



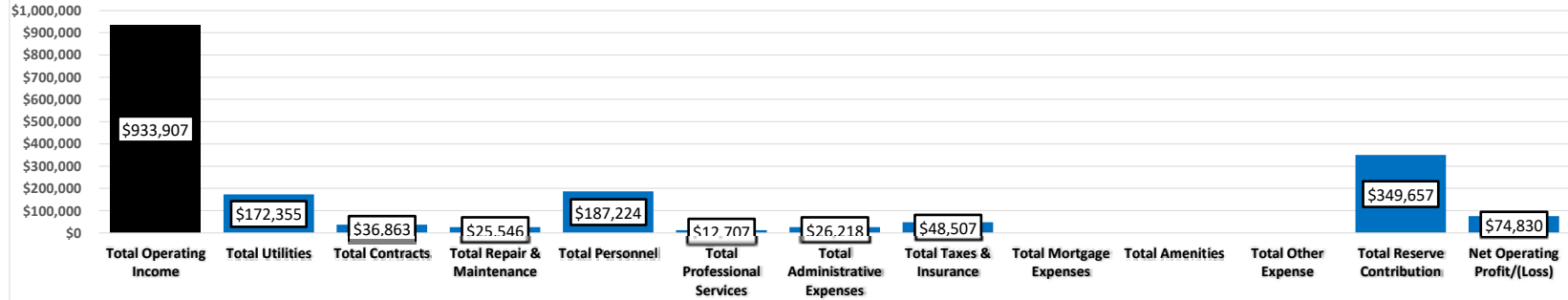
People you can trust.
Experience you can rely on.



Parkfairfax Condominium UOA
Financial Statement Summary

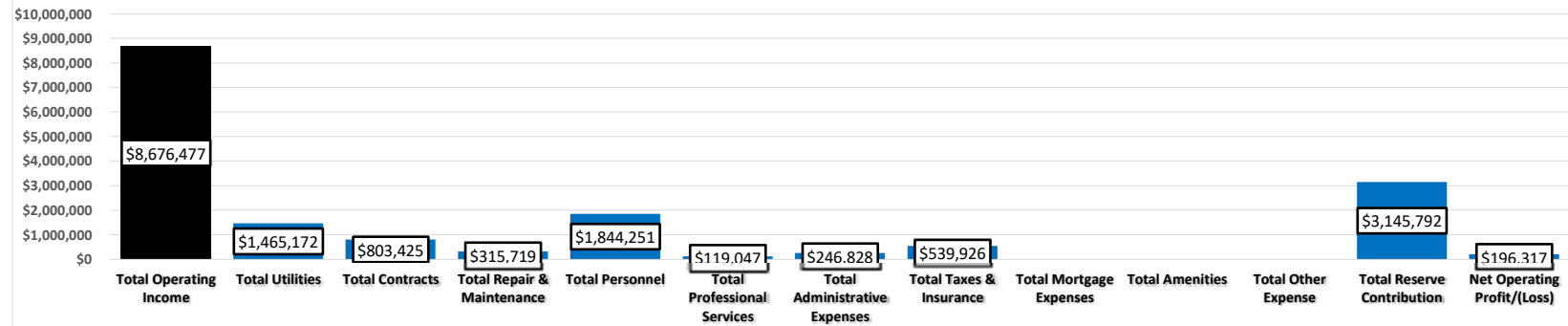


For the Month Ended 02-2024



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$933,907	\$995,572	-\$61,664	-6%	\$8,676,477	\$8,960,146	(\$283,669)	-3%
OPERATING EXPENSES								
Total Utilities	\$172,355	\$159,199	(\$13,156)	-8%	\$1,465,172	\$1,385,487	(\$79,685)	-6%
Total Contracts	\$36,863	\$61,526	\$24,663	40%	\$803,425	\$876,224	\$72,799	8%
Total Repair & Maintenance	\$25,546	\$64,049	\$38,503	60%	\$315,719	\$587,537	\$271,817	46%
Total Personnel	\$187,224	\$239,716	\$52,492	22%	\$1,844,251	\$2,009,356	\$165,105	8%
Total Professional Services	\$12,707	\$15,343	\$2,636	17%	\$119,047	\$123,303	\$4,256	3%
Total Administrative Expenses	\$26,218	\$30,211	\$3,994	13%	\$246,828	\$271,902	\$25,074	9%
Total Taxes & Insurance	\$48,507	\$56,763	\$8,255	15%	\$539,926	\$531,417	(\$8,509)	-2%
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	\$349,657	\$355,412	\$5,755	2%	\$3,145,792	\$3,198,706	\$52,914	2%
Net Operating Profit/(Loss)	\$74,830	\$13,354	\$61,477		\$196,317	(\$23,786)	\$220,103	

For Year to Date Ended 02-2024



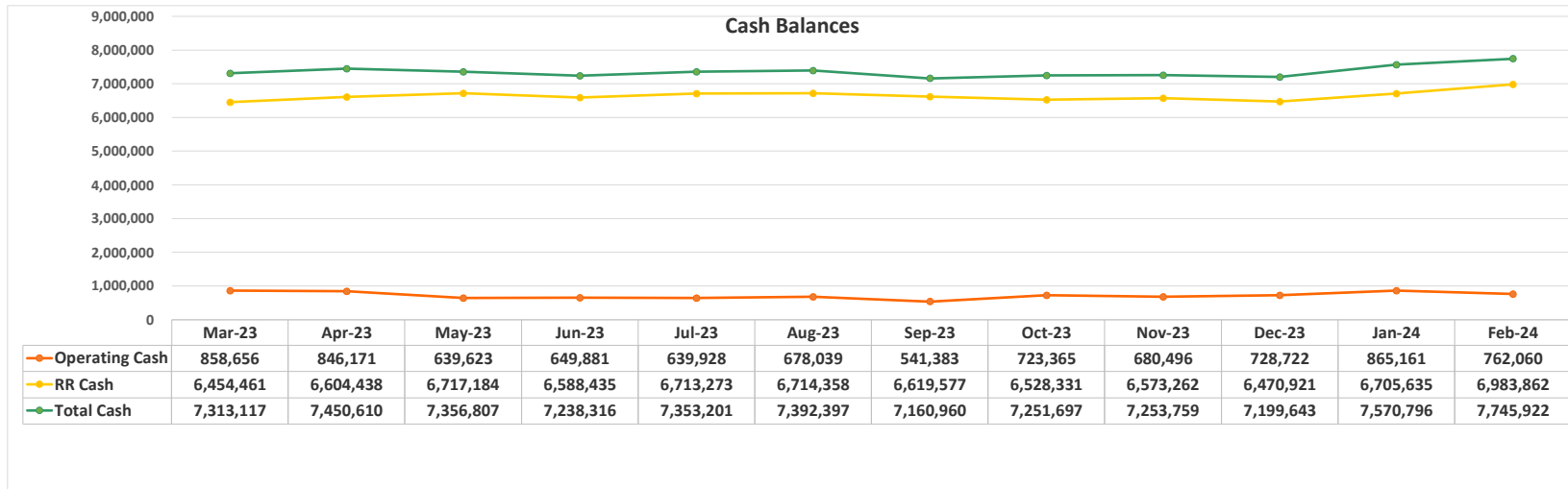
**Parkfairfax Condominium UOA
Financial Statement Summary**



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	861,901.80	758,801.04	(103,100.76)	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	1,484,446.98	1,487,178.06	2,731.08
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	2,323,638.29	2,592,120.39	268,482.10
1120010	Deposits-Other	0.00	0.00	0.00	1320101	Replacement Reserve-MM1	0.00	0.00	0.00
1121000	Money Market	0.00	0.00	0.00	1320102	Replacement Reserve-MM2	0.00	0.00	0.00
1122000	Operating Reserve	0.00	0.00	0.00	1320103	Replacement Reserve-MM3	0.00	0.00	0.00
1122001	Operating Reserve CDs	0.00	0.00	0.00	1320104	Replacement Reserve-MM4	0.00	0.00	0.00
1122002	Oper Rsrv - Accrued Int Rsrv	0.00	0.00	0.00	1320105	Replacement Reserve-CD	0.00	0.00	0.00
1123000	Insurance Cash	0.00	0.00	0.00	1320200	Replacement Reserve-CD	2,885,000.00	2,885,000.00	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	12,549.70	19,563.55	7,013.85
					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
		862,401.80	759,301.04	(103,100.76)			6,705,634.97	6,983,862.00	278,227.03

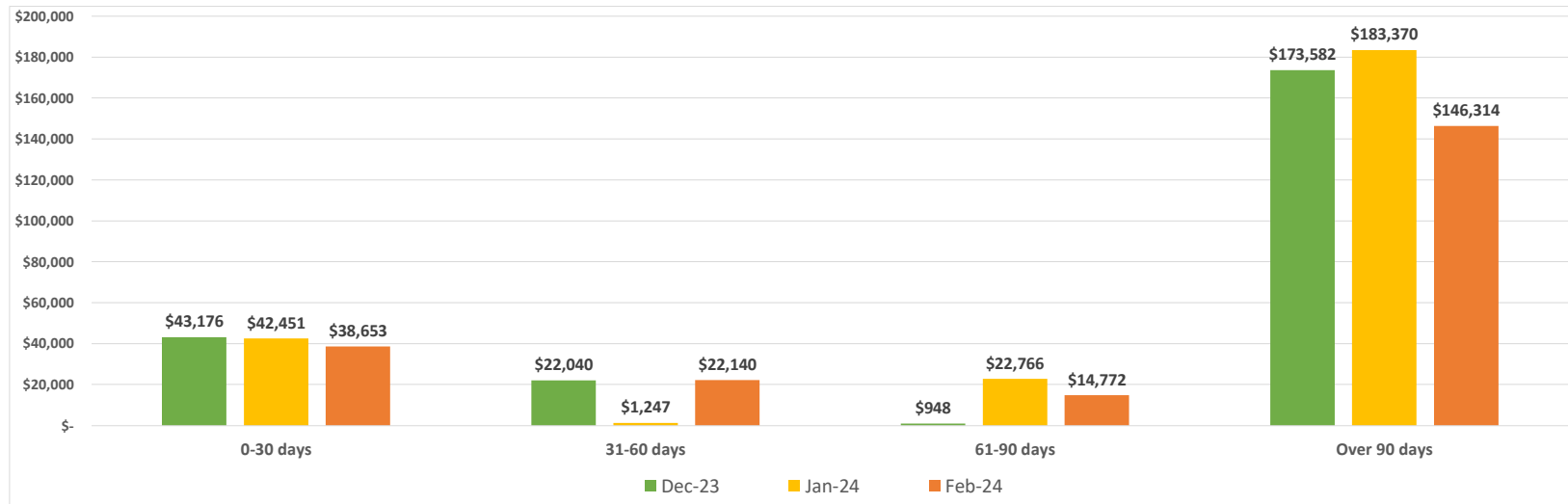


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables



Receivables History

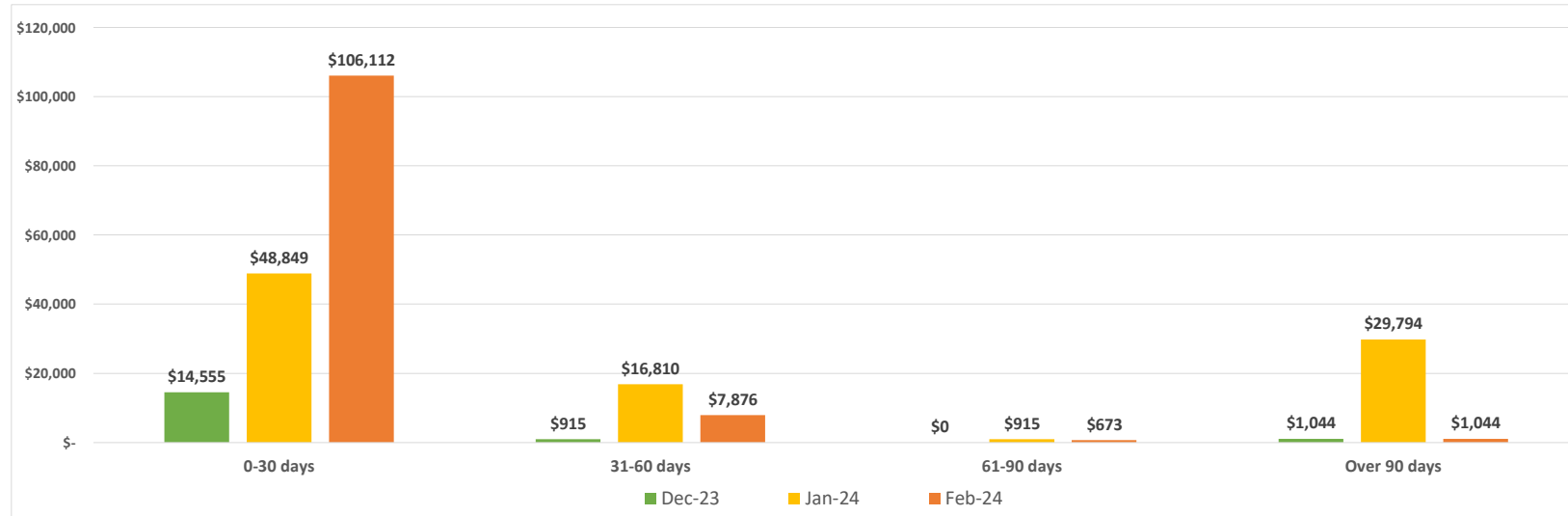


**Parkfairfax Condominium UOA
Financial Statement Summary**

Payables



Payables History





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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
933,907	995,572	(61,664)	Total Operating Income	8,676,477	8,960,146	(283,669)	11,946,861
172,355	159,199	(13,156)	Total Utilities	1,465,172	1,385,487	(79,685)	1,872,942
36,863	61,526	24,663	Total Contracts	803,425	876,224	72,799	1,121,069
25,546	64,049	38,503	Total Repair & Maintenance	315,719	587,537	271,817	787,082
187,224	239,716	52,492	Total Personnel	1,844,251	2,009,356	165,105	2,679,248
12,707	15,343	2,636	Total Professional Services	119,047	123,303	4,256	157,338
26,218	30,211	3,994	Total Administrative Expenses	246,828	271,902	25,074	362,536
48,507	56,763	8,255	Total Taxes & Insurance	539,926	531,417	(8,509)	701,705
<u>509,420</u>	<u>626,806</u>	<u>117,386</u>	Total Operating Expenses	<u>5,334,368</u>	<u>5,785,226</u>	<u>450,858</u>	<u>7,681,920</u>
<u>424,487</u>	<u>368,765</u>	<u>55,722</u>	Net Operating Budget	<u>3,342,109</u>	<u>3,174,920</u>	<u>167,189</u>	<u>4,264,941</u>
RESERVES BUDGET							
<u>(349,657)</u>	<u>(355,412)</u>	<u>5,755</u>	Total Reserve Expenses	<u>(3,145,792)</u>	<u>(3,198,706)</u>	<u>52,914</u>	<u>(4,264,941)</u>
<u>(349,657)</u>	<u>(355,412)</u>	<u>5,755</u>	Net Reserve Budget	<u>(3,145,792)</u>	<u>(3,198,706)</u>	<u>52,914</u>	<u>(4,264,941)</u>
<u>74,830</u>	<u>13,354</u>	<u>61,477</u>	Net Operating Profit/(Loss)	<u>196,317</u>	<u>(23,786)</u>	<u>220,103</u>	<u>0</u>
<u>74,830</u>	<u>13,354</u>	<u>61,477</u>	NET CASH FLOW	<u>196,317</u>	<u>(23,786)</u>	<u>220,103</u>	<u>0</u>



**Parkfairfax Condominium UOA
Budget Variance
For The Period
February 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>
Assessments							
550,751	550,728	23	5110.001 Condo Assessments	4,957,320	4,956,548	772	6,608,730
339,912	339,912	0	5500.000 Reserve Assessments	3,059,208	3,059,206	2	4,078,941
890,663	890,639	24	Total Assessments	8,016,528	8,015,753	774	10,687,671
Other Income							
9,806	9,112	694	5110.000 Rental Income	86,078	82,009	4,069	109,345
2,672	625	2,047	5110.180 Clubhouse Rental	7,184	5,625	1,559	7,500
9,745	9,667	78	5410.000 Interest Revenue - Operations	86,584	87,000	(416)	116,000
0	1,833	(1,833)	5910.000 Laundry and Vending Revenue	9,337	16,500	(7,163)	22,000
1,509	1,708	(200)	5920.000 NSF and Late Charges	16,002	15,375	627	20,500
0	0	0	5920.030 Other Fine Income	300	0	300	0
1,930	1,340	590	5990.000 Miscellaneous Inc	11,195	12,060	(865)	16,080
4,349	2,500	1,849	5990.008 In Unit Maintenance	14,488	22,500	(8,012)	30,000
1,353	4,784	(3,431)	5990.190 Storage Unit Fees	35,739	43,052	(7,313)	57,403
570	208	361	5990.210 Legal - Collection	7,151	1,875	5,276	2,500
2,764	4,083	(1,319)	5990.220 Resale Package	22,001	36,750	(14,749)	49,000
1,655	1,400	255	5990.310 Cable Income	13,618	12,600	1,018	16,800
472	1,833	(1,362)	5990.600 Key Income	17,876	16,500	1,376	22,000
5,672	5,672	0	5990.960 Prior Year Surplus	51,047	51,046	1	68,062
0	59,167	(59,167)	5990.980 Sales	275,345	532,500	(257,155)	710,000
749	1,000	(251)	5991.010 Newsletter Income	6,004	9,000	(2,996)	12,000
43,244	104,932	(61,688)	Total Other Income	659,949	944,392	(284,443)	1,259,190
933,907	995,572	(61,664)	Total Operating Income	8,676,477	8,960,146	(283,669)	11,946,861
Utilities							
11,243	11,571	328	6450.000 Electricity	86,044	93,673	7,629	115,509
41,121	22,310	(18,811)	6451.000 Water	410,617	385,875	(24,742)	493,092
21,025	24,113	3,088	6452.000 Gas	165,283	175,387	10,104	238,622
98,967	101,205	2,238	6453.000 Sewer	803,227	730,552	(72,675)	1,025,719
172,355	159,199	(13,156)	Total Utilities	1,465,172	1,385,487	(79,685)	1,872,942
Contracts							
101	99	(2)	6360.090 Web Site	606	891	285	1,188
1,900	4,583	2,683	6519.000 Exterminating Contract	20,401	41,250	20,849	55,000
34,862	32,617	(2,246)	6525.000 Garbage and Trash Removal	309,467	293,550	(15,917)	391,400
0	23,885	23,885	6537.000 Grounds Contract	169,729	214,965	45,236	289,487
0	342	342	6542.010 Door Entry System	0	3,078	3,078	4,104
0	0	0	6547.000 Swim Pool Maintenance/Contract	59,660	86,100	26,440	143,500
0	0	0	6548.000 Snow Removal	813	0	(813)	0
0	0	0	6562.000 Painting Contract	242,749	236,390	(6,359)	236,390
36,863	61,526	24,663	Total Contracts	803,425	876,224	72,799	1,121,069



**Parkfairfax Condominium UOA
Budget Variance
For The Period
February 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>	
Repair & Maintenance								
0	1,875	1,875	6515.000	Janitor and Cleaning Supplies	12,594	16,875	4,281	22,500
2,399	12,500	10,101	6537.040	Landscape Repairs	37,955	112,500	74,545	150,000
0	14,167	14,167	6537.100	Tree Pruning and Removal	73,495	127,500	54,005	170,000
850	2,500	1,650	6537.101	Tree Maintenance	9,850	22,500	12,650	30,000
2,075	8,333	6,258	6537.990	Landscaping-Other	2,075	75,000	72,925	100,000
1,517	7,851	6,334	6541.000	Repairs - General	37,339	70,658	33,319	94,211
1,721	436	(1,285)	6541.001	Equipment/Tools	3,802	3,923	121	5,231
0	250	250	6541.043	Exercise Equipment - Repairs	0	2,250	2,250	3,000
0	583	583	6541.050	Repairs-Plumbing	0	5,250	5,250	7,000
2,275	3,583	1,309	6541.230	Maintenance Supplies	30,551	32,250	1,699	43,000
8,072	4,470	(3,602)	6541.280	Plumbing Materials	30,894	40,230	9,336	53,640
254	208	(45)	6541.400	Equipment Repairs & Maintenance	2,512	1,875	(637)	2,500
0	0	0	6547.021	Pool Supplies & Equipment	1,659	11,100	9,441	18,500
0	250	250	6542.210	Repairs Contract In-Unit	0	2,250	2,250	3,000
1,182	1,375	193	6550.300	In-unit Supplies	8,525	12,375	3,850	16,500
1,879	1,667	(213)	6562.100	Paint Supplies	12,922	15,000	2,078	20,000
3,322	4,000	678	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	51,547	36,000	(15,547)	48,000
25,546	64,049	38,503	Total Repair & Maintenance		315,719	587,537	271,817	787,082
Personnel								
153,394	199,116	45,722	Management Payroll		1,532,335	1,644,286	111,951	2,192,381
1,316	625	(691)	6313.000	Recruitment, Relocation, Training	1,612	5,625	4,013	7,500
1,316	2,000	684	6518.000	Uniforms	29,980	18,000	(11,980)	24,000
31,198	37,975	6,777	Payroll Taxes/Benefits		280,325	341,446	61,121	455,367
187,224	239,716	52,492	Total Personnel		1,844,251	2,009,356	165,105	2,679,248
Professional Services								
7,198	11,093	3,895	6320.000	Management Fee	64,783	67,853	3,070	89,138
5,509	2,917	(2,592)	6340.000	Legal Expense	26,703	26,250	(453)	35,000
0	1,333	1,333	6340.100	Legal Fees - Collections	9,340	12,000	2,660	16,000
0	0	0	6350.000	Audit Expense	18,220	17,200	(1,020)	17,200
12,707	15,343	2,636	Total Professional Services		119,047	123,303	4,256	157,338
Administrative Expenses								
998	1,054	56	6301.000	Recreation/Resident Activities	11,397	9,488	(1,909)	12,650
1,750	1,333	(416)	6311.000	Office Supplies	10,861	12,000	1,139	16,000
1,308	750	(558)	6311.010	Printing	13,304	6,750	(6,554)	9,000
1,909	1,542	(367)	6311.050	Postage	21,123	13,875	(7,248)	18,500
1,616	1,637	21	6311.080	Lease Computer,Fax,Copr, etc.	9,223	14,730	5,507	19,640
4,093	3,694	(399)	6311.130	IT Support Contract	34,365	33,242	(1,123)	44,323
0	2,769	2,769	6351.020	Computer Expenses	1,597	24,919	23,322	33,226



**Parkfairfax Condominium UOA
Budget Variance
For The Period
February 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
3,351	3,792	441	6360.000 Telephone and Answering Service	29,064	34,125	5,061	45,500
0	125	125	6370.000 Bad Debts	0	1,125	1,125	1,500
567	2,083	1,516	6390.000 Misc Administrative Expenses	15,643	18,750	3,107	25,000
0	667	667	6390.009 Meeting Expenses	4,834	6,000	1,166	8,000
788	1,000	212	6390.040 Credit Card & Bank Fees	10,560	9,000	(1,560)	12,000
8,729	8,566	(163)	6390.180 Association Unit Expense	76,201	77,098	897	102,797
600	708	108	6390.900 Misc Exp - Newsletter	5,783	6,375	592	8,500
509	50	(459)	6391.000 Dues & Subscriptions	2,853	450	(2,403)	600
0	25	25	6392.000 Travel & Entertainment	0	225	225	300
0	417	417	6393.050 Engineering Fees	0	3,750	3,750	5,000
26,218	30,211	3,994	Total Administrative Expenses	246,828	271,902	25,074	362,536
			Taxes & Insurance				
0	1,346	1,346	6710.000 Real Estate Taxes	7,357	12,112	4,756	16,150
3,907	3,907	0	6717.000 State Taxes	35,129	35,160	31	46,880
4,826	12,326	7,500	6718.010 Corporate Taxes	104,775	110,937	6,162	147,916
0	0	0	6718.020 Personal Property Taxes	21,661	20,553	(1,108)	20,553
1,310	358	(952)	6719.000 Miscellaneous Taxes, Licenses, and Permits	1,310	3,225	1,915	4,300
38,464	38,659	194	6720.000 Property & Liability Insurance (Hazard)	347,342	347,930	587	463,906
0	167	167	6730.000 Capital Expenses	22,353	1,500	(20,853)	2,000
48,507	56,763	8,255	Total Taxes & Insurance	539,926	531,417	(8,509)	701,705
509,420	626,806	117,386	Total Operating Expenses	5,334,368	5,785,226	450,858	7,681,920
424,487	368,765	55,722	Net Operating Budget	3,342,109	3,174,920	167,189	4,264,941
			RESERVES BUDGET				
(339,912)	(339,912)	(0)	9901.015 Reserve Contributions	(3,059,208)	(3,059,206)	(2)	(4,078,941)
(9,745)	(9,667)	(78)	9901.031 Transfer Reserve Interest	(86,584)	(87,000)	416	(116,000)
0	(5,833)	5,833	9901.250 Transfer to Operating Reserves	0	(52,500)	52,500	(70,000)
(349,657)	(355,412)	5,755	Total Reserve Contribution	(3,145,792)	(3,198,706)	52,914	(4,264,941)
74,830	13,354	61,477	Net Operating Profit/(Loss)	196,317	(23,786)	220,103	0
			Extraordinary Items				
74,830	13,354	61,477	NET CASH FLOW	196,317	(23,786)	220,103	0



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Revenues							
0	0	0	3130.055 Special Project	(44,774)	0	(44,774)	0
9,745	0	9,745	3130.063 Current Year RR Interest	86,584	0	86,584	0
339,912	339,912	0	5500.000 Current Year RR Deposits	3,059,208	3,059,206	2	4,078,941
349,657	339,912	9,745	Total Revenues	3,101,018	3,059,206	41,812	4,078,941
Reserve Expenses							
168,590	0	(168,590)	3130.062 Current Year RR Expenses	2,678,201	0	(2,678,201)	0
168,590	0	(168,590)	Total Reserve Expenses	2,678,201	0	(2,678,201)	0
181,066	339,912	(158,845)	Current Year Reserves Activity	422,817	3,059,206	(2,636,389)	4,078,941



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Assessments														
5110.001 Condo Assessments	550,751	550,751	550,751	550,751	550,751	550,751	550,751	551,312	550,751	550,728	550,728	550,728	6,609,502	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	891,224	890,663	890,639	890,639	890,639	10,688,445	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	9,806	9,112	9,112	9,112	113,414	109,345
5110.180 Clubhouse Rental	0	0	0	1,800	1,200	612	(300)	1,200	2,672	625	625	625	9,059	7,500
5410.000 Interest Revenue - Operations	11,193	10,246	8,348	8,080	8,351	8,145	(16,003)	38,480	9,745	9,667	9,667	9,667	115,584	116,000
5910.000 Laundry and Vending Revenue	904	2,392	818	675	3,707	0	841	0	0	1,833	1,833	1,833	14,837	22,000
5920.000 NSF and Late Charges	1,966	377	2,306	2,090	1,722	2,274	1,863	1,897	1,509	1,708	1,708	1,708	21,127	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	1,930	1,340	1,340	1,340	15,215	16,080
5990.008 In Unit Maintenance	571	0	752	2,403	698	1,917	2,522	1,276	4,349	2,500	2,500	2,500	21,988	30,000
5990.190 Storage Unit Fees	12,132	3,150	3,223	1,399	936	2,346	3,972	7,229	1,353	4,784	4,784	4,784	50,090	57,403
5990.210 Legal - Collection	(84)	2,848	804	1,860	94	0	367	693	570	208	208	208	7,776	2,500
5990.220 Resale Package	4,769	2,195	3,209	1,756	2,158	1,835	2,405	910	2,764	4,083	4,083	4,083	34,251	49,000
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,655	1,655	1,655	1,655	1,400	1,400	1,400	17,818	16,800
5990.600 Key Income	6,812	3,492	3,216	1,671	1,135	588	76	413	472	1,833	1,833	1,833	23,376	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	0	59,167	59,167	59,167	452,845	710,000
5991.010 Newsletter Income	240	0	62	381	2,418	1,884	202	67	749	1,000	1,000	1,000	9,004	12,000
Total Other Income	49,909	35,927	33,195	34,520	338,073	39,186	15,419	70,475	43,244	104,932	104,932	104,933	974,747	1,259,190
Total Operating Income	940,572	926,590	923,858	925,182	1,228,736	929,849	906,082	961,699	933,907	995,572	995,572	995,572	11,663,192	11,946,861



Parkfairfax Condominium UOA
Statement of Income & Forecast
For the Period
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
Utilities														
6450.000 Electricity	7,134	7,675	6,974	8,275	4,484	6,091	9,709	24,460	11,243	8,992	6,290	6,554	107,880	115,509
6451.000 Water	42,414	37,054	67,161	44,690	44,690	44,690	44,690	44,106	41,121	34,572	34,387	38,258	517,834	493,092
6452.000 Gas	20,041	19,759	17,075	17,424	16,488	17,191	20,105	16,176	21,025	23,244	21,337	18,654	228,518	238,622
6453.000 Sewer	79,463	85,524	89,771	85,586	90,813	88,302	94,171	90,632	98,967	101,965	117,568	75,634	1,098,394	1,025,719
Total Utilities	149,052	150,012	180,982	155,974	156,475	156,274	168,675	175,374	172,355	168,773	179,582	139,100	1,952,627	1,872,942
Contracts														
6360.090 Web Site	0	0	0	0	0	404	101	0	101	99	99	99	903	1,188
6519.000 Exterminating Contract	729	2,209	1,985	4,067	2,885	2,851	2,139	1,636	1,900	4,583	4,583	4,583	34,151	55,000
6525.000 Garbage and Trash Removal	31,714	37,214	34,234	33,820	35,890	31,100	36,854	33,779	34,862	32,617	32,617	32,617	407,317	391,400
6537.000 Grounds Contract	23,885	0	0	0	71,655	47,770	23,885	2,534	0	24,841	24,841	24,840	244,251	289,487
6542.010 Door Entry System	0	0	0	0	0	0	0	0	0	342	342	342	1,026	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
Total Contracts	56,328	69,958	66,509	235,787	185,045	80,193	33,979	38,763	36,863	62,482	91,182	91,181	1,048,270	1,121,069
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	860	2,891	0	2,678	881	277	3,084	1,924	0	1,875	1,875	1,875	18,219	22,500
6537.040 Landscape Repairs	42	2,578	3,923	15,144	10,577	2,612	497	182	2,399	12,500	12,500	12,500	75,455	150,000
6537.100 Tree Pruning and Removal	0	11,705	30,905	10,830	2,680	0	0	17,375	0	14,167	14,167	14,167	115,995	170,000
6537.101 Tree Maintenance	0	0	0	0	5,270	(3,600)	7,330	0	850	2,500	2,500	2,500	17,350	30,000
6537.990 Landscaping-Other	0	0	0	0	0	0	0	0	2,075	8,333	8,333	8,333	27,075	100,000
6541.000 Repairs - General	3,313	4,994	7,926	4,968	6,187	5,560	1,859	1,015	1,517	7,851	7,851	7,851	60,892	94,211
6541.001 Equipment/Tools	(998)	998	138	650	42	0	1,012	240	1,721	436	436	436	5,110	5,231
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	0	0	250	250	250	750	3,000



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	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	0	583	583	583	1,750	7,000
6541.230 Maintenance Supplies	712	5,473	5,552	1,637	5,806	8,506	(2,118)	2,709	2,275	3,583	3,583	3,583	41,301	43,000
6541.280 Plumbing Materials	3,805	4,325	494	4,392	1,694	1,853	6,154	106	8,072	4,470	4,470	4,470	44,304	53,640
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	1,075	889	295	254	208	208	208	3,137	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	0	250	250	250	750	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	1,182	1,375	1,375	1,375	12,650	16,500
6562.100 Paint Supplies	1,044	815	2,315	2,447	1,305	482	2,433	201	1,879	1,667	1,667	1,667	17,922	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)	3,322	4,000	4,000	4,000	63,547	48,000
Total Repair & Maintenance Personnel	9,547	43,309	54,430	51,394	44,112	32,114	37,990	17,277	25,546	64,049	67,749	67,749	515,265	787,082
Management Payroll	166,291	166,341	164,045	165,833	161,681	242,011	156,904	155,835	153,394	174,489	174,489	199,116	2,080,430	2,192,381
6313.000 Recruitment, Relocation, Training	0	0	0	0	0	90	206	0	1,316	625	625	625	3,487	7,500
6518.000 Uniforms	989	4,010	1,850	4,089	4,922	7,968	3,614	1,223	1,316	2,000	2,000	2,000	35,980	24,000
Payroll Taxes/Benefits	32,836	29,976	32,178	27,094	32,024	55,375	8,798	30,846	31,198	37,975	37,975	37,973	394,246	455,367
Total Personnel Professional Services	200,117	200,327	198,073	197,016	198,627	305,443	169,521	187,903	187,224	215,089	215,089	239,714	2,514,143	2,679,248
6320.000 Management Fee	6,888	6,888	7,818	7,198	7,198	7,198	7,198	7,198	7,198	7,095	7,095	7,095	86,068	89,138
6340.000 Legal Expense	7,083	1,954	1,359	582	1,176	3,357	2,128	3,556	5,509	2,917	2,917	2,917	35,453	35,000



Parkfairfax Condominium UOA
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
6340.100 Legal Fees - Collections	0	1,825	2,085	3,621	1,809	0	0	0	0	1,333	1,333	1,333	13,340	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
Total Professional Services	13,971	10,667	11,262	11,737	9,847	28,775	9,327	10,754	12,707	11,345	11,345	11,345	153,082	157,338
Administrative Expenses														
6301.000 Recreation/Resident Activities	681	1,882	1,850	49	693	4,095	1,090	58	998	1,054	1,054	1,054	14,559	12,650
6311.000 Office Supplies	644	1,498	1,259	1,373	2,232	739	644	723	1,750	1,333	1,333	1,333	14,861	16,000
6311.010 Printing	1,247	2,240	1,247	1,247	1,830	1,689	1,247	1,247	1,308	750	750	750	15,554	9,000
6311.050 Postage	1,531	3,631	2,490	2,705	3,702	2,411	636	2,108	1,909	1,542	1,542	1,542	25,748	18,500
6311.080 Lease Computer,Fax,Copr, etc.	235	1,181	1,521	707	851	681	1,069	1,363	1,616	1,637	1,637	1,637	14,133	19,640
6311.130 IT Support Contract	(13,549)	0	13,183	20,693	(4,873)	5,833	4,924	4,062	4,093	3,694	3,694	3,694	45,446	44,323
6351.020 Computer Expenses	0	0	0	0	1,597	0	0	0	0	2,769	2,769	2,769	9,904	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	3,351	3,792	3,792	3,792	40,439	45,500
6370.000 Bad Debts	0	0	0	0	0	0	0	0	0	125	125	125	375	1,500
6390.000 Misc Administrative Expenses	(3,603)	3,932	4,833	1,457	3,076	1,239	1,349	2,792	567	2,083	2,083	2,083	21,893	25,000
6390.009 Meeting Expenses	0	496	905	1,452	0	0	1,931	50	0	667	667	667	6,834	8,000
6390.040 Credit Card & Bank Fees	1,116	1,446	1,445	1,295	1,039	1,216	1,020	1,195	788	1,000	1,000	1,000	13,560	12,000
6390.180 Association Unit Expense	8,604	8,604	8,604	8,604	8,151	8,604	8,151	8,151	8,729	8,566	8,566	8,566	101,901	102,797
6390.900 Misc Exp - Newsletter	0	0	394	1,040	1,787	366	600	997	600	708	708	708	7,908	8,500
6391.000 Dues & Subscriptions	2,259	85	0	0	0	0	0	0	509	50	50	50	3,003	600
6392.000 Travel & Entertainment	0	0	0	0	0	0	0	0	0	25	25	25	75	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	0	417	417	417	1,250	5,000



Parkfairfax Condominium UOA
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For the Period
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget		Annual Budget
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	
Total Administrative Expenses	1,115	27,605	39,882	43,677	25,887	30,195	27,260	24,989	26,218	30,211	30,211	30,211	337,462	362,536
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	7,341	(7,341)	7,357	0	0	0	0	1,346	1,346	1,346	11,394	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	4,826	12,326	12,326	12,326	141,754	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	1,310	358	358	358	2,385	4,300
6720.000 Property & Liability Insurance (Hazard)	39,627	38,464	38,464	38,464	38,464	38,464	38,464	38,464	38,464	38,659	38,659	38,659	463,319	463,906
6730.000 Capital Expenses	0	0	0	0	0	7,385	0	14,968	0	167	167	167	22,853	2,000
Total Taxes & Insurance	55,860	55,037	62,038	56,564	74,507	63,082	54,697	69,632	48,507	56,763	56,763	56,763	710,214	701,705
Total Operating Expenses	485,990	556,915	613,177	752,150	694,499	696,077	501,449	524,691	509,420	608,711	651,920	636,062	7,231,062	7,681,920
Net Operating Budget	454,583	369,675	310,682	173,032	534,237	233,772	404,633	437,008	424,487	386,860	343,651	359,509	4,432,130	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)	(11,238)	(9,745)	(9,667)	(9,667)	(9,667)	(115,584)	(116,000)
9901.250 Transfer to Operating Reserves	0	0	0	0	0	0	0	0	0	(5,833)	(5,833)	(5,833)	(17,500)	(70,000)
Total Reserve Contribution	(351,105)	(350,158)	(348,260)	(347,992)	(348,263)	(348,454)	(350,753)	(351,150)	(349,657)	(355,412)	(355,412)	(355,412)	(4,212,027)	(4,264,941)
Net Operating Profit/(Loss) Extraordinary Items	103,478	19,517	(37,578)	(174,960)	185,974	(114,682)	53,880	85,858	74,830	31,449	(11,760)	4,098	220,103	0
NET CASH FLOW	103,478	19,517	(37,578)	(174,960)	185,974	(114,682)	53,880	85,858	74,830	31,449	(11,760)	4,098	220,103	0



Parkfairfax Condominium UOA
Balance Sheet
For the period ending
February 2024

		Current Balance
ASSETS		
Current Assets		
1110.000	Petty Cash	500
1120.001	Operating Cash 1	758,801
1130.000	Accounts Receivable	221,879
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
		931,074
Restricted Deposits & Funded Reserves		
1320.000	Replacement Reserve-Cash	1,487,178
1320.100	Replacement Reserve-MM	2,592,120
1320.200	Replacement Reserve-CD	2,885,000
1320.600	Accrued Interest Receivable	19,564
		6,983,862
Prepaid Expenses		
1240.000	Prepaid Property & Liability Insurance	41,186
1271.000	Prepaid Income Taxes	1,909
1290.000	Prepaid Expense-Operating	37,222
		80,317
Fixed Assets		
1420.000	Buildings	602,000
1480.000	Motor Vehicles	531,761
		1,133,761
	Less Accumulated Depreciation	966,544
		8,162,470
LIABILITIES & EQUITY		
Current Liabilities		
2110.000	Accounts Payable	115,706
2110.020	Insurance Claim Payable	44,368
2120.000	Accrued Wages and Payroll Taxes Payable	125,063
2123.000	Accrued Expense	217,289
2123.060	401K Match Payble	9,583
2191.050	Refund Clearing Account	(996)
2210.001	Prepaid Assessment	189,973
2210.100	Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000	Deferred Income	228,714
2199.000	Other Current Liabilities	1,420
		953,950
Deposits Liabilities		



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

	Current Balance
2191.000 Tenant Security Deposits Held in Trust (Contra)	4,489
	<hr/> 4,489
Long Term Liabilities	
Total Liabilities	<hr/> 958,439
EQUITY	
Net Profit or (Loss)-current	196,317
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	81,961
3130.850 Property Fund	167,217
3210.030 Retained Earnings Operating Fnd	1,191,217
Total Owners Unappropriated Equity-prior years	<hr/> 1,442,052
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	<hr/> 5,098,072
Owners Appropriated Equity-current	
3130.061 Current Year RR Contributions	3,059,208
3130.062 Current Year RR Expenditures	(2,678,201)
3130.063 Current Year RR Interest	86,584
Total Owners Appropriated Equity-current	<hr/> 467,591
Total Equity	<hr/> 7,204,032
Total Liabilities & Equity	<hr/> 8,162,470