

Matters for Board Information

Financials



C/O FirstService Residential
 3975 Fair Ridge Dr Ste 210S
 FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
COMPARATIVE BALANCE SHEET AS OF
02/28/2026

Account #		Current Month	Prior Month	Variance
ASSETS				
	<i>CASH:</i>			
10000	PETTY CASH	500.00	500.00	0.00
10120 NCB	OPERATING CHECKING NATIONAL COOPERATIVE	437,484.67	0.00	437,484.67
10120 PRVMGT	OPERATING CHECKING PRIOR MGT COMPANY	782,664.89	1,942,632.46	(1,159,967.57)
	TOTAL CASH	1,220,649.56	1,943,132.46	(722,482.90)
	<i>CASH INVESTMENTS:</i>			
10200	MONEY MARKET	2,809,176.35	1,477,135.55	1,332,040.80
10800	INVESTMENT ACCT	513,040.74	4,458,127.94	(3,945,087.20)
10801	INVESTMENT ACCT CD'S	730,000.00	2,195,000.00	(1,465,000.00)
10851	MUTUAL FUNDS	5,426,628.99	0.00	5,426,628.99
	TOTAL CASH INVESTMENTS	9,478,846.08	8,130,263.49	1,348,582.59
	<i>OTHER CURRENT ASSETS:</i>			
11000	A/R ASSESSMENTS	659,952.94	446,069.61	213,883.33
11031	A/R PER PRIOR MGMT	45,814.82	45,814.82	0.00
11900	ALLOW FOR DOUBT ACTS	(164,660.50)	(164,660.50)	0.00
12000	ACCRUED INTEREST	6,736.09	4,224.14	2,511.95
13018	A/R OTHER	1,425.00	1,425.00	0.00
13900	A/R INSURANCE CLAIMS	(662.97)	(662.97)	0.00
14900	A/R MISCELLANEOUS	(2,660.61)	(1,124.87)	(1,535.74)
15000	PREPAID EXPENSES	97,247.74	98,557.77	(1,310.03)
15010	PREPAID INSURANCE	57,841.08	108,902.40	(51,061.32)
17010	DUE TO OPERATNG	1,814,174.22	0.00	1,814,174.22
	TOTAL OTHER CURRENT ASSETS	2,515,207.81	538,545.40	1,976,662.41
	<i>NON-CURRENT ASSETS:</i>			
18000	FIXED ASSETS	1,039,315.88	1,039,315.88	0.00
19000	ACCUM DEPRECIATION	(882,999.01)	(882,999.01)	0.00
	TOTAL NON-CURRENT ASSETS	156,316.87	156,316.87	0.00
	TOTAL ASSETS	13,371,020.32	10,768,258.22	2,602,762.10
LIABILITIES AND OWNERS EQUITY				
	<i>CURRENT LIABILITIES:</i>			
20100	ACCOUNTS PAYABLE	4,189.80	0.00	(4,189.80)
20200	ACCRUED EXPENSES	271,610.03	252,487.12	(19,122.91)
20300	RESERVES PAYABLE	330,089.52	0.00	(330,089.52)
20400	MISC PAYABLES	88,106.46	58,393.95	(29,712.51)
20440	DUE FROM RESERVES	1,814,174.22	0.00	(1,814,174.22)
21000	SALARIES PAYABLE	117,249.42	116,673.42	(576.00)
21030	RETIREMENT FUND A/P	42,611.72	42,389.84	(221.88)
22000	PREPAID ASSESSMENTS	244,603.79	259,424.81	14,821.02
22031	PREPAID PRIOR MGT	22,829.69	22,829.69	0.00
24205	SECURITY DEPOSIT	3,230.00	3,230.00	0.00
29000 29005	DEFERRED INCOME DEFERRED INCOME	145,599.41	147,253.95	1,654.54
29998	REFUND/FORFEIT	(995.56)	(995.56)	0.00
	TOTAL CURRENT LIABILITIES	3,083,298.50	901,687.22	(2,181,611.28)
	<i>OWNERS EQUITY:</i>			
	REPLACEMENT RESERVES	7,334,582.34	6,994,949.72	(339,632.62)
	OTHER RESTRICTED FUNDS	156,262.31	156,262.31	0.00
	SPECIAL PROJECT FUNDS	81,784.20	81,784.20	0.00
	RETAINED EARNINGS	1,694,177.04	1,694,177.04	0.00
	NET EXCESS/(DEFICIT)	1,020,915.93	939,397.73	(81,518.20)
	TOTAL OWNERS EQUITY	10,287,721.82	9,866,571.00	(421,150.82)



C/O FirstService Residential
3975 Fair Ridge Dr Ste 210S
FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC COMPARATIVE BALANCE SHEET AS OF 02/28/2026
--

Account #	Current Month	Prior Month	Variance
	-----	-----	-----
TOTAL LIABILITIES & OWNERS EQUITY	13,371,020.32	10,768,258.22	(2,602,762.10)
	=====	=====	=====



C/O FirstService Residential
 3975 Fair Ridge Dr Ste 210S
 FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
FUND BALANCE SHEET - RES I/S
 02/28/2026

ACCOUNT #	ACCOUNT NAME	OPERATING FUND	RESERVE FUND	TOTAL
ASSETS				
CURRENT ASSETS				
<i>CASH:</i>				
10000	PETTY CASH	500.00	0.00	500.00
10120 NCB	OPERATING CHECKING	437,484.67	0.00	437,484.67
10120 PRVMGT	OPERATING CHECKING	782,664.89	0.00	782,664.89
10200	MONEY MARKET	0.00	2,809,176.35	2,809,176.35
10800	INVESTMENT ACCT	0.00	513,040.74	513,040.74
10801	INVESTMENT ACCT CD'S	0.00	730,000.00	730,000.00
10851	MUTUAL FUNDS	0.00	5,426,628.99	5,426,628.99
	TOTAL CASH	1,220,649.56	9,478,846.08	10,699,495.64
<i>OTHER CURRENT ASSETS:</i>				
11000	A/R ASSESSMENTS	659,952.94	0.00	659,952.94
11031	A/R PER PRIOR MGMT	45,814.82	0.00	45,814.82
11900	ALLOW FOR DOUBT ACTS	(164,660.50)	0.00	(164,660.50)
12000	ACCRUED INTEREST	6,736.09	0.00	6,736.09
13018	A/R OTHER	1,425.00	0.00	1,425.00
13900	A/R INSURANCE CLAIMS	(662.97)	0.00	(662.97)
14900	A/R MISCELLANEOUS	(2,660.61)	0.00	(2,660.61)
15000	PREPAID EXPENSES	97,247.74	0.00	97,247.74
15010	PREPAID INSURANCE	57,841.08	0.00	57,841.08
	DUE TO/FROM	1,814,174.22	(1,814,174.22)	0.00
	TOTAL OTHER CURRENT ASSETS	2,515,207.81	(1,814,174.22)	701,033.59
<i>NON-CURRENT ASSETS:</i>				
18000	FIXED ASSETS	1,039,315.88	0.00	1,039,315.88
19000	ACCUM DEPRECIATION	(882,999.01)	0.00	(882,999.01)
	TOTAL NON-CURRENT ASSETS	156,316.87	0.00	156,316.87
	TOTAL ASSETS	3,892,174.24	7,664,671.86	11,556,846.10
LIABILITIES AND OWNERS EQUITY				
<i>CURRENT LIABILITIES:</i>				
20100	ACCOUNTS PAYABLE	4,189.80	0.00	4,189.80
20200	ACCRUED EXPENSES	271,610.03	0.00	271,610.03
20300	RESERVES PAYABLE	0.00	330,089.52	330,089.52
20400	MISC PAYABLES	88,106.46	0.00	88,106.46
21000	SALARIES PAYABLE	117,249.42	0.00	117,249.42
21030	RETIREMENT FUND A/P	42,611.72	0.00	42,611.72
22000	PREPAID ASSESSMENTS	244,603.79	0.00	244,603.79
22031	PREPAID PRIOR MGT	22,829.69	0.00	22,829.69
24205	SECURITY DEPOSIT	3,230.00	0.00	3,230.00
29000 29005	DEFERRED INCOME	145,599.41	0.00	145,599.41
29998	REFUND/FORFEIT	(995.56)	0.00	(995.56)
	TOTAL CURRENT LIABILITIES	939,034.76	330,089.52	1,269,124.28
<i>OWNERS EQUITY:</i>				
30500	RETAINED EARNINGS	1,694,177.04	0.00	1,694,177.04
30505	PROPERTY FUND	156,316.87	0.00	156,316.87
30600	SUSPENSE	(54.56)	0.00	(54.56)
35000	SPECIAL PROJECT FUND	81,784.20	0.00	81,784.20
38000 38000	REPLACEMENT RESERVES	0.00	6,342,907.87	6,342,907.87
	NET EXCESS/(DEFICIT)	1,020,915.93	991,674.47	2,012,590.40



C/O FirstService Residential
3975 Fair Ridge Dr Ste 210S
FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC FUND BALANCE SHEET - RES I/S 02/28/2026

ACCOUNT #	ACCOUNT NAME	OPERATING FUND	RESERVE FUND	TOTAL
	TOTAL OWNERS EQUITY	2,953,139.48	7,334,582.34	10,287,721.82
	TOTAL LIABILITIES & OWNERS EQUITY	3,892,174.24	7,664,671.86	11,556,846.10



C/O FirstService Residential
 3975 Fair Ridge Dr Ste 210S
 FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
INCOME STATEMENT
 02/28/2026

		CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
INCOME:									
41000	ASSESSMENT INCOME	671,101.18	671,010	91.18	6,012,211.23	6,039,090	(26,878.77)	8,052,119	(2,039,907.77)
41330	GEN RESERVE ASSMT	323,651.50	323,652	(0.50)	2,912,863.50	2,912,868	(4.50)	3,883,818	(970,954.50)
41551	CABLE INCOME	1,654.54	1,400	254.54	14,890.94	12,600	2,290.94	16,800	(1,909.06)
41750	STORAGE BIN RENTAL	0.00	4,167	(4,167.00)	15,597.05	37,503	(21,905.95)	50,000	(34,402.95)
42000 42000	INTEREST - INTEREST	19,053.74	10,021	9,032.74	155,696.19	90,189	65,507.19	120,250	35,446.19
42000 42002	INTEREST - RESERVE	15,981.12	0	15,981.12	174,956.32	0	174,956.32	0	174,956.32
43004	SALE PROCEEDS	0.00	0	0.00	441,700.24	0	441,700.24	0	441,700.24
43100	LATE CHG INCOME	0.00	2,000	(2,000.00)	30,603.95	18,000	12,603.95	24,000	6,603.95
43106	COLLECTION CHGS	0.00	632	(632.00)	17,675.11	5,688	11,987.11	7,578	10,097.11
43200	LEGAL CHG INCOME	841.44	0	841.44	841.44	0	841.44	0	841.44
43358	IN-UNIT SERVICE FEE	0.00	2,225	(2,225.00)	20,267.34	20,025	242.34	26,700	(6,432.66)
43405	UTILITY INCOME	141.07	50	91.07	3,852.78	450	3,402.78	600	3,252.78
43500	CLUBHOUSE/REC INCOME	0.00	1,313	(1,313.00)	5,050.00	11,817	(6,767.00)	15,750	(10,700.00)
43545	RENTAL INCOME	2,745.38	4,426	(1,680.62)	26,514.50	39,834	(13,319.50)	53,106	(26,591.50)
43555	LAUNDRY INCOME	0.00	1,000	(1,000.00)	0.00	9,000	(9,000.00)	12,000	(12,000.00)
49700	NEWSLETTER INCOME	0.00	750	(750.00)	1,065.00	6,750	(5,685.00)	9,000	(7,935.00)
43000 43001	MISC INC - OTHER	0.00	1,500	(1,500.00)	10,220.97	13,500	(3,279.03)	18,000	(7,779.03)
43000 43600	MISC INC - KEY	0.00	2,392	(2,392.00)	7,803.40	21,528	(13,724.60)	28,700	(20,896.60)
43000 49500	MISC INC - RESALE DISCL CHGS	4,013.68	3,167	846.68	29,389.26	28,503	886.26	38,000	(8,610.74)
	TOTAL INCOME	1,039,183.65	1,029,705	9,478.65	9,881,199.22	9,267,345	613,854.22	12,356,421	(2,475,221.78)
EXPENSES:									
ADMINISTRATIVE:									
50000	MANAGEMENT FEES	7,916.66	7,711	(205.66)	70,620.67	69,399	(1,221.67)	92,533	21,912.33
50200	INSURANCE	51,061.32	48,108	(2,953.32)	459,887.44	432,972	(26,915.44)	577,294	117,406.56
50300	LEGAL	0.00	3,908	3,908.00	67,063.69	35,172	(31,891.69)	46,900	(20,163.69)
50400	AUDIT/TAX PREP	1,200.00	1,673	473.00	20,082.20	15,057	(5,025.20)	20,076	(6.20)
50500	CONSULTING/ENGINEER	0.00	2,083	2,083.00	0.00	18,747	18,747.00	25,000	25,000.00
50600	BAD DEBT EXPENSE	0.00	125	125.00	0.00	1,125	1,125.00	1,500	1,500.00
50700	BANK CHARGES	20.00	0	(20.00)	20.00	0	(20.00)	0	(20.00)
51145	IT SUPPORT	10,862.59	3,878	(6,984.59)	53,826.53	34,902	(18,924.53)	46,539	(7,287.53)
51150	COMPUTER PROGRAMMING	2,102.03	1,333	(769.03)	25,117.57	11,997	(13,120.57)	16,000	(9,117.57)
51155	WEBSITE/INTERNET	0.00	417	417.00	0.00	3,753	3,753.00	5,000	5,000.00
51360	BOARD MEETING EXP	0.00	650	650.00	1,810.00	5,850	4,040.00	7,800	5,990.00
51500 51000	MISC ADMIN - PRINTING/COPYING	0.00	1,080	1,080.00	442.13	9,720	9,277.87	12,960	12,517.87
51500 51010	MISC ADMIN - POSTAGE	392.37	1,375	982.63	9,472.89	12,375	2,902.11	16,500	7,027.11
51500 51022	MISC ADMIN - DUES & SUBSCRIPTIONS	0.00	85	85.00	984.60	765	(219.60)	1,021	36.40
51500 51035	MISC ADMIN - OFFICE EXPENSE	469.24	1,356	886.76	17,896.34	12,204	(5,692.34)	16,275	(1,621.34)
51500 51040	MISC ADMIN - OTHER	5,062.63	2,083	(2,979.63)	21,438.53	18,747	(2,691.53)	25,000	3,561.47



C/O FirstService Residential
 3975 Fair Ridge Dr Ste 210S
 FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
INCOME STATEMENT
 02/28/2026

		CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
51500 51046	MISC ADMIN - CREDIT CARD FEES	212.98	1,030	817.02	5,901.81	9,270	3,368.19	12,360	6,458.19
51500 51105	MISC ADMIN - COMMUNITY EVENTS	0.00	1,117	1,117.00	4,803.00	10,053	5,250.00	13,400	8,597.00
	TOTAL ADMINISTRATIVE	79,299.82	78,012	(1,287.82)	759,367.40	702,108	(57,259.40)	936,158	176,790.60
	PAYROLL AND RELATED:								
52010 52000	SALARIES - SALARIES	194,730.49	199,801	5,070.51	1,687,610.84	1,798,209	110,598.16	2,397,606	709,995.16
52200	PAYROLL TAXES	25,969.78	39,143	13,173.22	253,819.28	352,287	98,467.72	469,712	215,892.72
52500	EDUCATION/TRAINING	0.00	450	450.00	32,051.32	4,050	(28,001.32)	5,400	(26,651.32)
	TOTAL PAYROLL AND RELATED	220,700.27	239,394	18,693.73	1,973,481.44	2,154,546	181,064.56	2,872,718	899,236.56
	UTILITIES:								
53000	ELECTRICITY	10,236.14	10,213	(23.14)	88,741.75	91,917	3,175.25	122,560	33,818.25
53100	GAS	21,382.89	22,218	835.11	188,855.41	199,962	11,106.59	266,616	77,760.59
53200	WATER	52,262.55	45,325	(6,937.55)	405,991.81	407,925	1,933.19	543,901	137,909.19
53205	SEWER	66,667.73	87,542	20,874.27	596,815.16	787,878	191,062.84	1,050,508	453,692.84
53400	PHONE	3,872.95	3,600	(272.95)	34,739.85	32,400	(2,339.85)	43,200	8,460.15
	TOTAL UTILITIES	154,422.26	168,898	14,475.74	1,315,143.98	1,520,082	204,938.02	2,026,785	711,641.02
	OPERATING:								
54200	LANDSCAPING	1,870.00	18,750	16,880.00	38,987.42	168,750	129,762.58	225,000	186,012.58
54210	TREE WORK	18,547.00	19,584	1,037.00	180,490.00	176,256	(4,234.00)	235,000	54,510.00
54801	MAINTENANCE SUPPLIES	0.00	3,333	3,333.00	14,274.53	29,997	15,722.47	40,000	25,725.47
54851	JANITORIAL SUPPLIES	353.28	1,625	1,271.72	15,122.19	14,625	(497.19)	19,500	4,377.81
54859	PAINTING SUPPLIES	557.14	1,800	1,242.86	13,085.77	16,200	3,114.23	21,600	8,514.23
55070	TOOLS	1,818.91	333	(1,485.91)	15,084.96	2,997	(12,087.96)	3,996	(11,088.96)
55076	IN UNIT SUPPLIES	65.23	1,250	1,184.77	17,722.05	11,250	(6,472.05)	15,000	(2,722.05)
55085	ASSOCIATION UNIT R&M	439.68	5,053	4,613.32	32,116.49	45,477	13,360.51	60,631	28,514.51
55150	EQUIPMENT RPR/MNT	0.00	250	250.00	500.00	2,250	1,750.00	3,000	2,500.00
55500	PLUMBING RPRS/MNT	0.00	6,217	6,217.00	21,115.96	55,953	34,837.04	74,600	53,484.04
56060	EV CHARGING STATION	0.00	50	50.00	480.00	450	(30.00)	600	120.00
56405	POOL RPRS/MNT	0.00	1,600	1,600.00	4,222.23	14,400	10,177.77	19,200	14,977.77
56433	FITNESS EQUIP REPAIR	3,359.26	125	(3,234.26)	3,359.26	1,125	(2,234.26)	1,500	(1,859.26)
56500 56500	GENERAL RPRS/MNT - GENERAL RPRS & M	2,837.30	7,650	4,812.70	63,479.01	68,850	5,370.99	91,800	28,320.99
56690	EXTERMINATION	0.00	4,697	4,697.00	61,964.37	42,273	(19,691.37)	56,364	(5,600.37)
56720	VEHICLE OIL CHANGE AND REPAIRS	2,361.98	4,500	2,138.02	36,673.04	40,500	3,826.96	54,000	17,326.96
56820	TRAVEL ALLOW/EXPENSE	0.00	25	25.00	0.00	225	225.00	300	300.00



C/O FirstService Residential
 3975 Fair Ridge Dr Ste 210S
 FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
INCOME STATEMENT
 02/28/2026

	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
TOTAL OPERATING	32,209.78	76,842	44,632.22	518,677.28	691,578	172,900.72	922,091	403,413.72
CONTRACTED SERVICES:								
57000 TRASH REMOVAL	37,733.14	34,179	(3,554.14)	319,704.74	307,611	(12,093.74)	410,147	90,442.26
57100 SNOW REMOVAL	46,335.41	0	(46,335.41)	46,335.41	0	(46,335.41)	0	(46,335.41)
57250 GROUNDS MAINTENANCE	31,750.00	31,201	(549.00)	235,707.00	280,809	45,102.00	374,414	138,707.00
57350 POOL MANAGEMENT CONT	0.00	14,450	14,450.00	112,943.00	130,050	17,107.00	173,400	60,457.00
57554 PAINTING CONTRACT	0.00	19,746	19,746.00	178,303.04	177,714	(589.04)	236,957	58,653.96
57602 ENTRY SYS CONTRACT	0.00	215	215.00	0.00	1,935	1,935.00	2,580	2,580.00
57701 COPIER LEASE	966.08	1,300	333.92	8,445.69	11,700	3,254.31	15,600	7,154.31
57703 UNIFORMS	0.00	2,000	2,000.00	29,401.28	18,000	(11,401.28)	24,000	(5,401.28)
TOTAL CONTRACTED SERVICES	116,784.63	103,091	(13,693.63)	930,840.16	927,819	(3,021.16)	1,237,098	306,257.84
TAXES AND RELATED:								
58000 INCOME TAXES	0.00	23,980	23,980.00	97,933.80	215,820	117,886.20	287,750	189,816.20
58030 REAL ESTATE TAXES	0.00	912	912.00	8,180.88	8,208	27.12	10,938	2,757.12
58040 PERSONAL PROP TAXES	0.00	1,000	1,000.00	0.00	9,000	9,000.00	12,000	12,000.00
TOTAL TAXES AND RELATED	0.00	25,892	25,892.00	106,114.68	233,028	126,913.32	310,688	204,573.32
AMENITIES/COMMUNITY PROGRAMS:								
59700 NEWSLETTERS	586.23	702	115.77	8,160.26	6,318	(1,842.26)	8,425	264.74
TOTAL AMENITIES/COMMUNITY PROGR	586.23	702	115.77	8,160.26	6,318	(1,842.26)	8,425	264.74
RESERVES:								
68000 68000 RESERVES - REPLACEMENT RESERVES	323,651.50	323,651	(0.50)	2,912,863.50	2,912,863	(0.50)	3,883,818	970,954.50
68000 69900 RESERVES - RESERVE INTEREST	15,981.12	0	(15,981.12)	174,956.32	0	(174,956.32)	0	(174,956.32)
68100 OPER CONTINGENCY	0.00	4,170	4,170.00	0.00	37,530	37,530.00	50,040	50,040.00
68500 CAPITAL PROJ/IMPROV	0.00	0	0.00	1,768.96	0	(1,768.96)	0	(1,768.96)
68991 TRANSFER RESERVE INTEREST	14,029.84	9,050	(4,979.84)	158,909.31	81,450	(77,459.31)	108,600	(50,309.31)
TOTAL RESERVES	353,662.46	336,871	(16,791.46)	3,248,498.09	3,031,843	(216,655.09)	4,042,458	793,959.91



C/O FirstService Residential
3975 Fair Ridge Dr Ste 210S
FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
INCOME STATEMENT
02/28/2026

	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
TOTAL EXPENSES AND RESERVES	957,665.45	1,029,702	72,036.55	8,860,283.29	9,267,322	407,038.71	12,356,421	3,496,137.71
NET EXCESS/(DEFICIT)	81,518.20	3	81,515.20	1,020,915.93	23	1,020,892.93	0	1,020,915.93



C/O FirstService Residential
 3975 Fair Ridge Dr Ste 210S
 FAIRFAX VA 22033

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
RESERVE INCOME STATEMENT
 02/28/2026

	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
RESERVE INCOME:								
68000 68000	RESERVES REPLACEMENT RESERVES	323,651.50	323,651	0.50	2,912,863.50	2,912,863	0.50	3,883,818 (970,954.50)
68000 69900	RESERVES RESERVE INTEREST	15,981.12	0	15,981.12	174,956.32	0	174,956.32	0 174,956.32
	TOTAL RESERVE INCOME	<u>339,632.62</u>	<u>323,651</u>	<u>15,981.62</u>	<u>3,087,819.82</u>	<u>2,912,863</u>	<u>174,956.82</u>	<u>3,883,818 (795,998.18)</u>
RESERVE EXPENSES:								
75100 74400	LED OUTDOOR LIGHTING	0.00	0	0.00	2,880.00	0	(2,880.00)	0 (2,880.00)
75100 74885	RPLC HVAC	0.00	0	0.00	123,207.06	0	(123,207.06)	0 (123,207.06)
75100 75102	POOL	0.00	0	0.00	326.11	0	(326.11)	0 (326.11)
75100 75106	FLAT ROOF REPAIRS	0.00	0	0.00	442,793.90	0	(442,793.90)	0 (442,793.90)
75100 75127	RISER REPLACEMENT	0.00	0	0.00	34,577.50	0	(34,577.50)	0 (34,577.50)
75100 75148	FENCES,GATES & WALLS	0.00	0	0.00	20,185.61	0	(20,185.61)	0 (20,185.61)
75100 75183	WATERPROOFING	0.00	0	0.00	73,091.57	0	(73,091.57)	0 (73,091.57)
75100 75184	BUILDING EXTERIOR	0.00	0	0.00	301,582.34	0	(301,582.34)	0 (301,582.34)
75100 75186	BUILDING INTERIOR	0.00	0	0.00	128,247.95	0	(128,247.95)	0 (128,247.95)
75100 75187	SIDEWALK REPLACEMENT	0.00	0	0.00	18,195.31	0	(18,195.31)	0 (18,195.31)
75100 75188	ELECTRICAL SWITCHGEA	0.00	0	0.00	4,885.08	0	(4,885.08)	0 (4,885.08)
75100 75194	SPECIAL PROJ 1	0.00	0	0.00	181,221.38	0	(181,221.38)	0 (181,221.38)
75100 75196	SPECIAL PROJ 2	0.00	0	0.00	93,895.68	0	(93,895.68)	0 (93,895.68)
75100 75197	SPECIAL PROJ 3	0.00	0	0.00	235,042.00	0	(235,042.00)	0 (235,042.00)
75100 75198	SPECIAL PROJ 4	0.00	0	0.00	31,375.00	0	(31,375.00)	0 (31,375.00)
75100 75199	SPECIAL PROJ 5	0.00	0	0.00	404,638.86	0	(404,638.86)	0 (404,638.86)
	TOTAL RESERVE EXPENSES	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>2,096,145.35</u>	<u>0</u>	<u>(2,096,145.35)</u>	<u>0 (2,096,145.35)</u>
	NET EXCESS/(DEFICIT)	<u>339,632.62</u>	<u>323,651</u>	<u>15,981.62</u>	<u>991,674.47</u>	<u>2,912,863</u>	<u>(1,921,188.53)</u>	<u>3,883,818 (2,892,143.53)</u>