



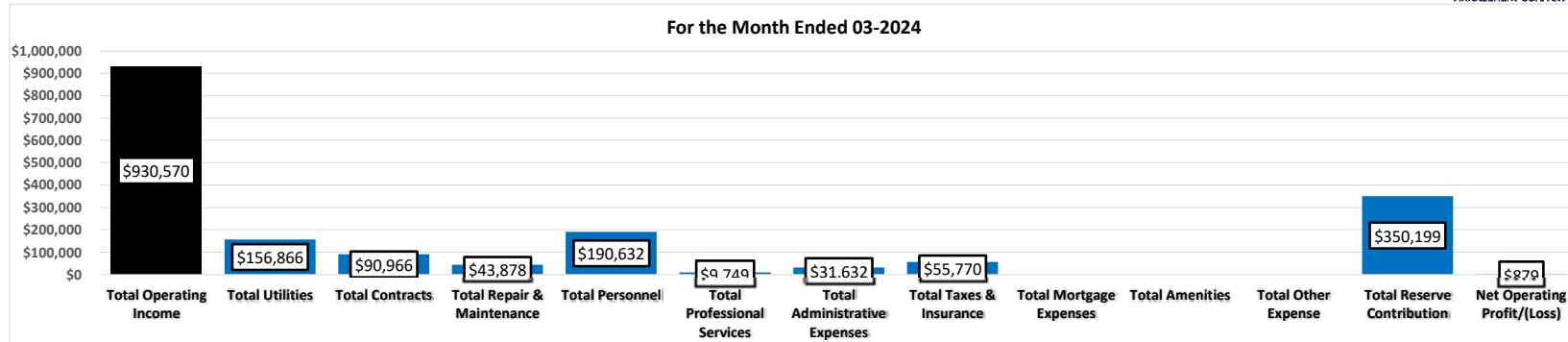
People you can trust.
Experience you can rely on.



**Parkfairfax Condominium UOA
Financial Statement Summary**

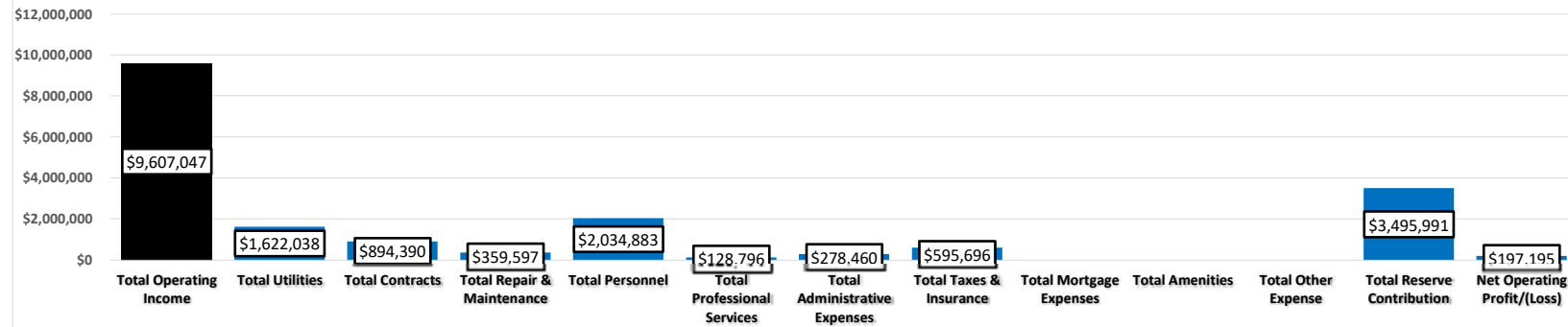


For the Month Ended 03-2024



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	\$930,570	\$995,572	-\$65,002	-7%	\$9,607,047	\$9,955,717	(\$348,670)	-4%
OPERATING EXPENSES								
Total Utilities	\$156,866	\$168,773	\$11,907	7%	\$1,622,038	\$1,554,260	(\$67,778)	-4%
Total Contracts	\$90,966	\$62,482	(\$28,484)	-46%	\$894,390	\$938,706	\$44,316	5%
Total Repair & Maintenance	\$43,878	\$64,049	\$20,171	31%	\$359,597	\$651,585	\$291,988	45%
Total Personnel	\$190,632	\$215,089	\$24,457	11%	\$2,034,883	\$2,224,445	\$189,562	9%
Total Professional Services	\$9,749	\$11,345	\$1,596	14%	\$128,796	\$134,648	\$5,852	4%
Total Administrative Expenses	\$31,632	\$30,211	(\$1,421)	-5%	\$278,460	\$302,113	\$23,653	8%
Total Taxes & Insurance	\$55,770	\$56,763	\$993	2%	\$595,696	\$588,180	(\$7,516)	-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	\$350,199	\$355,412	\$5,212	1%	\$3,495,991	\$3,554,118	\$58,126	2%
Net Operating Profit/(Loss)	\$879	\$31,449	(\$30,570)		\$197,195	\$7,663	\$189,533	

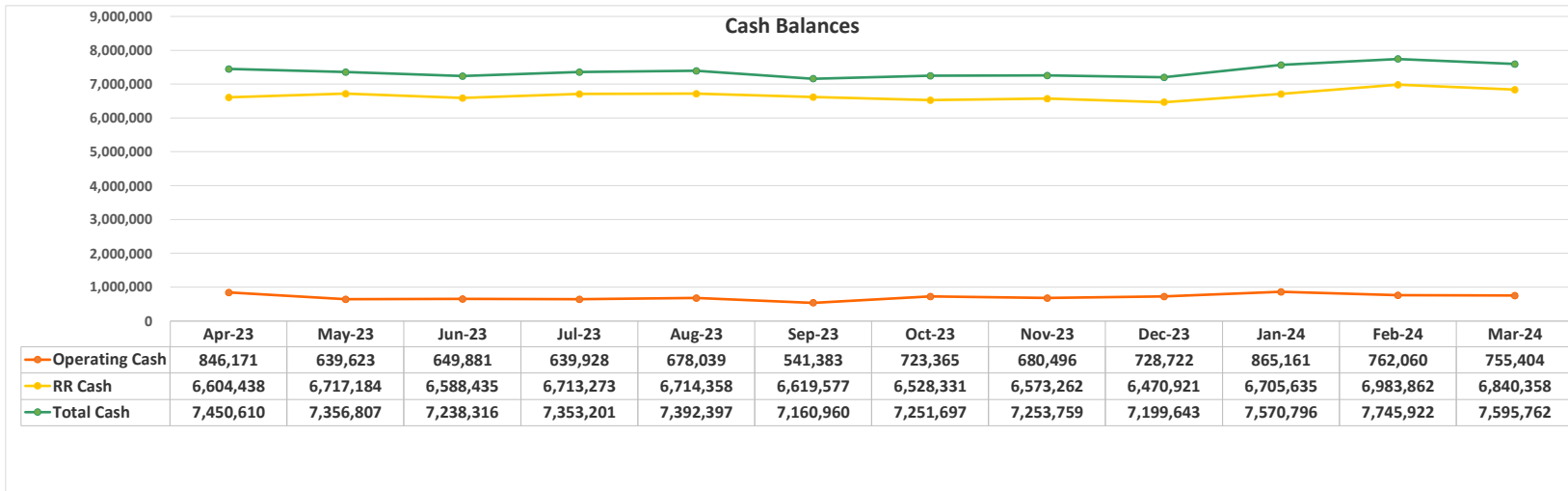
For Year to Date Ended 03-2024



**Parkfairfax Condominium UOA
Financial Statement Summary**

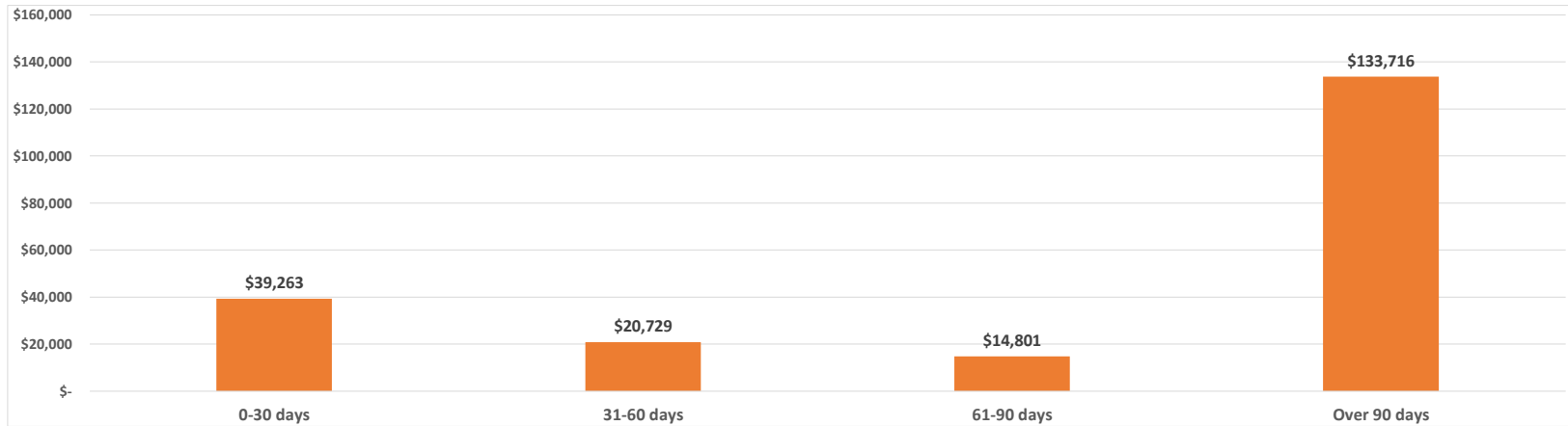


Cash Accounts - Operating					Cash Accounts - Reserve				
GL	NAME	BEG	END	Chg	GL	NAME	BEG	END	Chg
1110000	Petty Cash	500.00	500.00	0.00	1310020	Escrow Cash Insurance	0.00	0.00	0.00
1120000	Operating Cash	0.00	0.00	0.00	1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1120001	Operating Cash 1	758,801.04	752,145.09	(6,655.95)	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	1,487,178.06	1,489,658.95	2,480.89
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	2,592,120.39	2,438,328.95	(153,791.44)
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	19,563.55	27,370.11	7,806.56
					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
		759,301.04	752,645.09	(6,655.95)			6,983,862.00	6,840,358.01	(143,503.99)

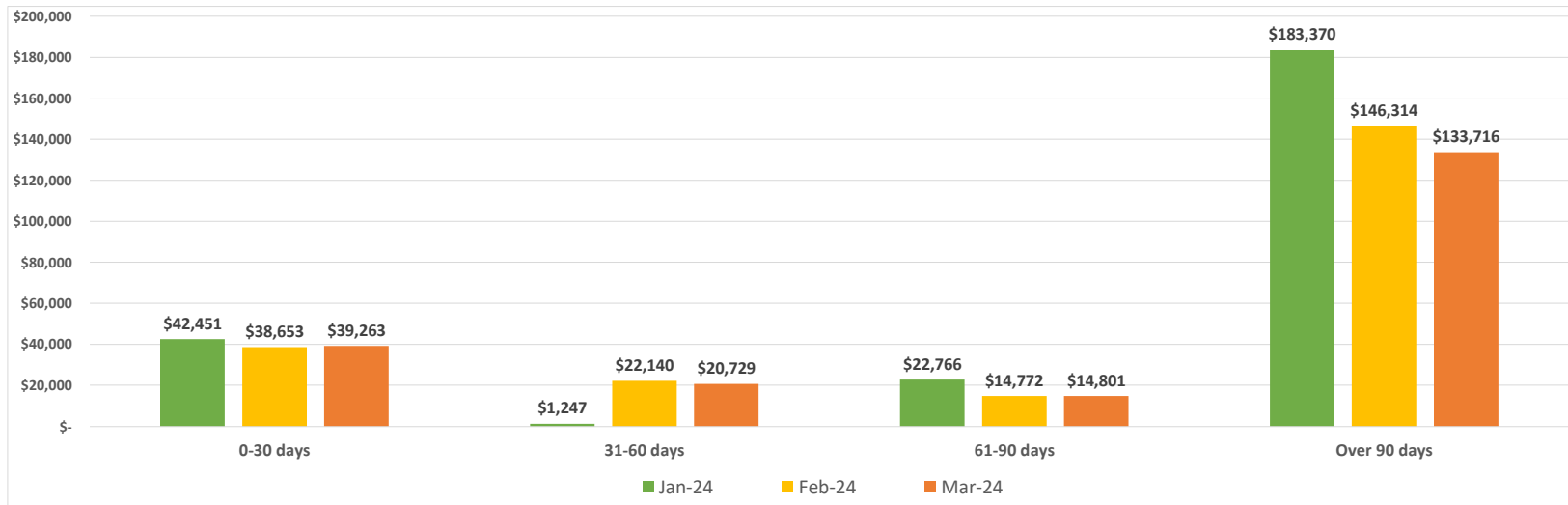


**Parkfairfax Condominium UOA
Financial Statement Summary**

Receivables

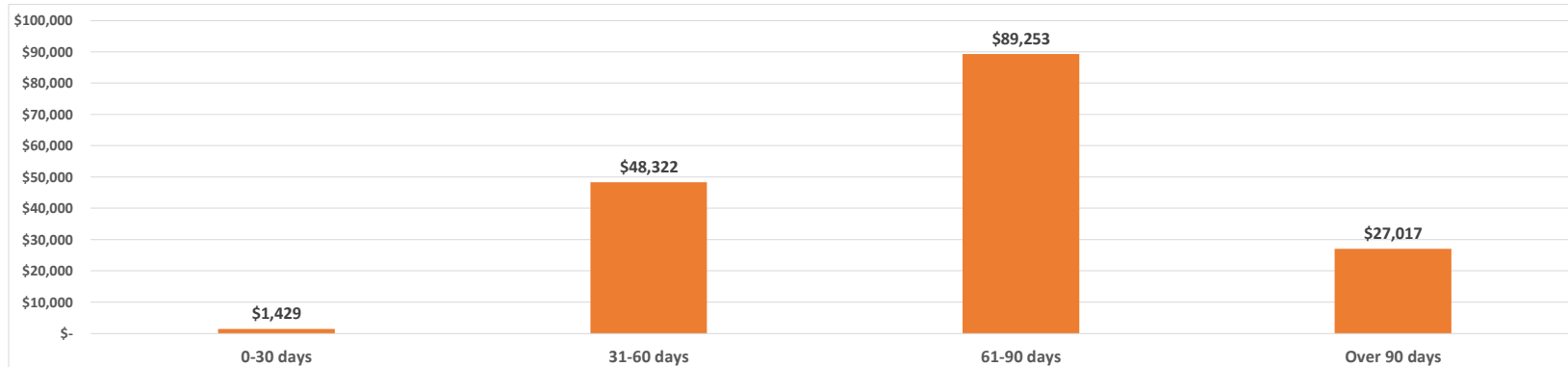


Receivables History

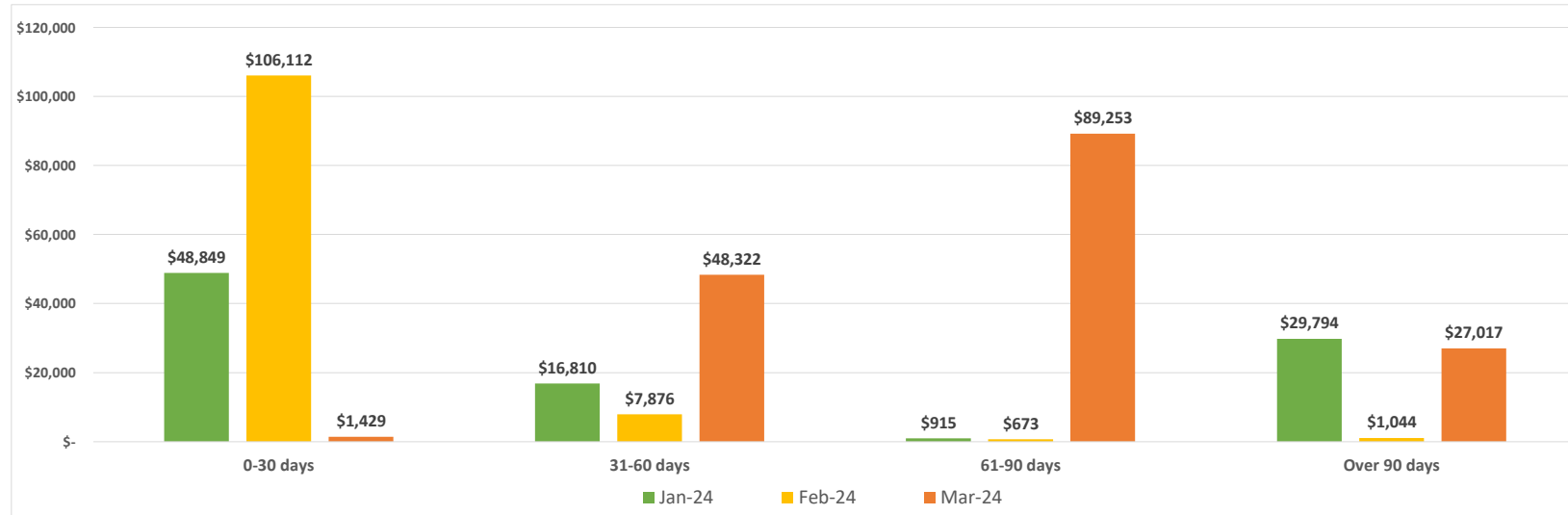


**Parkfairfax Condominium UOA
Financial Statement Summary**

Payables



Payables History





**Parkfairfax Condominium UOA
Executive Summary
For The Period
March 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>
930,570	995,572	(65,002)	Total Operating Income	9,607,047	9,955,717	(348,670)	11,946,861
156,866	168,773	11,907	Total Utilities	1,622,038	1,554,260	(67,778)	1,872,942
90,966	62,482	(28,484)	Total Contracts	894,390	938,706	44,316	1,121,069
43,878	64,049	20,171	Total Repair & Maintenance	359,597	651,585	291,988	787,082
190,632	215,089	24,457	Total Personnel	2,034,883	2,224,445	189,562	2,679,248
9,749	11,345	1,596	Total Professional Services	128,796	134,648	5,852	157,338
31,632	30,211	(1,421)	Total Administrative Expenses	278,460	302,113	23,653	362,536
55,770	56,763	993	Total Taxes & Insurance	595,696	588,180	(7,516)	701,705
<u>579,492</u>	<u>608,711</u>	<u>29,219</u>	Total Operating Expenses	<u>5,913,860</u>	<u>6,393,937</u>	<u>480,077</u>	<u>7,681,920</u>
<u>351,078</u>	<u>386,860</u>	<u>(35,782)</u>	Net Operating Budget	<u>3,693,187</u>	<u>3,561,780</u>	<u>131,407</u>	<u>4,264,941</u>
RESERVES BUDGET							
<u>(350,199)</u>	<u>(355,412)</u>	<u>5,212</u>	Total Reserve Expenses	<u>(3,495,991)</u>	<u>(3,554,118)</u>	<u>58,126</u>	<u>(4,264,941)</u>
<u>(350,199)</u>	<u>(355,412)</u>	<u>5,212</u>	Net Reserve Budget	<u>(3,495,991)</u>	<u>(3,554,118)</u>	<u>58,126</u>	<u>(4,264,941)</u>
<u>879</u>	<u>31,449</u>	<u>(30,570)</u>	Net Operating Profit/(Loss)	<u>197,195</u>	<u>7,663</u>	<u>189,533</u>	<u>0</u>
<u>879</u>	<u>31,449</u>	<u>(30,570)</u>	NET CASH FLOW	<u>197,195</u>	<u>7,663</u>	<u>189,533</u>	<u>0</u>



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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
Assessments							
550,751	550,728	23	5110.001 Condo Assessments	5,508,071	5,507,275	796	6,608,730
339,912	339,912	0	5500.000 Reserve Assessments	3,399,120	3,399,118	3	4,078,941
890,663	890,639	24	Total Assessments	8,907,191	8,906,393	798	10,687,671
Other Income							
9,806	9,112	694	5110.000 Rental Income	95,883	91,121	4,762	109,345
1,200	625	575	5110.180 Clubhouse Rental	8,384	6,250	2,134	7,500
10,287	9,667	621	5410.000 Interest Revenue - Operations	96,871	96,667	205	116,000
1,681	1,833	(152)	5910.000 Laundry and Vending Revenue	11,018	18,333	(7,315)	22,000
2,040	1,708	331	5920.000 NSF and Late Charges	18,042	17,083	959	20,500
0	0	0	5920.030 Other Fine Income	300	0	300	0
581	1,340	(759)	5990.000 Miscellaneous Inc	11,776	13,400	(1,624)	16,080
1,623	2,500	(877)	5990.008 In Unit Maintenance	16,112	25,000	(8,888)	30,000
309	4,784	(4,475)	5990.190 Storage Unit Fees	36,048	47,836	(11,788)	57,403
14	208	(195)	5990.210 Legal - Collection	7,164	2,083	5,081	2,500
2,475	4,083	(1,608)	5990.220 Resale Package	24,476	40,833	(16,357)	49,000
1,655	1,400	255	5990.310 Cable Income	15,273	14,000	1,273	16,800
287	1,833	(1,546)	5990.600 Key Income	18,163	18,333	(171)	22,000
5,672	5,672	0	5990.960 Prior Year Surplus	56,719	56,718	1	68,062
0	59,167	(59,167)	5990.980 Sales	275,345	591,667	(316,322)	710,000
2,279	1,000	1,279	5991.010 Newsletter Income	8,283	10,000	(1,717)	12,000
39,907	104,932	(65,025)	Total Other Income	699,856	1,049,325	(349,468)	1,259,190
930,570	995,572	(65,002)	Total Operating Income	9,607,047	9,955,717	(348,670)	11,946,861
Utilities							
17,763	8,992	(8,771)	6450.000 Electricity	103,808	102,665	(1,143)	115,509
41,121	34,572	(6,549)	6451.000 Water	451,738	420,447	(31,291)	493,092
15,687	23,244	7,557	6452.000 Gas	180,970	198,631	17,661	238,622
82,294	101,965	19,671	6453.000 Sewer	885,522	832,517	(53,005)	1,025,719
156,866	168,773	11,907	Total Utilities	1,622,038	1,554,260	(67,778)	1,872,942
Contracts							
99	99	0	6360.090 Web Site	705	990	285	1,188
3,548	4,583	1,035	6519.000 Exterminating Contract	23,950	45,833	21,883	55,000
28,578	32,617	4,038	6525.000 Garbage and Trash Removal	338,045	326,167	(11,879)	391,400
47,770	24,841	(22,929)	6537.000 Grounds Contract	217,499	239,806	22,307	289,487
0	342	342	6542.010 Door Entry System	0	3,420	3,420	4,104
10,970	0	(10,970)	6547.000 Swim Pool Maintenance/Contract	70,630	86,100	15,470	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
90,966	62,482	(28,484)	Total Contracts	894,390	938,706	44,316	1,121,069



**Parkfairfax Condominium UOA
Budget Variance
For The Period
March 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								
2,303	1,875	(428)	6515.000	Janitor and Cleaning Supplies	14,898	18,750	3,852	22,500
3,098	12,500	9,402	6537.040	Landscape Repairs	41,053	125,000	83,947	150,000
6,400	14,167	7,767	6537.100	Tree Pruning and Removal	79,895	141,667	61,772	170,000
0	2,500	2,500	6537.101	Tree Maintenance	9,850	25,000	15,150	30,000
1,065	8,333	7,268	6537.990	Landscaping-Other	3,141	83,333	80,193	100,000
6,787	7,851	1,064	6541.000	Repairs - General	44,126	78,509	34,383	94,211
831	436	(395)	6541.001	Equipment/Tools	4,633	4,359	(273)	5,231
0	250	250	6541.043	Exercise Equipment - Repairs	0	2,500	2,500	3,000
0	583	583	6541.050	Repairs-Plumbing	0	5,833	5,833	7,000
3,480	3,583	103	6541.230	Maintenance Supplies	34,031	35,833	1,802	43,000
9,613	4,470	(5,143)	6541.280	Plumbing Materials	40,507	44,700	4,193	53,640
0	208	208	6541.400	Equipment Repairs & Maintenance	2,512	2,083	(429)	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	2,500	2,500	3,000
2,532	1,375	(1,157)	6550.300	In-unit Supplies	11,057	13,750	2,693	16,500
3,290	1,667	(1,624)	6562.100	Paint Supplies	16,212	16,667	455	20,000
4,477	4,000	(477)	6570.000	Vehicle and Maintenance Equipment Operation and Repairs	56,023	40,000	(16,023)	48,000
43,878	64,049	20,171	Total Repair & Maintenance		359,597	651,585	291,988	787,082
Personnel								
153,503	174,489	20,987	Management Payroll		1,685,837	1,818,775	132,938	2,192,381
3,832	625	(3,207)	6313.000	Recruitment, Relocation, Training	5,443	6,250	807	7,500
1,759	2,000	242	6518.000	Uniforms	31,739	20,000	(11,739)	24,000
31,539	37,975	6,435	Payroll Taxes/Benefits		311,864	379,420	67,556	455,367
190,632	215,089	24,457	Total Personnel		2,034,883	2,224,445	189,562	2,679,248
Professional Services								
7,198	7,095	(103)	6320.000	Management Fee	71,982	74,948	2,966	89,138
2,551	2,917	365	6340.000	Legal Expense	29,254	29,167	(87)	35,000
0	1,333	1,333	6340.100	Legal Fees - Collections	9,340	13,333	3,993	16,000
0	0	0	6350.000	Audit Expense	18,220	17,200	(1,020)	17,200
9,749	11,345	1,596	Total Professional Services		128,796	134,648	5,852	157,338
Administrative Expenses								
958	1,054	96	6301.000	Recreation/Resident Activities	12,355	10,542	(1,814)	12,650
456	1,333	878	6311.000	Office Supplies	11,317	13,333	2,016	16,000
1,615	750	(865)	6311.010	Printing	14,920	7,500	(7,420)	9,000
1,833	1,542	(291)	6311.050	Postage	22,956	15,417	(7,539)	18,500
1,585	1,637	52	6311.080	Lease Computer,Fax,Copr, etc.	10,808	16,367	5,559	19,640
4,062	3,694	(368)	6311.130	IT Support Contract	38,426	36,936	(1,491)	44,323
0	2,769	2,769	6351.020	Computer Expenses	1,597	27,688	26,091	33,226



**Parkfairfax Condominium UOA
Budget Variance
For The Period
March 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>
0	0	0	6351.040 Software	20	0	(20)	0
3,367	3,792	425	6360.000 Telephone and Answering Service	32,431	37,917	5,486	45,500
0	125	125	6370.000 Bad Debts	0	1,250	1,250	1,500
6,978	2,083	(4,894)	6390.000 Misc Administrative Expenses	22,621	20,833	(1,788)	25,000
150	667	517	6390.009 Meeting Expenses	4,984	6,667	1,682	8,000
795	1,000	205	6390.040 Credit Card & Bank Fees	11,355	10,000	(1,355)	12,000
8,717	8,566	(151)	6390.180 Association Unit Expense	84,919	85,664	746	102,797
648	708	61	6390.900 Misc Exp - Newsletter	6,430	7,083	653	8,500
469	50	(419)	6391.000 Dues & Subscriptions	3,321	500	(2,821)	600
0	25	25	6392.000 Travel & Entertainment	0	250	250	300
0	417	417	6393.050 Engineering Fees	0	4,167	4,167	5,000
31,632	30,211	(1,421)	Total Administrative Expenses	278,460	302,113	23,653	362,536
			Taxes & Insurance				
0	1,346	1,346	6710.000 Real Estate Taxes	7,357	13,458	6,102	16,150
3,907	3,907	0	6717.000 State Taxes	39,035	39,067	31	46,880
9,539	12,326	2,787	6718.010 Corporate Taxes	114,314	123,263	8,949	147,916
0	0	0	6718.020 Personal Property Taxes	21,661	20,553	(1,108)	20,553
1,138	358	(779)	6719.000 Miscellaneous Taxes, Licenses, and Permits	2,448	3,583	1,136	4,300
41,186	38,659	(2,527)	6720.000 Property & Liability Insurance (Hazard)	388,528	386,588	(1,940)	463,906
0	167	167	6730.000 Capital Expenses	22,353	1,667	(20,686)	2,000
55,770	56,763	993	Total Taxes & Insurance	595,696	588,180	(7,516)	701,705
579,492	608,711	29,219	Total Operating Expenses	5,913,860	6,393,937	480,077	7,681,920
351,078	386,860	(35,782)	Net Operating Budget	3,693,187	3,561,780	131,407	4,264,941
			RESERVES BUDGET				
(339,912)	(339,912)	(0)	9901.015 Reserve Contributions	(3,399,120)	(3,399,118)	(3)	(4,078,941)
(10,287)	(9,667)	(621)	9901.031 Transfer Reserve Interest	(96,871)	(96,667)	(205)	(116,000)
0	(5,833)	5,833	9901.250 Transfer to Operating Reserves	0	(58,333)	58,333	(70,000)
(350,199)	(355,412)	5,212	Total Reserve Contribution	(3,495,991)	(3,554,118)	58,126	(4,264,941)
879	31,449	(30,570)	Net Operating Profit/(Loss)	197,195	7,663	189,533	0
			Extraordinary Items				
879	31,449	(30,570)	NET CASH FLOW	197,195	7,663	189,533	0



Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
March 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
10,287	0	10,287	3130.063 Current Year RR Interest	96,871	0	96,871	0
339,912	339,912	0	5500.000 Current Year RR Deposits	3,399,120	3,399,118	3	4,078,941
350,199	339,912	10,288	Total Revenues	3,451,218	3,399,118	52,100	4,078,941
Reserve Expenses							
498,303	0	(498,303)	3130.062 Current Year RR Expenses	3,176,503	0	(3,176,503)	0
498,303	0	(498,303)	Total Reserve Expenses	3,176,503	0	(3,176,503)	0
(148,103)	339,912	(488,015)	Current Year Reserves Activity	274,714	3,399,118	(3,124,403)	4,078,941



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

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	550,751	550,728	550,728	6,609,526	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	4,078,944	4,078,941
Total Assessments	890,663	890,663	890,663	890,663	890,663	890,663	890,663	891,224	890,663	890,663	890,639	890,639	10,688,469	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	9,806	9,112	9,112	114,107	109,345
5110.180 Clubhouse Rental	0	0	0	1,800	1,200	612	(300)	1,200	2,672	1,200	625	625	9,634	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	10,287	9,667	9,667	116,205	116,000
5910.000 Laundry and Vending Revenue	904	2,392	818	675	3,707	0	841	0	0	1,681	1,833	1,833	14,685	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	2,040	1,708	1,708	21,459	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	581	1,340	1,340	14,456	16,080
5990.008 In Unit Maintenance	571	0	752	2,403	698	1,917	2,522	1,276	4,349	1,623	2,500	2,500	21,112	30,000
5990.190 Storage Unit Fees	12,132	3,150	3,223	1,399	936	2,346	3,972	7,229	1,353	309	4,784	4,784	45,615	57,403
5990.210 Legal - Collection	(84)	2,848	804	1,860	94	0	367	693	570	14	208	208	7,581	2,500
5990.220 Resale Package	4,769	2,195	3,209	1,756	2,158	1,835	2,405	910	2,764	2,475	4,083	4,083	32,643	49,000
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,655	1,655	1,655	1,655	1,655	1,400	1,400	18,073	16,800
5990.600 Key Income	6,812	3,492	3,216	1,671	1,135	588	76	413	472	287	1,833	1,833	21,829	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	0	59,167	59,167	393,678	710,000
5991.010 Newsletter Income	240	0	62	381	2,418	1,884	202	67	749	2,279	1,000	1,000	10,283	12,000
Total Other Income	49,909	35,927	33,195	34,520	338,073	39,186	15,419	70,475	43,244	39,907	104,932	104,933	909,721	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	930,570	995,572	995,572	11,598,190	11,946,861



Parkfairfax Condominium UOA
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget		Annual
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Budget
Utilities														
6450.000 Electricity	7,134	7,675	6,974	8,275	4,484	6,091	9,709	24,460	11,243	17,763	6,290	6,554	116,652	115,509
6451.000 Water	42,414	37,054	67,161	44,690	44,690	44,690	44,690	44,106	41,121	41,121	34,387	38,258	524,383	493,092
6452.000 Gas	20,041	19,759	17,075	17,424	16,488	17,191	20,105	16,176	21,025	15,687	21,337	18,654	220,961	238,622
6453.000 Sewer	79,463	85,524	89,771	85,586	90,813	88,302	94,171	90,632	98,967	82,294	117,568	75,634	1,078,724	1,025,719
Total Utilities	149,052	150,012	180,982	155,974	156,475	156,274	168,675	175,374	172,355	156,866	179,582	139,100	1,940,720	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	3,548	4,583	4,583	33,117	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	28,578	32,617	32,617	403,279	391,400
6537.000 Grounds Contract	23,885	0	0	0	71,655	47,770	23,885	2,534	0	47,770	24,841	24,840	267,180	289,487
6542.010 Door Entry System	0	0	0	0	0	0	0	0	0	0	342	342	684	4,104
6547.000 Swim Pool Maintenance/Contract	0	29,155	29,570	29,560	0	375	(29,000)	0	0	10,970	28,700	28,700	128,030	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	90,966	91,182	91,181	1,076,753	1,121,069
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	860	2,891	0	2,678	881	277	3,084	1,924	0	2,303	1,875	1,875	18,648	22,500
6537.040 Landscape Repairs	42	2,578	3,923	15,144	10,577	2,612	497	182	2,399	3,098	12,500	12,500	66,053	150,000
6537.100 Tree Pruning and Removal	0	11,705	30,905	10,830	2,680	0	0	17,375	0	6,400	14,167	14,167	108,228	170,000
6537.101 Tree Maintenance	0	0	0	0	5,270	(3,600)	7,330	0	850	0	2,500	2,500	14,850	30,000
6537.990 Landscaping-Other	0	0	0	0	0	0	0	0	2,075	1,065	8,333	8,333	19,807	100,000
6541.000 Repairs - General	3,313	4,994	7,926	4,968	6,187	5,560	1,859	1,015	1,517	6,787	7,851	7,851	59,828	94,211
6541.001 Equipment/Tools	(998)	998	138	650	42	0	1,012	240	1,721	831	436	436	5,505	5,231
6541.043 Exercise Equipment - Repairs	0	0	0	0	0	0	0	0	0	0	250	250	500	3,000



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	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Annual Budget
6541.050 Repairs-Plumbing	0	0	0	0	0	0	0	0	0	0	583	583	1,167	7,000
6541.230 Maintenance Supplies	712	5,473	5,552	1,637	5,806	8,506	(2,118)	2,709	2,275	3,480	3,583	3,583	41,198	43,000
6541.280 Plumbing Materials	3,805	4,325	494	4,392	1,694	1,853	6,154	106	8,072	9,613	4,470	4,470	49,447	53,640
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	1,075	889	295	254	0	208	208	2,929	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	0	250	250	500	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	2,532	1,375	1,375	13,807	16,500
6562.100 Paint Supplies	1,044	815	2,315	2,447	1,305	482	2,433	201	1,879	3,290	1,667	1,667	19,545	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	4,477	4,000	4,000	64,023	48,000
Total Repair & Maintenance Personnel	9,547	43,309	54,430	51,394	44,112	32,114	37,990	17,277	25,546	43,878	67,749	67,749	495,094	787,082
Management Payroll	166,291	166,341	164,045	165,833	161,681	242,011	156,904	155,835	153,394	153,503	174,489	199,116	2,059,443	2,192,381
6313.000 Recruitment, Relocation, Training	0	0	0	0	0	90	206	0	1,316	3,832	625	625	6,693	7,500
6518.000 Uniforms	989	4,010	1,850	4,089	4,922	7,968	3,614	1,223	1,316	1,759	2,000	2,000	35,739	24,000
Payroll Taxes/Benefits	32,836	29,976	32,178	27,094	32,024	55,375	8,798	30,846	31,198	31,539	37,975	37,973	387,811	455,367
Total Personnel Professional Services	200,117	200,327	198,073	197,016	198,627	305,443	169,521	187,903	187,224	190,632	215,089	239,714	2,489,686	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	7,198	7,095	7,095	86,172	89,138
6340.000 Legal Expense	7,083	1,954	1,359	582	1,176	3,357	2,128	3,556	5,509	2,551	2,917	2,917	35,087	35,000



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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget		
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total	Annual Budget
6340.100 Legal Fees - Collections	0	1,825	2,085	3,621	1,809	0	0	0	0	0	1,333	1,333	12,007	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	9,749	11,345	11,345	151,486	157,338
Administrative Expenses														
6301.000 Recreation/Resident Activities	681	1,882	1,850	49	693	4,095	1,090	58	998	958	1,054	1,054	14,464	12,650
6311.000 Office Supplies	644	1,498	1,259	1,373	2,232	739	644	723	1,750	456	1,333	1,333	13,984	16,000
6311.010 Printing	1,247	2,240	1,247	1,247	1,830	1,689	1,247	1,247	1,308	1,615	750	750	16,420	9,000
6311.050 Postage	1,531	3,631	2,490	2,705	3,702	2,411	636	2,108	1,909	1,833	1,542	1,542	26,039	18,500
6311.080 Lease Computer,Fax,Copr, etc.	235	1,181	1,521	707	851	681	1,069	1,363	1,616	1,585	1,637	1,637	14,081	19,640
6311.130 IT Support Contract	(13,549)	0	13,183	20,693	(4,873)	5,833	4,924	4,062	4,093	4,062	3,694	3,694	45,814	44,323
6351.020 Computer Expenses	0	0	0	0	1,597	0	0	0	0	0	2,769	2,769	7,135	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	3,367	3,792	3,792	40,014	45,500
6370.000 Bad Debts	0	0	0	0	0	0	0	0	0	0	125	125	250	1,500
6390.000 Misc Administrative Expenses	(3,603)	3,932	4,833	1,457	3,076	1,239	1,349	2,792	567	6,978	2,083	2,083	26,788	25,000
6390.009 Meeting Expenses	0	496	905	1,452	0	0	1,931	50	0	150	667	667	6,318	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	795	1,000	1,000	13,355	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	8,717	8,566	8,566	102,052	102,797
6390.900 Misc Exp - Newsletter	0	0	394	1,040	1,787	366	600	997	600	648	708	708	7,847	8,500
6391.000 Dues & Subscriptions	2,259	85	0	0	0	0	0	0	509	469	50	50	3,421	600
6392.000 Travel & Entertainment	0	0	0	0	0	0	0	0	0	0	25	25	50	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	0	0	417	417	833	5,000



Parkfairfax Condominium UOA
Statement of Income & Forecast
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	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	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	31,632	30,211	30,211	338,883	362,536
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	7,341	(7,341)	7,357	0	0	0	0	0	1,346	1,346	10,048	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	9,539	12,326	12,326	138,967	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	1,138	358	358	3,164	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	41,186	38,659	38,659	465,846	463,906
6730.000 Capital Expenses	0	0	0	0	0	7,385	0	14,968	0	0	167	167	22,686	2,000
Total Taxes & Insurance	55,860	55,037	62,038	56,564	74,507	63,082	54,697	69,632	48,507	55,770	56,763	56,763	709,221	701,705
Total Operating Expenses	485,990	556,915	613,177	752,150	694,499	696,077	501,449	524,691	509,420	579,492	651,920	636,062	7,201,843	7,681,920
Net Operating Budget	454,583	369,675	310,682	173,032	534,237	233,772	404,633	437,008	424,487	351,078	343,651	359,509	4,396,347	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)	(4,078,944)	(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)	(10,287)	(9,667)	(9,667)	(116,205)	(116,000)
9901.250 Transfer to Operating Reserves	0	0	0	0	0	0	0	0	0	0	(5,833)	(5,833)	(11,667)	(70,000)
Total Reserve Contribution	(351,105)	(350,158)	(348,260)	(347,992)	(348,263)	(348,454)	(350,753)	(351,150)	(349,657)	(350,199)	(355,412)	(355,412)	(4,206,815)	(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	879	(11,760)	4,098	189,533	0
NET CASH FLOW	103,478	19,517	(37,578)	(174,960)	185,974	(114,682)	53,880	85,858	74,830	879	(11,760)	4,098	189,533	0



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

	Current Balance
ASSETS	
Current Assets	
1110.000 Petty Cash	500
1120.001 Operating Cash 1	752,145
1130.000 Accounts Receivable	208,509
1132.000 Accounts Receivable	45,815
4200.000 Allowance For Bad Debt	(147,269)
1140.000 AR-other	6,709
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
	917,756
Restricted Deposits & Funded Reserves	
1320.000 Replacement Reserve-Cash	1,489,659
1320.100 Replacement Reserve-MM	2,438,329
1320.200 Replacement Reserve-CD	2,885,000
1320.600 Accrued Interest Receivable	27,370
	6,840,358
Prepaid Expenses	
1240.000 Prepaid Property & Liability Insurance	29,883
1271.000 Prepaid Income Taxes	1,909
1290.000 Prepaid Expense-Operating	22,279
	54,071
Fixed Assets	
1420.000 Buildings	602,000
1480.000 Motor Vehicles	550,650
	1,152,650
Less Accumulated Deprecation	966,544
Total Assets	7,998,292
LIABILITIES & EQUITY	
Current Liabilities	
2110.000 Accounts Payable	166,021
2110.020 Insurance Claim Payable	44,368
2120.000 Accrued Wages and Payroll Taxes Payable	124,419
2123.000 Accrued Expense	221,196
2123.060 401K Match Payble	10,612
2191.050 Refund Clearing Account	(996)
2210.001 Prepaid Assessment	159,752
2210.100 Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000 Deferred Income	227,059
2199.000 Other Current Liabilities	1,420
	976,681



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

		Current Balance
Deposits Liabilities		
2191.000	Tenant Security Deposits Held in Trust (Contra)	4,489
		4,489
Long Term Liabilities		
2391.000	Miscellaneous Liabilities	(34,014)
		(34,014)
	Total Liabilities	947,156
EQUITY		
	Net Profit or (Loss)-current	197,195
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	1,185,546
	Total Owners Unappropriated Equity-prior years	1,436,380
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	3,399,120
3130.062	Current Year RR Expenditures	(3,176,503)
3130.063	Current Year RR Interest	96,871
	Total Owners Appropriated Equity-current	319,488
	Total Equity	7,051,135
	Total Liabilities & Equity	7,998,292