	\$30,211	\$5,223	17%	\$220,610	\$241,691	\$21,080	9%
Total Taxes & Insurance	\$69,632	\$56,763	(\$12,870)	-23%	\$491,419	\$474,654	(\$16,764)	-4%
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	\$351,150	\$355,412	\$4,262	1%	\$2,796,135	\$2,843,294	\$47,159	2%
Net Operating Profit/(Loss)	\$85,858	\$47,930	\$37,929		\$121,486	(\$37,140)	\$158,626	

For Year to Date Ended 01-2024



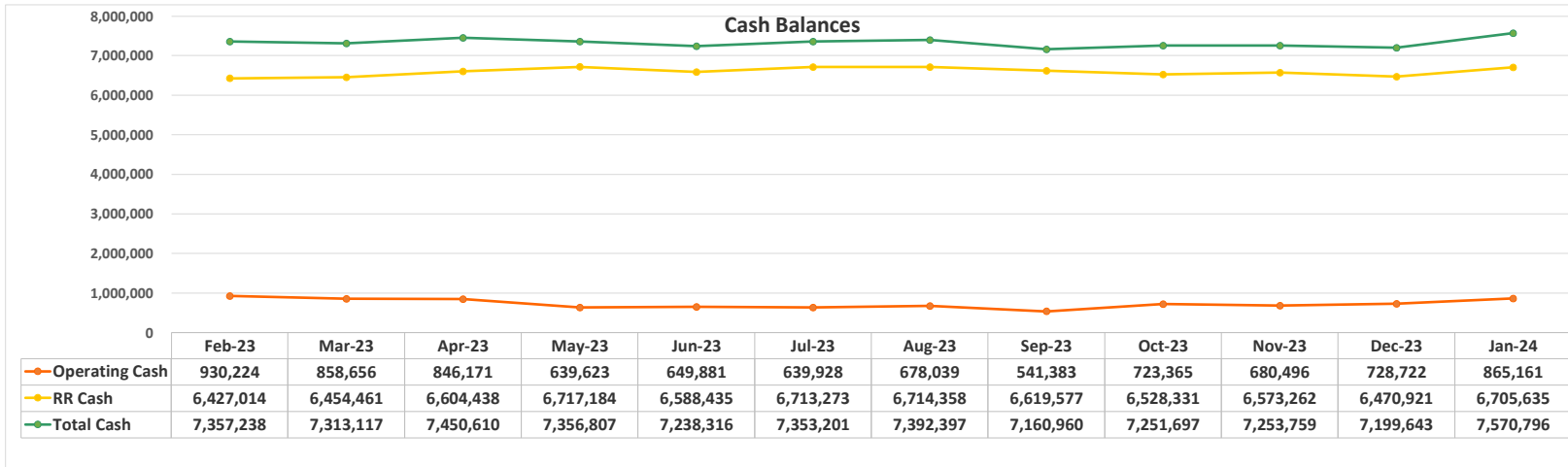
**Parkfairfax Condominium UOA**  
**Financial Statement Summary**



**Cash Accounts - Operating**

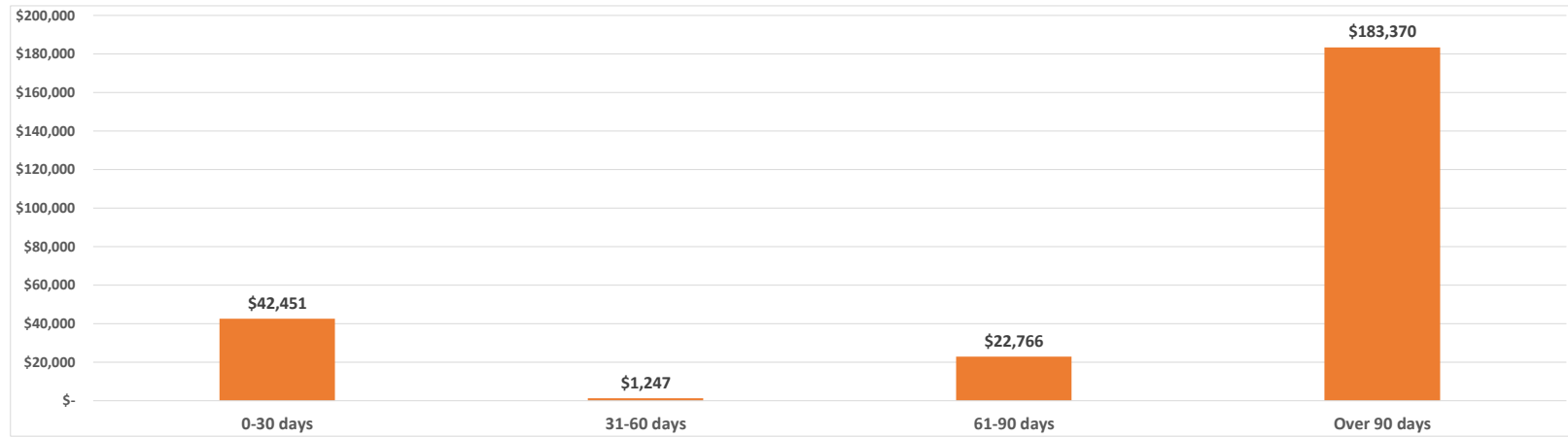
**Cash Accounts - Reserve**

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	725,462.69	861,901.80	136,439.11	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	968,380.58	1,484,446.98	516,066.40
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	2,127,403.94	2,323,638.29	196,234.35
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	3,348,155.20	2,885,000.00	(463,155.20)
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	26,981.10	12,549.70	(14,431.40)
					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
		725,962.69	862,401.80	136,439.11			6,470,920.82	6,705,634.97	234,714.15

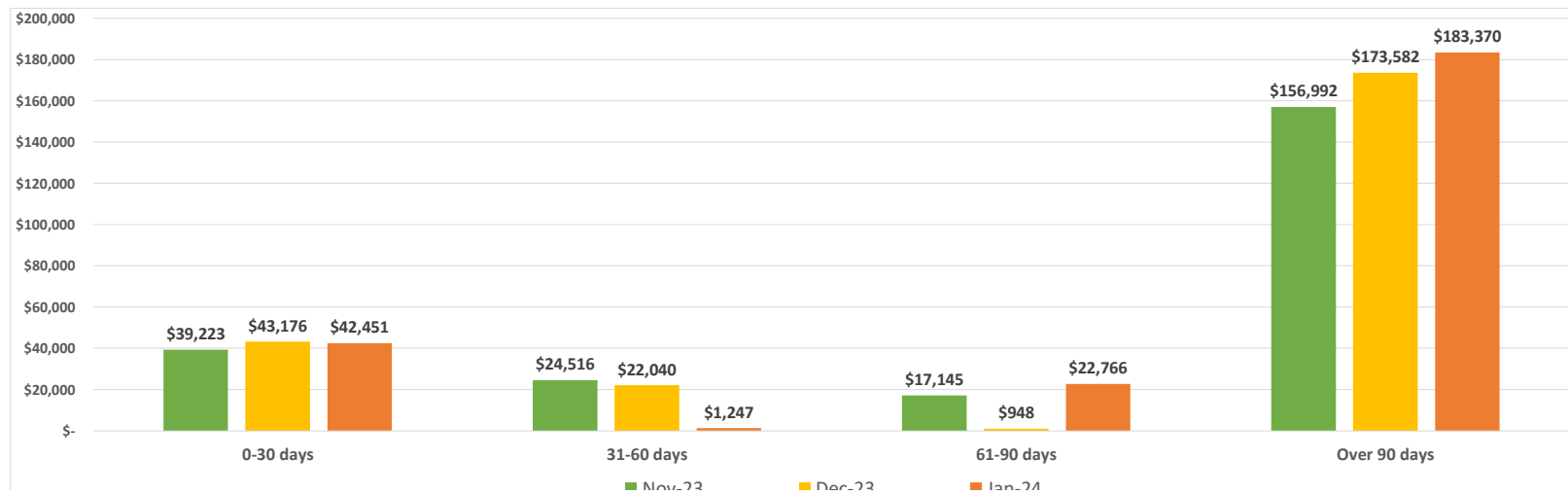


**Parkfairfax Condominium UOA  
Financial Statement Summary**

**Receivables**



**Receivables History**

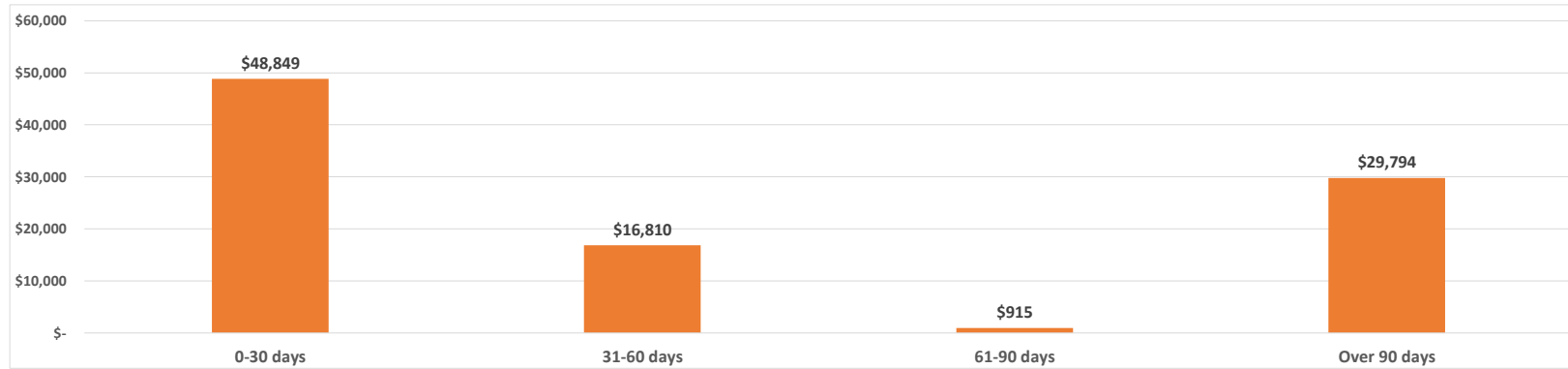


■ NOV-23    ■ DEC-23    ■ JAN-24

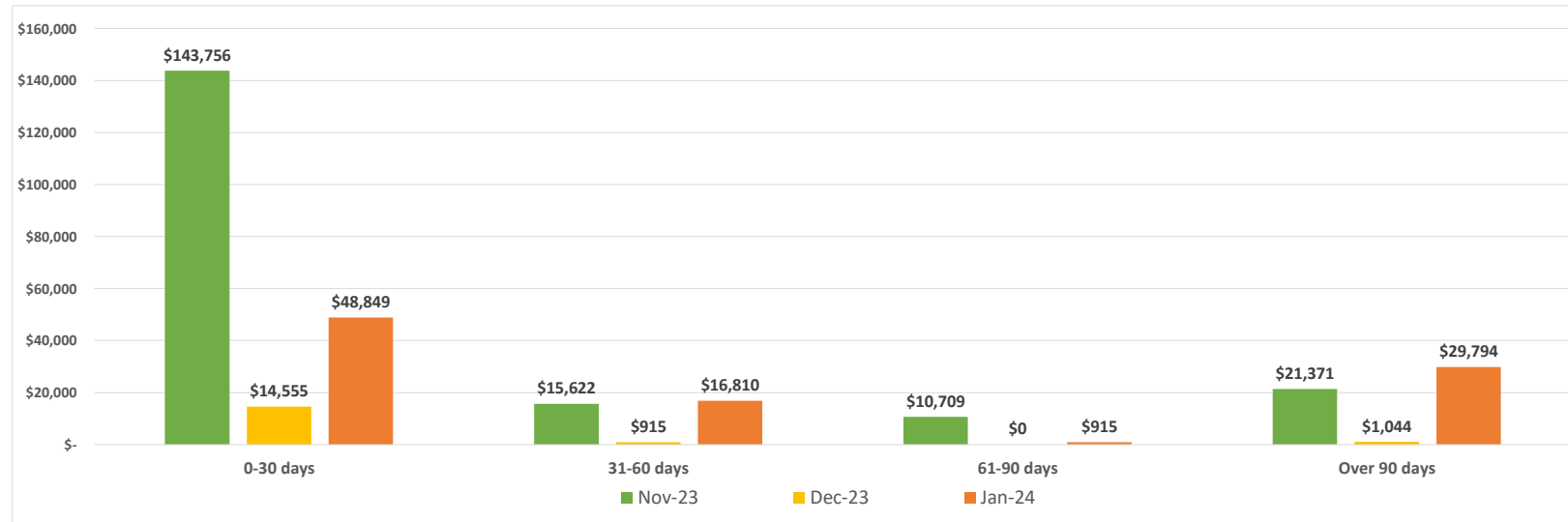


**Parkfairfax Condominium UOA  
Financial Statement Summary**

**Payables**



**Payables History**







**Parkfairfax Condominium UOA  
Executive Summary  
For The Period  
January 2024**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
961,699	995,572	(33,873)	<b>Total Operating Income</b>	7,742,569	7,964,574	(222,004)	11,946,861
175,374	153,248	(22,126)	<b>Total Utilities</b>	1,292,817	1,226,288	(66,529)	1,872,942
38,763	61,526	22,763	<b>Total Contracts</b>	766,561	814,698	48,137	1,121,069
17,277	64,049	46,772	<b>Total Repair &amp; Maintenance</b>	290,174	523,488	233,314	787,082
187,903	215,089	27,186	<b>Total Personnel</b>	1,657,027	1,769,640	112,613	2,679,248
10,754	11,345	591	<b>Total Professional Services</b>	106,340	107,960	1,620	157,338
24,989	30,211	5,223	<b>Total Administrative Expenses</b>	220,610	241,691	21,080	362,536
69,632	56,763	(12,870)	<b>Total Taxes &amp; Insurance</b>	491,419	474,654	(16,764)	701,705
<u>524,691</u>	<u>592,230</u>	<u>67,540</u>	<b>Total Operating Expenses</b>	<u>4,824,948</u>	<u>5,158,419</u>	<u>333,471</u>	<u>7,681,920</u>
<u>437,008</u>	<u>403,341</u>	<u>33,667</u>	<b>Net Operating Budget</b>	<u>2,917,621</u>	<u>2,806,154</u>	<u>111,467</u>	<u>4,264,941</u>
<b>RESERVES BUDGET</b>							
<u>(351,150)</u>	<u>(355,412)</u>	<u>4,262</u>	<b>Total Reserve Expenses</b>	<u>(2,796,135)</u>	<u>(2,843,294)</u>	<u>47,159</u>	<u>(4,264,941)</u>
<u>(351,150)</u>	<u>(355,412)</u>	<u>4,262</u>	<b>Net Reserve Budget</b>	<u>(2,796,135)</u>	<u>(2,843,294)</u>	<u>47,159</u>	<u>(4,264,941)</u>
<u>85,858</u>	<u>47,930</u>	<u>37,929</u>	<b>Net Operating Profit/(Loss)</b>	<u>121,486</u>	<u>(37,140)</u>	<u>158,626</u>	<u>0</u>
<u>85,858</u>	<u>47,930</u>	<u>37,929</u>	<b>NET CASH FLOW</b>	<u>121,486</u>	<u>(37,140)</u>	<u>158,626</u>	<u>0</u>



**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
January 2024**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Assessments</b>							
551,312	550,728	585	5110.001 Condo Assessments	4,406,569	4,405,820	749	6,608,730
339,912	339,912	0	5500.000 Reserve Assessments	2,719,296	2,719,294	2	4,078,941
<b>891,224</b>	<b>890,639</b>	<b>585</b>	<b>Total Assessments</b>	<b>7,125,865</b>	<b>7,125,114</b>	<b>751</b>	<b>10,687,671</b>
<b>Other Income</b>							
10,302	9,112	1,190	5110.000 Rental Income	76,272	72,897	3,375	109,345
1,200	625	575	5110.180 Clubhouse Rental	4,512	5,000	(488)	7,500
38,480	9,667	28,813	5410.000 Interest Revenue - Operations	76,839	77,333	(494)	116,000
0	1,833	(1,833)	5910.000 Laundry and Vending Revenue	9,337	14,667	(5,329)	22,000
1,897	1,708	188	5920.000 NSF and Late Charges	14,494	13,667	827	20,500
(50)	0	(50)	5920.030 Other Fine Income	300	0	300	0
732	1,340	(608)	5990.000 Miscellaneous Inc	9,265	10,720	(1,455)	16,080
1,276	2,500	(1,224)	5990.008 In Unit Maintenance	10,139	20,000	(9,861)	30,000
7,229	4,784	2,445	5990.190 Storage Unit Fees	34,386	38,269	(3,882)	57,403
693	208	484	5990.210 Legal - Collection	6,581	1,667	4,914	2,500
910	4,083	(3,173)	5990.220 Resale Package	19,237	32,667	(13,430)	49,000
1,655	1,400	255	5990.310 Cable Income	11,964	11,200	764	16,800
413	1,833	(1,420)	5990.600 Key Income	17,404	14,667	2,738	22,000
5,672	5,672	0	5990.960 Prior Year Surplus	45,375	45,375	1	68,062
0	59,167	(59,167)	5990.980 Sales	275,345	473,333	(197,989)	710,000
67	1,000	(933)	5991.010 Newsletter Income	5,255	8,000	(2,745)	12,000
<b>70,475</b>	<b>104,932</b>	<b>(34,458)</b>	<b>Total Other Income</b>	<b>616,705</b>	<b>839,460</b>	<b>(222,755)</b>	<b>1,259,190</b>
<b>961,699</b>	<b>995,572</b>	<b>(33,873)</b>	<b>Total Operating Income</b>	<b>7,742,569</b>	<b>7,964,574</b>	<b>(222,004)</b>	<b>11,946,861</b>
<b>Utilities</b>							
24,460	15,509	(8,951)	6450.000 Electricity	74,801	82,102	7,301	115,509
44,106	42,147	(1,959)	6451.000 Water	369,496	363,565	(5,931)	493,092
16,176	29,725	13,549	6452.000 Gas	144,258	151,274	7,016	238,622
90,632	65,867	(24,765)	6453.000 Sewer	704,261	629,347	(74,914)	1,025,719
<b>175,374</b>	<b>153,248</b>	<b>(22,126)</b>	<b>Total Utilities</b>	<b>1,292,817</b>	<b>1,226,288</b>	<b>(66,529)</b>	<b>1,872,942</b>
<b>Contracts</b>							
0	99	99	6360.090 Web Site	505	792	288	1,188
1,636	4,583	2,947	6519.000 Exterminating Contract	18,501	36,667	18,165	55,000
33,779	32,617	(1,163)	6525.000 Garbage and Trash Removal	274,605	260,933	(13,671)	391,400
2,534	23,885	21,351	6537.000 Grounds Contract	169,729	191,080	21,351	289,487
0	342	342	6542.010 Door Entry System	0	2,736	2,736	4,104
0	0	0	6547.000 Swim Pool Maintenance/Contract	59,660	86,100	26,440	143,500
813	0	(813)	6548.000 Snow Removal	813	0	(813)	0
0	0	0	6562.000 Painting Contract	242,749	236,390	(6,359)	236,390
<b>38,763</b>	<b>61,526</b>	<b>22,763</b>	<b>Total Contracts</b>	<b>766,561</b>	<b>814,698</b>	<b>48,137</b>	<b>1,121,069</b>





**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
January 2024**

<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>Repair &amp; Maintenance</b>							
1,924	1,875	(49)	6515.000	12,594	15,000	2,406	22,500
182	12,500	12,318	6537.040	35,556	100,000	64,444	150,000
17,375	14,167	(3,208)	6537.100	73,495	113,333	39,838	170,000
0	2,500	2,500	6537.101	9,000	20,000	11,000	30,000
0	8,333	8,333	6537.990	0	66,667	66,667	100,000
1,015	7,851	6,836	6541.000	35,822	62,807	26,985	94,211
240	436	196	6541.001	2,081	3,487	1,406	5,231
0	250	250	6541.043	0	2,000	2,000	3,000
0	583	583	6541.050	0	4,667	4,667	7,000
2,709	3,583	875	6541.230	28,276	28,667	390	43,000
106	4,470	4,364	6541.280	22,822	35,760	12,938	53,640
295	208	(86)	6541.400	2,259	1,667	(592)	2,500
0	0	0	6547.021	1,659	11,100	9,441	18,500
0	250	250	6542.210	0	2,000	2,000	3,000
869	1,375	506	6550.300	7,343	11,000	3,657	16,500
201	1,667	1,465	6562.100	11,042	13,333	2,291	20,000
(7,639)	4,000	11,639	6570.000	48,224	32,000	(16,224)	48,000
			Operation and Repairs				
<b>17,277</b>	<b>64,049</b>	<b>46,772</b>	<b>Total Repair &amp; Maintenance</b>	<b>290,174</b>	<b>523,488</b>	<b>233,314</b>	<b>787,082</b>
<b>Personnel</b>							
155,835	174,489	18,655	Management Payroll	1,378,941	1,445,169	66,229	2,192,381
0	625	625	6313.000	296	5,000	4,704	7,500
1,223	2,000	777	6518.000	28,664	16,000	(12,664)	24,000
30,846	37,975	7,129	Payroll Taxes/Benefits	249,127	303,471	54,344	455,367
<b>187,903</b>	<b>215,089</b>	<b>27,186</b>	<b>Total Personnel</b>	<b>1,657,027</b>	<b>1,769,640</b>	<b>112,613</b>	<b>2,679,248</b>
<b>Professional Services</b>							
7,198	7,095	(103)	6320.000	57,585	56,760	(825)	89,138
3,556	2,917	(639)	6340.000	21,194	23,333	2,139	35,000
0	1,333	1,333	6340.100	9,340	10,667	1,326	16,000
0	0	0	6350.000	18,220	17,200	(1,020)	17,200
<b>10,754</b>	<b>11,345</b>	<b>591</b>	<b>Total Professional Services</b>	<b>106,340</b>	<b>107,960</b>	<b>1,620</b>	<b>157,338</b>
<b>Administrative Expenses</b>							
58	1,054	996	6301.000	10,399	8,433	(1,966)	12,650
723	1,333	610	6311.000	9,112	10,667	1,555	16,000
1,247	750	(497)	6311.010	11,996	6,000	(5,996)	9,000
2,108	1,542	(567)	6311.050	19,214	12,333	(6,881)	18,500
1,363	1,637	274	6311.080	7,607	13,093	5,486	19,640
4,062	3,694	(368)	6311.130	30,272	29,549	(723)	44,323
0	2,769	2,769	6351.020	1,597	22,151	20,553	33,226



**Parkfairfax Condominium UOA  
Budget Variance  
For The Period  
January 2024**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	0	0	6351.040 Software	20	0	(20)	0
2,241	3,792	1,550	6360.000 Telephone and Answering Service	25,714	30,333	4,620	45,500
0	125	125	6370.000 Bad Debts	0	1,000	1,000	1,500
2,792	2,083	(709)	6390.000 Misc Administrative Expenses	15,076	16,667	1,591	25,000
50	667	617	6390.009 Meeting Expenses	4,834	5,333	499	8,000
1,195	1,000	(195)	6390.040 Credit Card & Bank Fees	9,771	8,000	(1,771)	12,000
8,151	8,566	415	6390.180 Association Unit Expense	67,472	68,531	1,059	102,797
997	708	(288)	6390.900 Misc Exp - Newsletter	5,183	5,667	484	8,500
0	50	50	6391.000 Dues & Subscriptions	2,344	400	(1,944)	600
0	25	25	6392.000 Travel & Entertainment	0	200	200	300
0	417	417	6393.050 Engineering Fees	0	3,333	3,333	5,000
<b>24,989</b>	<b>30,211</b>	<b>5,223</b>	<b>Total Administrative Expenses</b>	<b>220,610</b>	<b>241,691</b>	<b>21,080</b>	<b>362,536</b>
			<b>Taxes &amp; Insurance</b>				
0	1,346	1,346	6710.000 Real Estate Taxes	7,357	10,767	3,410	16,150
3,874	3,907	33	6717.000 State Taxes	31,222	31,253	31	46,880
12,326	12,326	0	6718.010 Corporate Taxes	99,948	98,611	(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	2,867	2,867	4,300
38,464	38,659	194	6720.000 Property & Liability Insurance (Hazard)	308,878	309,271	393	463,906
14,968	167	(14,801)	6730.000 Capital Expenses	22,353	1,333	(21,019)	2,000
<b>69,632</b>	<b>56,763</b>	<b>(12,870)</b>	<b>Total Taxes &amp; Insurance</b>	<b>491,419</b>	<b>474,654</b>	<b>(16,764)</b>	<b>701,705</b>
<b>524,691</b>	<b>592,230</b>	<b>67,540</b>	<b>Total Operating Expenses</b>	<b>4,824,948</b>	<b>5,158,419</b>	<b>333,471</b>	<b>7,681,920</b>
<b>437,008</b>	<b>403,341</b>	<b>33,667</b>	<b>Net Operating Budget</b>	<b>2,917,621</b>	<b>2,806,154</b>	<b>111,467</b>	<b>4,264,941</b>
			<b>RESERVES BUDGET</b>				
(339,912)	(339,912)	(0)	9901.015 Reserve Contributions	(2,719,296)	(2,719,294)	(2)	(4,078,941)
(11,238)	(9,667)	(1,571)	9901.031 Transfer Reserve Interest	(76,839)	(77,333)	494	(116,000)
0	(5,833)	5,833	9901.250 Transfer to Operating Reserves	0	(46,667)	46,667	(70,000)
<b>(351,150)</b>	<b>(355,412)</b>	<b>4,262</b>	<b>Total Reserve Contribution</b>	<b>(2,796,135)</b>	<b>(2,843,294)</b>	<b>47,159</b>	<b>(4,264,941)</b>
<b>85,858</b>	<b>47,930</b>	<b>37,929</b>	<b>Net Operating Profit/(Loss)</b>	<b>121,486</b>	<b>(37,140)</b>	<b>158,626</b>	<b>0</b>
			<b>Extraordinary Items</b>				
<b>85,858</b>	<b>47,930</b>	<b>37,929</b>	<b>NET CASH FLOW</b>	<b>121,486</b>	<b>(37,140)</b>	<b>158,626</b>	<b>0</b>



**Parkfairfax Condominium UOA**  
**Statement of Revenue and Expense Reserve Fund**  
**For The Period**  
**January 2024**

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Revenues</b>							
86	0	86	3130.055 Special Project	(44,774)	0	(44,774)	0
11,238	0	11,238	3130.063 Current Year RR Interest	76,839	0	76,839	0
339,912	339,912	0	5500.000 Current Year RR Deposits	2,719,296	2,719,294	2	4,078,941
<b>351,236</b>	<b>339,912</b>	<b>11,324</b>	<b>Total Revenues</b>	<b>2,751,361</b>	<b>2,719,294</b>	<b>32,067</b>	<b>4,078,941</b>
<b>Reserve Expenses</b>							
158,028	0	(158,028)	3130.062 Current Year RR Expenses	2,509,610	0	(2,509,610)	0
<b>158,028</b>	<b>0</b>	<b>(158,028)</b>	<b>Total Reserve Expenses</b>	<b>2,509,610</b>	<b>0</b>	<b>(2,509,610)</b>	<b>0</b>
<b>193,207</b>	<b>339,912</b>	<b>(146,704)</b>	<b>Current Year Reserves Activity</b>	<b>241,751</b>	<b>2,719,294</b>	<b>(2,477,543)</b>	<b>4,078,941</b>



**Parkfairfax Condominium UOA**  
**Statement of Income & Forecast**  
**For the Period**  
**January 2024**

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Assessments														
5110.001 Condo Assessments	550,751	550,751	550,751	550,751	550,751	550,751	550,751	551,312	550,728	550,728	550,728	550,728	6,609,479	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
<b>Total Assessments</b>	890,663	890,663	890,663	890,663	890,663	890,663	890,663	891,224	890,639	890,639	890,639	890,639	10,688,422	10,687,671
Other Income														
5110.000 Rental Income	8,738	9,806	8,204	9,806	9,806	10,874	8,738	10,302	9,112	9,112	9,112	9,112	112,720	109,345
5110.180 Clubhouse Rental	0	0	0	1,800	1,200	612	(300)	1,200	625	625	625	625	7,012	7,500
5410.000 Interest Revenue - Operations	11,193	10,246	8,348	8,080	8,351	8,145	(16,003)	38,480	9,667	9,667	9,667	9,667	115,506	116,000
5910.000 Laundry and Vending Revenue	904	2,392	818	675	3,707	0	841	0	1,833	1,833	1,833	1,833	16,671	22,000
5920.000 NSF and Late Charges	1,966	377	2,306	2,090	1,722	2,274	1,863	1,897	1,708	1,708	1,708	1,708	21,327	20,500
5920.030 Other Fine Income	0	0	0	0	0	300	50	(50)	0	0	0	0	300	0
5990.000 Miscellaneous Inc	1,268	22	852	1,199	745	1,085	3,360	732	1,340	1,340	1,340	1,340	14,625	16,080
5990.008 In Unit Maintenance	571	0	752	2,403	698	1,917	2,522	1,276	2,500	2,500	2,500	2,500	20,139	30,000
5990.190 Storage Unit Fees	12,132	3,150	3,223	1,399	936	2,346	3,972	7,229	4,784	4,784	4,784	4,784	53,521	57,403
5990.210 Legal - Collection	(84)	2,848	804	1,860	94	0	367	693	208	208	208	208	7,414	2,500
5990.220 Resale Package	4,769	2,195	3,209	1,756	2,158	1,835	2,405	910	4,083	4,083	4,083	4,083	35,570	49,000
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,655	1,655	1,655	1,400	1,400	1,400	1,400	17,564	16,800
5990.600 Key Income	6,812	3,492	3,216	1,671	1,135	588	76	413	1,833	1,833	1,833	1,833	24,738	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	68,063	68,062
5990.980 Sales	0	0	0	0	275,345	0	0	0	59,167	59,167	59,167	59,167	512,011	710,000
5991.010 Newsletter Income	240	0	62	381	2,418	1,884	202	67	1,000	1,000	1,000	1,000	9,255	12,000
<b>Total Other Income</b>	49,909	35,927	33,195	34,520	338,073	39,186	15,419	70,475	104,932	104,932	104,932	104,933	1,036,435	1,259,190
<b>Total Operating Income</b>	940,572	926,590	923,858	925,182	1,228,736	929,849	906,082	961,699	995,572	995,572	995,572	995,572	11,724,856	11,946,861



**Parkfairfax Condominium UOA**  
**Statement of Income & Forecast**  
**For the Period**  
**January 2024**

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
<b>Utilities</b>														
6450.000 Electricity	7,134	7,675	6,974	8,275	4,484	6,091	9,709	24,460	11,571	8,992	6,290	6,554	108,208	115,509
6451.000 Water	42,414	37,054	67,161	44,690	44,690	44,690	44,690	44,106	22,310	34,572	34,387	38,258	499,023	493,092
6452.000 Gas	20,041	19,759	17,075	17,424	16,488	17,191	20,105	16,176	24,113	23,244	21,337	18,654	231,606	238,622
6453.000 Sewer	79,463	85,524	89,771	85,586	90,813	88,302	94,171	90,632	101,205	101,965	117,568	75,634	1,100,633	1,025,719
<b>Total Utilities</b>	<b>149,052</b>	<b>150,012</b>	<b>180,982</b>	<b>155,974</b>	<b>156,475</b>	<b>156,274</b>	<b>168,675</b>	<b>175,374</b>	<b>159,199</b>	<b>168,773</b>	<b>179,582</b>	<b>139,100</b>	<b>1,939,471</b>	<b>1,872,942</b>
<b>Contracts</b>														
6360.090 Web Site	0	0	0	0	0	404	101	0	99	99	99	99	901	1,188
6519.000 Exterminating Contract	729	2,209	1,985	4,067	2,885	2,851	2,139	1,636	4,583	4,583	4,583	4,583	36,835	55,000
6525.000 Garbage and Trash Removal	31,714	37,214	34,234	33,820	35,890	31,100	36,854	33,779	32,617	32,617	32,617	32,617	405,071	391,400
6537.000 Grounds Contract	23,885	0	0	0	71,655	47,770	23,885	2,534	23,885	24,841	24,841	24,840	268,136	289,487
6542.010 Door Entry System	0	0	0	0	0	0	0	0	342	342	342	342	1,368	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
6548.000 Snow Removal	0	0	0	0	0	0	0	813	0	0	0	0	813	0
6562.000 Painting Contract	0	1,380	720	168,340	74,615	(2,306)	0	0	0	0	0	0	242,749	236,390
<b>Total Contracts</b>	<b>56,328</b>	<b>69,958</b>	<b>66,509</b>	<b>235,787</b>	<b>185,045</b>	<b>80,193</b>	<b>33,979</b>	<b>38,763</b>	<b>61,526</b>	<b>62,482</b>	<b>91,182</b>	<b>91,181</b>	<b>1,072,932</b>	<b>1,121,069</b>
<b>Repair &amp; Maintenance</b>														
6515.000 Janitor and Cleaning Supplies	860	2,891	0	2,678	881	277	3,084	1,924	1,875	1,875	1,875	1,875	20,094	22,500
6537.040 Landscape Repairs	42	2,578	3,923	15,144	10,577	2,612	497	182	12,500	12,500	12,500	12,500	85,556	150,000
6537.100 Tree Pruning and Removal	0	11,705	30,905	10,830	2,680	0	0	17,375	14,167	14,167	14,167	14,167	130,162	170,000
6537.101 Tree Maintenance	0	0	0	0	5,270	(3,600)	7,330	0	2,500	2,500	2,500	2,500	19,000	30,000
6537.990 Landscaping-Other	0	0	0	0	0	0	0	0	8,333	8,333	8,333	8,333	33,333	100,000
6541.000 Repairs - General	3,313	4,994	7,926	4,968	6,187	5,560	1,859	1,015	7,851	7,851	7,851	7,851	67,226	94,211
6541.001 Equipment/Tools	(998)	998	138	650	42	0	1,012	240	436	436	436	436	3,825	5,231
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	0	250	250	250	250	1,000	3,000



**Parkfairfax Condominium UOA**  
**Statement of Income & Forecast**  
**For the Period**  
**January 2024**

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6541.050 Repairs-Plumbing	0	0	0	0	0	0	0	0	583	583	583	583	2,333	7,000
6541.230 Maintenance Supplies	712	5,473	5,552	1,637	5,806	8,506	(2,118)	2,709	3,583	3,583	3,583	3,583	42,610	43,000
6541.280 Plumbing Materials	3,805	4,325	494	4,392	1,694	1,853	6,154	106	4,470	4,470	4,470	4,470	40,702	53,640
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	1,075	889	295	208	208	208	208	3,092	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	0	250	250	250	250	1,000	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	869	1,375	1,375	1,375	1,375	12,843	16,500
6562.100 Paint Supplies	1,044	815	2,315	2,447	1,305	482	2,433	201	1,667	1,667	1,667	1,667	17,709	20,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	522	7,977	2,576	7,127	9,670	14,122	13,868	(7,639)	4,000	4,000	4,000	4,000	64,224	48,000
<b>Total Repair &amp; Maintenance Personnel</b>	<b>9,547</b>	<b>43,309</b>	<b>54,430</b>	<b>51,394</b>	<b>44,112</b>	<b>32,114</b>	<b>37,990</b>	<b>17,277</b>	<b>64,049</b>	<b>64,049</b>	<b>67,749</b>	<b>67,749</b>	<b>553,768</b>	<b>787,082</b>
<b>Management Payroll</b>	<b>166,291</b>	<b>166,341</b>	<b>164,045</b>	<b>165,833</b>	<b>161,681</b>	<b>242,011</b>	<b>156,904</b>	<b>155,835</b>	<b>199,116</b>	<b>174,489</b>	<b>174,489</b>	<b>199,116</b>	<b>2,126,152</b>	<b>2,192,381</b>
6313.000 Recruitment, Relocation, Training	0	0	0	0	0	90	206	0	625	625	625	625	2,796	7,500
6518.000 Uniforms	989	4,010	1,850	4,089	4,922	7,968	3,614	1,223	2,000	2,000	2,000	2,000	36,664	24,000
<b>Payroll Taxes/Benefits</b>	<b>32,836</b>	<b>29,976</b>	<b>32,178</b>	<b>27,094</b>	<b>32,024</b>	<b>55,375</b>	<b>8,798</b>	<b>30,846</b>	<b>37,975</b>	<b>37,975</b>	<b>37,975</b>	<b>37,973</b>	<b>401,023</b>	<b>455,367</b>
<b>Total Personnel Professional Services</b>	<b>200,117</b>	<b>200,327</b>	<b>198,073</b>	<b>197,016</b>	<b>198,627</b>	<b>305,443</b>	<b>169,521</b>	<b>187,903</b>	<b>239,716</b>	<b>215,089</b>	<b>215,089</b>	<b>239,714</b>	<b>2,566,635</b>	<b>2,679,248</b>
6320.000 Management Fee	6,888	6,888	7,818	7,198	7,198	7,198	7,198	7,198	11,093	7,095	7,095	7,095	89,963	89,138
6340.000 Legal Expense	7,083	1,954	1,359	582	1,176	3,357	2,128	3,556	2,917	2,917	2,917	2,917	32,861	35,000



**Parkfairfax Condominium UOA**  
**Statement of Income & Forecast**  
**For the Period**  
**January 2024**

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6340.100 Legal Fees - Collections	0	1,825	2,085	3,621	1,809	0	0	0	1,333	1,333	1,333	1,333	14,674	16,000
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
<b>Total Professional Services</b>	13,971	10,667	11,262	11,737	9,847	28,775	9,327	10,754	15,343	11,345	11,345	11,345	155,718	157,338
Administrative Expenses														
6301.000 Recreation/Resident Activities	681	1,882	1,850	49	693	4,095	1,090	58	1,054	1,054	1,054	1,054	14,616	12,650
6311.000 Office Supplies	644	1,498	1,259	1,373	2,232	739	644	723	1,333	1,333	1,333	1,333	14,445	16,000
6311.010 Printing	1,247	2,240	1,247	1,247	1,830	1,689	1,247	1,247	750	750	750	750	14,996	9,000
6311.050 Postage	1,531	3,631	2,490	2,705	3,702	2,411	636	2,108	1,542	1,542	1,542	1,542	25,381	18,500
6311.080 Lease Computer,Fax,Copr, etc.	235	1,181	1,521	707	851	681	1,069	1,363	1,637	1,637	1,637	1,637	14,154	19,640
6311.130 IT Support Contract	(13,549)	0	13,183	20,693	(4,873)	5,833	4,924	4,062	3,694	3,694	3,694	3,694	45,046	44,323
6351.020 Computer Expenses	0	0	0	0	1,597	0	0	0	2,769	2,769	2,769	2,769	12,673	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	2,241	3,792	3,792	3,792	3,792	40,880	45,500
6370.000 Bad Debts	0	0	0	0	0	0	0	0	125	125	125	125	500	1,500
6390.000 Misc Administrative Expenses	(3,603)	3,932	4,833	1,457	3,076	1,239	1,349	2,792	2,083	2,083	2,083	2,083	23,409	25,000
6390.009 Meeting Expenses	0	496	905	1,452	0	0	1,931	50	667	667	667	667	7,501	8,000
6390.040 Credit Card & Bank Fees	1,116	1,446	1,445	1,295	1,039	1,216	1,020	1,195	1,000	1,000	1,000	1,000	13,771	12,000
6390.180 Association Unit Expense	8,604	8,604	8,604	8,604	8,151	8,604	8,151	8,151	8,566	8,566	8,566	8,566	101,738	102,797
6390.900 Misc Exp - Newsletter	0	0	394	1,040	1,787	366	600	997	708	708	708	708	8,016	8,500
6391.000 Dues & Subscriptions	2,259	85	0	0	0	0	0	0	50	50	50	50	2,544	600
6392.000 Travel & Entertainment	0	0	0	0	0	0	0	0	25	25	25	25	100	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	417	417	417	417	1,667	5,000



**Parkfairfax Condominium UOA**  
**Statement of Income & Forecast**  
**For the Period**  
**January 2024**

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
<b>Total Administrative Expenses</b>	1,115	27,605	39,882	43,677	25,887	30,195	27,260	24,989	30,211	30,211	30,211	30,211	341,456	362,536
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	7,341	(7,341)	7,357	0	0	0	1,346	1,346	1,346	1,346	12,740	16,150
6717.000 State Taxes	3,907	3,907	3,907	(3,720)	11,535	3,907	3,907	3,874	3,907	3,907	3,907	3,907	46,849	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	0	358	358	358	358	1,433	4,300
6720.000 Property & Liability Insurance (Hazard)	39,627	38,464	38,464	38,464	38,464	38,464	38,464	38,464	38,659	38,659	38,659	38,659	463,513	463,906
6730.000 Capital Expenses	0	0	0	0	0	7,385	0	14,968	167	167	167	167	23,019	2,000
<b>Total Taxes &amp; Insurance</b>	55,860	55,037	62,038	56,564	74,507	63,082	54,697	69,632	56,763	56,763	56,763	56,763	718,469	701,705
<b>Total Operating Expenses</b>	485,990	556,915	613,177	752,150	694,499	696,077	501,449	524,691	626,806	608,711	651,920	636,062	7,348,449	7,681,920
<b>Net Operating Budget</b>	454,583	369,675	310,682	173,032	534,237	233,772	404,633	437,008	368,765	386,860	343,651	359,509	4,376,408	4,264,941
<b>RESERVES BUDGET</b>														
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)	(11,238)	(9,667)	(9,667)	(9,667)	(9,667)	(115,506)	(116,000)
9901.250 Transfer to Operating Reserves	0	0	0	0	0	0	0	0	(5,833)	(5,833)	(5,833)	(5,833)	(23,333)	(70,000)
<b>Total Reserve Contribution</b>	(351,105)	(350,158)	(348,260)	(347,992)	(348,263)	(348,454)	(350,753)	(351,150)	(355,412)	(355,412)	(355,412)	(355,412)	(4,217,782)	(4,264,941)
<b>Net Operating Profit/(Loss) Extraordinary Items</b>	103,478	19,517	(37,578)	(174,960)	185,974	(114,682)	53,880	85,858	13,354	31,449	(11,760)	4,098	158,626	0
<b>NET CASH FLOW</b>	103,478	19,517	(37,578)	(174,960)	185,974	(114,682)	53,880	85,858	13,354	31,449	(11,760)	4,098	158,626	0





**Parkfairfax Condominium UOA  
Balance Sheet  
For the period ending  
January 2024**

		<b>Current Balance</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
1110.000	Petty Cash	500
1120.001	Operating Cash 1	861,902
1130.000	Accounts Receivable	249,887
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>1,062,182</b>
<b>Restricted Deposits &amp; Funded Reserves</b>		
1320.000	Replacement Reserve-Cash	1,484,447
1320.100	Replacement Reserve-MM	2,323,638
1320.200	Replacement Reserve-CD	2,885,000
1320.600	Accrued Interest Receivable	12,550
		<b>6,705,635</b>
<b>Prepaid Expenses</b>		
1240.000	Prepaid Property & Liability Insurance	79,650
1271.000	Prepaid Income Taxes	1,909
1290.000	Prepaid Expense-Operating	37,417
		<b>118,976</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>8,054,010</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Current Liabilities</b>		
2110.000	Accounts Payable	96,368
2110.020	Insurance Claim Payable	44,368
2120.000	Accrued Wages and Payroll Taxes Payable	124,373
2123.000	Accrued Expense	364,339
2123.060	401K Match Payble	9,584
2191.050	Refund Clearing Account	(996)
2210.001	Prepaid Assessment	203,061
2210.100	Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000	Deferred Income	230,368
2199.000	Other Current Liabilities	1,420
		<b>1,095,715</b>
<b>Deposits Liabilities</b>		



**Parkfairfax Condominium UOA  
Balance Sheet  
For the period ending  
January 2024**

	<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>1,100,204</b>
<b>EQUITY</b>	
<b>Net Profit or (Loss)-current</b>	<b>121,486</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	81,961
3130.850 Property Fund	167,217
3210.030 Retained Earnings Operating Fnd	1,196,889
<b>Total Owners Unappropriated Equity-prior years</b>	<b>1,447,724</b>
<b>Owners Appropriated Equity-prior years</b>	
3130.060 Capital Reserve Fund Balance	5,129,712
3130.065 Pool/Maint Bldg Capital	(31,640)
<b>Total Owners Appropriated Equity-prior years</b>	<b>5,098,072</b>
<b>Owners Appropriated Equity-current</b>	
3130.061 Current Year RR Contributions	2,719,296
3130.062 Current Year RR Expenditures	(2,509,610)
3130.063 Current Year RR Interest	76,839
<b>Total Owners Appropriated Equity-current</b>	<b>286,524</b>
<b>Total Equity</b>	<b>6,953,807</b>
<b>Total Liabilities &amp; Equity</b>	<b>8,054,010</b>