

**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 03/31/2026
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Account #		Current Month	Prior Month	Variance
<b>ASSETS</b>				
<i>CASH:</i>				
10000	PETTY CASH	500.00	500.00	0.00
10120 NCB	OPERATING CHECKING NATIONAL COOPERATIVE	452,219.74	437,484.67	14,735.07
10120 PRVMGT	OPERATING CHECKING PRIOR MGT COMPANY	782,664.89	782,664.89	0.00
	<b>TOTAL CASH</b>	<b>1,235,384.63</b>	<b>1,220,649.56</b>	<b>14,735.07</b>
<i>CASH INVESTMENTS:</i>				
10200	MONEY MARKET	2,809,176.35	2,809,176.35	0.00
10800	INVESTMENT ACCT	513,040.74	513,040.74	0.00
10801	INVESTMENT ACCT CD'S	730,000.00	730,000.00	0.00
10851	MUTUAL FUNDS	5,426,628.99	5,426,628.99	0.00
	<b>TOTAL CASH INVESTMENTS</b>	<b>9,478,846.08</b>	<b>9,478,846.08</b>	<b>0.00</b>
<i>OTHER CURRENT ASSETS:</i>				
11000	A/R ASSESSMENTS	573,194.16	659,952.94	(86,758.78)
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	6,736.09	0.00
13010	A/R INCOME TAXES	(42,464.73)	0.00	(42,464.73)
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)	(2,660.61)	0.00
15000	PREPAID EXPENSES	122,116.39	97,247.74	24,868.65
15010	PREPAID INSURANCE	18,941.89	57,841.08	(38,899.19)
17010	DUE TO OPERATNG	2,121,542.87	1,814,174.22	307,368.65
	<b>TOTAL OTHER CURRENT ASSETS</b>	<b>2,679,322.41</b>	<b>2,515,207.81</b>	<b>164,114.60</b>
<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
	<b>TOTAL NON-CURRENT ASSETS</b>	<b>156,316.87</b>	<b>156,316.87</b>	<b>0.00</b>
	<b>TOTAL ASSETS</b>	<b>13,549,869.99</b>	<b>13,371,020.32</b>	<b>178,849.67</b>

**LIABILITIES AND OWNERS EQUITY**

<i>CURRENT LIABILITIES:</i>				
20100	ACCOUNTS PAYABLE	0.00	4,189.80	4,189.80
20200	ACCRUED EXPENSES	280,267.97	271,610.03	(8,657.94)
20300	RESERVES PAYABLE	0.00	330,089.52	330,089.52
20400	MISC PAYABLES	418,195.98	88,106.46	(330,089.52)
20440	DUE FROM RESERVES	2,121,542.87	1,814,174.22	(307,368.65)
21000	SALARIES PAYABLE	117,849.42	117,249.42	(600.00)
21030	RETIREMENT FUND A/P	50,361.52	42,611.72	(7,749.80)
22000	PREPAID ASSESSMENTS	278,695.72	244,603.79	(34,091.93)
22031	PREPAID PRIOR MGT	22,829.69	22,829.69	0.00
24205	SECURITY DEPOSIT	3,230.00	3,230.00	0.00



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Account #		Current Month	Prior Month	Variance
29000 29005	DEFERRED INCOME DEFERRED INCOME	143,944.87	145,599.41	1,654.54
29998	REFUND/FORFEIT	(995.56)	(995.56)	0.00
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	TOTAL CURRENT LIABILITIES	3,435,922.48	3,083,298.50	(352,623.98)
	<i>OWNERS EQUITY:</i>			
	REPLACEMENT RESERVES	7,357,303.21	7,334,582.34	(22,720.87)
	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)	824,420.75	1,020,915.93	196,495.18
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	TOTAL OWNERS EQUITY	10,113,947.51	10,287,721.82	173,774.31
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	TOTAL LIABILITIES & OWNERS EQUITY	13,549,869.99	13,371,020.32	(178,849.67)
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PARKFAIRFAX CONDOMINIUM UNIT OWNERS
ASSOC
INCOME STATEMENT
03/31/2026

		CURREN ACTUAL	CURREN BUDGET	CURREN VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
INCOME:									
41000	ASSESSMENT INCOME	671,708.99	671,010	698.99	6,683,920.22	6,710,100	(26,179.78)	8,052,119	(1,368,198.78)
41330	GEN RESERVE ASSMT	323,651.50	323,652	(0.50)	3,236,515.00	3,236,520	(5.00)	3,883,818	(647,303.00)
41551	CABLE INCOME	1,654.54	1,400	254.54	16,545.48	14,000	2,545.48	16,800	(254.52)
41750	STORAGE BIN RENTAL	2,703.00	4,167	(1,464.00)	18,300.05	41,670	(23,369.95)	50,000	(31,699.95)
42000 42000	INTEREST - INTEREST	0.00	10,021	(10,021.00)	155,696.19	100,210	55,486.19	120,250	35,446.19
42000 42002	INTEREST - RESERVE	0.00	0	0.00	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	(31.33)	2,000	(2,031.33)	30,572.62	20,000	10,572.62	24,000	6,572.62
43106	COLLECTION CHGS	0.00	632	(632.00)	17,675.11	6,320	11,355.11	7,578	10,097.11
43200	LEGAL CHG INCOME	2,813.32	0	2,813.32	3,654.76	0	3,654.76	0	3,654.76
43358	IN-UNIT SERVICE FEE	3,199.70	2,225	974.70	23,467.04	22,250	1,217.04	26,700	(3,232.96)
43405	UTILITY INCOME	0.00	50	(50.00)	3,852.78	500	3,352.78	600	3,252.78
43500	CLUBHOUSE/REC INCOME	2,100.00	1,313	787.00	7,150.00	13,130	(5,980.00)	15,750	(8,600.00)
43545	RENTAL INCOME	3,149.29	4,426	(1,276.71)	29,663.79	44,260	(14,596.21)	53,106	(23,442.21)
43555	LAUNDRY INCOME	0.00	1,000	(1,000.00)	0.00	10,000	(10,000.00)	12,000	(12,000.00)
49700	NEWSLETTER INCOME	2,421.00	750	1,671.00	3,486.00	7,500	(4,014.00)	9,000	(5,514.00)
43000 43001	MISC INC - OTHER	519.90	1,500	(980.10)	10,740.87	15,000	(4,259.13)	18,000	(7,259.13)
43000 43600	MISC INC - KEY	90.00	2,392	(2,302.00)	7,893.40	23,920	(16,026.60)	28,700	(20,806.60)
43000 49500	MISC INC - RESALE DISCL CHGS	847.92	3,167	(2,319.08)	30,237.18	31,670	(1,432.82)	38,000	(7,762.82)
	TOTAL INCOME	1,014,827.83	1,029,705	(14,877.17)	10,896,027.05	10,297,050	598,977.05	12,356,421	(1,460,393.95)
EXPENSES:									
UTILITIES:									
53000 53000	ELECTRICITY - ELECTRICITY	32,938.93	10,213	(22,725.93)	121,680.68	102,130	(19,550.68)	122,560	879.32
53100 53100	GAS - GAS	47,127.44	22,218	(24,909.44)	235,982.85	222,180	(13,802.85)	266,616	30,633.15
53200	WATER	159,105.08	45,325	(113,780.08)	565,096.89	453,250	(111,846.89)	543,901	(21,195.89)
53205	SEWER	120,056.61	87,542	(32,514.61)	716,871.77	875,420	158,548.23	1,050,508	333,636.23
56060	EV CHARGING STATION	0.00	50	50.00	480.00	500	20.00	600	120.00
	TOTAL UTILITY	359,228.06	165,348	(193,880.06)	1,640,112.19	1,653,480	13,367.81	1,984,185	344,072.81



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PARKFAIRFAX CONDOMINIUM UNIT OWNERS
ASSOC
INCOME STATEMENT
03/31/2026

		CURREN ACTUAL	CURREN BUDGET	CURREN VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
CONTRACTS:									
51155	WEBSITE/INTERNET	0.00	417	417.00	0.00	4,170	4,170.00	5,000	5,000.00
56690 56691	EXTERMINATION - EXTERIOR	8,492.00	4,697	(3,795.00)	70,456.37	46,970	(23,486.37)	56,364	(14,092.37)
57000 57000	TRASH REMOVAL - TRASH REMOVAL	31,182.59	34,179	2,996.41	350,887.33	341,790	(9,097.33)	410,147	59,259.67
57100 57100	SNOW REMOVAL - SNOW REMOVAL CONT	15,998.90	0	(15,998.90)	62,334.31	0	(62,334.31)	0	(62,334.31)
57250 57250	GROUNDS MAINTENANCE - GROUNDS MAINT	31,750.00	31,201	(549.00)	267,457.00	312,010	44,553.00	374,414	106,957.00
57350	POOL MANAGEMENT CONT	24,200.00	14,450	(9,750.00)	137,143.00	144,500	7,357.00	173,400	36,257.00
57554	PAINTING CONTRACT	0.00	19,746	19,746.00	178,303.04	197,460	19,156.96	236,957	58,653.96
57602	ENTRY SYS CONTRACT	0.00	215	215.00	0.00	2,150	2,150.00	2,580	2,580.00
	TOTAL CONTRACTS	111,623.49	104,905	(6,718.49)	1,066,581.05	1,049,050	(17,531.05)	1,258,862	192,280.95
REPAIR & MAINTENANCE:									
54200 54200	LANDSCAPING - LANDSCAPING PROJECTS	795.51	10,417	9,621.49	29,996.35	104,170	74,173.65	125,000	95,003.65
54200 54205	LANDSCAPING - ENHANCEMNT	7,866.75	8,333	466.25	17,653.33	83,330	65,676.67	100,000	82,346.67
54210 54210	TREE WORK - TREE WORK	2,195.00	2,917	722.00	3,570.00	29,170	25,600.00	35,000	31,430.00
54210 54216	TREE WORK - PRUNING & REMOVAL	16,935.00	16,667	(268.00)	196,050.00	166,670	(29,380.00)	200,000	3,950.00
54801	MAINTENANCE SUPPLIES	33,675.09	3,333	(30,342.09)	47,949.62	33,330	(14,619.62)	40,000	(7,949.62)
54851	JANITORIAL SUPPLIES	3,402.68	1,625	(1,777.68)	18,524.87	16,250	(2,274.87)	19,500	975.13
54859	PAINTING SUPPLIES	2,943.80	1,800	(1,143.80)	16,029.57	18,000	1,970.43	21,600	5,570.43
55070	TOOLS	2,388.04	333	(2,055.04)	17,473.00	3,330	(14,143.00)	3,996	(13,477.00)
55076	IN UNIT SUPPLIES	4,539.47	1,250	(3,289.47)	22,261.52	12,500	(9,761.52)	15,000	(7,261.52)
55150	EQUIPMENT RPR/MNT	1,402.55	250	(1,152.55)	1,902.55	2,500	597.45	3,000	1,097.45
55500 55500	PLUMBING RPRS/MNT - PLUMBING REPAIR	1,997.53	0	(1,997.53)	23,113.49	0	(23,113.49)	0	(23,113.49)
55500 55501	PLUMBING RPRS/MNT - SUPPLIES	8.53	6,217	6,208.47	8.53	62,170	62,161.47	74,600	74,591.47
56405	POOL RPRS/MNT	0.00	1,600	1,600.00	4,222.23	16,000	11,777.77	19,200	14,977.77
56433	FITNESS EQUIP REPAIR	0.00	125	125.00	3,359.26	1,250	(2,109.26)	1,500	(1,859.26)
56500 56500	GENERAL RPRS/MNT - GENERAL RPRS & M	4,212.31	7,650	3,437.69	67,691.32	76,500	8,808.68	91,800	24,108.68
56720	VEHICLE OIL CHANGE AND REPAIRS	10,087.00	4,500	(5,587.00)	46,760.04	45,000	(1,760.04)	54,000	7,239.96
	TOTAL REPAIR & MAINTENANCE	92,449.26	67,017	(25,432.26)	516,565.68	670,170	153,604.32	804,196	287,630.32
PERSONNEL:									
52010 52000	SALARIES - SALARIES	176,370.93	199,801	23,430.07	1,863,981.77	1,998,010	134,028.23	2,397,606	533,624.23
52200 52200	PAYROLL TAXES - PAYROLL TAXES	25,510.20	39,143	13,632.80	279,329.48	391,430	112,100.52	469,712	190,382.52



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INCOME STATEMENT
03/31/2026

		CURREN ACTUAL	CURREN BUDGET	CURREN VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
52500	EDUCATION/TRAINING	448.84	450	1.16	32,500.16	4,500	(28,000.16)	5,400	(27,100.16)
57703	UNIFORMS	5,092.43	2,000	(3,092.43)	34,493.71	20,000	(14,493.71)	24,000	(10,493.71)
	TOTAL PERSONNEL	207,422.40	241,394	33,971.60	2,210,305.12	2,413,940	203,634.88	2,896,718	686,412.88
	PROFESSIONAL SERVICES:								
50000	MANAGEMENT FEES	7,916.66	7,711	(205.66)	78,537.33	77,110	(1,427.33)	92,533	13,995.67
50300 50300	LEGAL - LEGAL	4,015.00	2,333	(1,682.00)	44,038.86	23,330	(20,708.86)	28,000	(16,038.86)
50300 50302	LEGAL - COLLECTIONS	0.00	1,575	1,575.00	27,039.83	15,750	(11,289.83)	18,900	(8,139.83)
50400	AUDIT/TAX PREP	0.00	1,673	1,673.00	20,082.20	16,730	(3,352.20)	20,076	(6.20)
	TOTAL PROFESSIONAL SERVICES	11,931.66	13,292	1,360.34	169,698.22	132,920	(36,778.22)	159,509	(10,189.22)
	ADMINISTRATIVE EXPENSES:								
50500	CONSULTING/ENGINEER	17,699.79	2,083	(15,616.79)	17,699.79	20,830	3,130.21	25,000	7,300.21
50600	BAD DEBT EXPENSE	0.00	125	125.00	0.00	1,250	1,250.00	1,500	1,500.00
50700	BANK CHARGES	20.00	0	(20.00)	40.00	0	(40.00)	0	(40.00)
51145	IT SUPPORT	6,699.06	3,878	(2,821.06)	60,525.59	38,780	(21,745.59)	46,539	(13,986.59)
51150	COMPUTER PROGRAMMING	3,016.00	1,333	(1,683.00)	28,133.57	13,330	(14,803.57)	16,000	(12,133.57)
51360	BOARD MEETING EXP	3,445.00	650	(2,795.00)	5,255.00	6,500	1,245.00	7,800	2,545.00
51500 51000	MISC ADMIN - PRINTING/COPYING	1,646.98	1,080	(566.98)	2,089.11	10,800	8,710.89	12,960	10,870.89
51500 51010	MISC ADMIN - POSTAGE	227.38	1,375	1,147.62	9,700.27	13,750	4,049.73	16,500	6,799.73
51500 51022	MISC ADMIN - DUES & SUBSCRIPTIONS	0.00	85	85.00	984.60	850	(134.60)	1,021	36.40
51500 51035	MISC ADMIN - OFFICE EXPENSE	2,327.70	1,356	(971.70)	20,224.04	13,560	(6,664.04)	16,275	(3,949.04)
51500 51040	MISC ADMIN - OTHER	2,904.35	2,083	(821.35)	24,342.88	20,830	(3,512.88)	25,000	657.12
51500 51046	MISC ADMIN - CREDIT CARD FEES	174.30	1,030	855.70	6,076.11	10,300	4,223.89	12,360	6,283.89
51500 51105	MISC ADMIN - COMMUNITY EVENTS	0.00	1,117	1,117.00	4,803.00	11,170	6,367.00	13,400	8,597.00
53400 53400	PHONE - PHONE	4,480.73	3,600	(880.73)	39,220.58	36,000	(3,220.58)	43,200	3,979.42
55085	ASSOCIATION UNIT R&M	8,177.72	5,053	(3,124.72)	40,294.21	50,530	10,235.79	60,631	20,336.79
56820	TRAVEL ALLOW/EXPENSE	0.00	25	25.00	0.00	250	250.00	300	300.00
57701	COPIER LEASE	620.25	1,300	679.75	9,065.94	13,000	3,934.06	15,600	6,534.06
59700	NEWSLETTERS	1,529.66	702	(827.66)	9,689.92	7,020	(2,669.92)	8,425	(1,264.92)
	TOTAL ADMINISTRATIVE EXP	52,968.92	26,875	(26,093.92)	278,144.61	268,750	(9,394.61)	322,511	44,366.39



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03/31/2026

		CURREN ACTUAL	CURREN BUDGET	CURREN VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
	TAXES & INSURANCE:								
50200 50200	INSURANCE - INSURANCE	51,151.33	48,108	(3,043.33)	511,038.77	481,080	(29,958.77)	577,294	66,255.23
58000 58000	INCOME TAXES - INCOME TAXES	0.00	18,000	18,000.00	50,000.00	180,000	130,000.00	216,000	166,000.00
58000 58020	INCOME TAXES - STATE	0.00	5,667	5,667.00	45,941.74	56,670	10,728.26	68,000	22,058.26
58000 58050	INCOME TAXES - MISC	1,005.00	313	(692.00)	2,997.06	3,130	132.94	3,750	752.94
58030	REAL ESTATE TAXES	(108.61)	912	1,020.61	8,072.27	9,120	1,047.73	10,938	2,865.73
58040	PERSONAL PROP TAXES	0.00	1,000	1,000.00	0.00	10,000	10,000.00	12,000	12,000.00
68500	CAPITAL PROJ/IMPROV	0.00	0	0.00	1,768.96	0	(1,768.96)	0	(1,768.96)
	TOTAL TAXES & INSURANCE	52,047.72	74,000	21,952.28	619,818.80	740,000	120,181.20	887,982	268,163.20
	RESERVES / FUND TRANSFERS:								
68000 68000	RESERVES - REPLACEMENT RESERVES	323,651.50	323,652	0.50	3,236,515.00	3,236,515	0.00	3,883,818	647,303.00
68000 69900	RESERVES - RESERVE INTEREST	0.00	0	0.00	174,956.32	0	(174,956.32)	0	(174,956.32)
68100	OPER CONTINGENCY	0.00	4,170	4,170.00	0.00	41,700	41,700.00	50,040	50,040.00
68991	TRANSFER RESERVE INTEREST	0.00	9,050	9,050.00	158,909.31	90,500	(68,409.31)	108,600	(50,309.31)
	TOTAL RESERVES / FUND TRANSFERS	323,651.50	336,872	13,220.50	3,570,380.63	3,368,715	(201,665.63)	4,042,458	472,077.37
	TOTAL EXPENSES AND RESERVES	1,211,323.01	1,029,703	(181,620.01)	10,071,606.30	10,297,025	225,418.70	12,356,421	2,284,814.70
	NET EXCESS/(DEFICIT)	(196,495.18)	2	(196,497.18)	824,420.75	25	824,395.75	0	824,420.75



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RESERVE INCOME STATEMENT
03/31/2026

		CURREN ACTUAL	CURREN BUDGET	CURREN 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	323,652	(0.50)	3,236,515.00	3,236,515	0.00	3,883,818	(647,303.00)
68000 69900	RESERVES RESERVE INTEREST	0.00	0	0.00	174,956.32	0	174,956.32	0	174,956.32
	TOTAL RESERVE INCOME	323,651.50	323,652	(0.50)	3,411,471.32	3,236,515	174,956.32	3,883,818	(472,346.68)
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 75152	SIDING/WOOD REPLACEM	254,752.66	0	(254,752.66)	254,752.66	0	(254,752.66)	0	(254,752.66)
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	8,998.97	0	(8,998.97)	102,894.65	0	(102,894.65)	0	(102,894.65)
75100 75197	SPECIAL PROJ 3	37,179.00	0	(37,179.00)	272,221.00	0	(272,221.00)	0	(272,221.00)
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	300,930.63	0	(300,930.63)	2,397,075.98	0	(2,397,075.98)	0	(2,397,075.98)
	NET EXCESS/(DEFICIT)	22,720.87	323,652	(300,931.13)	1,014,395.34	3,236,515	(2,222,119.66)	3,883,818	(2,869,422.66)

UOA		F26 Actuals										F26 Budget		Projected Total
Description	2026 Budget Approved	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	26-Mar	Apr-26	May-26	
Condo Assessments	\$8,052,119.17	671,101.18	671,007.42	671,079.63	671,101.18	664,048.49	664,048.49	664,048.49	664,675.17	671,101.00	671,709.00	671,009.93	671,009.93	3,349,505.03
Reserve Assessments	\$3,883,818.00	323,652.00	323,652.00	323,652.00	323,652.00	323,652.00	323,652.00	323,652.00	323,652.00	323,652.00	323,652.00	323,652.00	323,652.00	3,883,824.00
Rental Income	\$53,106.23	3,340.10	3,306.74	2,745.38	2,745.38	3,395.38	2,745.38	2,745.38	2,745.38	2,745.00	3,149.00	4,425.52	4,425.54	17,490.44
Clubhouse Rental	\$15,750.00	300.00	300.00	-	-	1,650.00	-	1,050.00	1,750.00	-	2,100.00	1,312.50	1,312.50	6,475.00
Interest Revenue - Project Operations	\$120,250.00	6,997.69	14,690.67	15,584.43	16,341.30	-	43,429.38	19,887.81	19,711.17	19,054.00	-	10,020.83	10,020.87	58,806.87
Laundry & Vending Revenue	\$12,000.00	-	-	-	-	-	-	-	-	-	-	1,000.00	1,000.00	2,000.00
NSF and Late Charges	\$24,000.00	5,217.55	4,730.76	3,892.32	4,798.79	3,774.49	3,900.00	872.76	3,417.28	-	(31.00)	2,000.00	2,000.00	7,386.28
Miscellaneous Inc	\$18,000.00	2,550.01	4,470.60	413.60	724.80	950.80	410.80	157.80	92.56	-	-	1,500.00	1,500.00	3,612.56
In Unit Maintenance	\$26,700.00	1,149.90	2,144.63	3,415.45	4,299.43	4,065.75	1,912.52	1,188.88	2,090.78	-	3,200.00	2,225.00	2,225.00	9,740.78
Utility Reimbursement Inc	\$600.00	-	664.71	453.39	302.39	830.36	517.21	-	943.65	-	-	50.00	50.00	1,043.65
Storage Unit Fees	\$50,000.00	1,278.40	3,444.00	20.00	1,046.00	1,435.00	1,065.28	3,392.00	3,916.37	-	2,703.00	4,166.67	4,166.63	14,952.67
Legal - Collections	\$7,578.00	-	5,809.08	2,965.07	1,700.94	3,155.82	2,223.26	1,152.44	668.50	-	-	631.50	631.50	1,931.50
Resale Package	\$38,000.00	4,638.36	3,095.94	2,264.34	5,107.01	3,914.15	1,514.78	2,659.65	2,181.35	4,014.00	848.00	3,166.67	3,166.63	13,376.65
Cable Income	\$16,800.00	1,654.55	1,654.55	1,654.55	1,654.55	1,654.55	1,654.55	1,654.55	1,654.55	1,655.00	1,655.00	1,400.00	1,400.00	7,764.55
Key Income	\$28,700.00	2,689.80	1,684.00	855.00	878.40	966.60	280.80	403.80	45.00	-	90.00	2,391.67	2,391.63	4,918.30
Sales	\$0.00	441,700.24	-	-	-	-	-	-	-	-	-	-	-	-
Newsletter Income	\$9,000.00	176.00	-	-	97.00	-	-	156.00	636.00	-	2,421.00	750.00	750.00	4,557.00
<b>Totals</b>	<b>\$12,356,421.40</b>	<b>1,466,445.78</b>	<b>1,040,655.10</b>	<b>1,028,995.16</b>	<b>1,034,449.17</b>	<b>1,013,493.39</b>	<b>1,047,354.45</b>	<b>1,023,021.56</b>	<b>1,028,179.76</b>	<b>1,022,221.00</b>	<b>1,012,016.00</b>	<b>1,029,702.29</b>	<b>1,029,702.23</b>	<b>7,387,385.28</b>
Electricity	\$122,560.00	7,764.67	20,985.38	9,045.82	24,905.60	1,657.80	1,707.14	11,452.70	986.50	10,236.00	32,939.00	10,213.33	10,213.37	64,588.20
Water	\$543,901.00	39,664.24	39,664.24	47,310.69	42,609.31	45,999.79	-	92,005.04	46,475.95	52,263.00	159,105.00	45,325.08	45,325.12	348,494.15
Gas	\$266,615.76	22,158.56	21,797.94	18,044.89	13,010.16	18,381.85	20,713.63	24,866.04	22,462.60	21,383.00	47,127.00	22,217.98	22,217.98	135,408.56
Sewer	\$1,050,508.00	101,542.23	111,437.61	57,486.32	165,724.22	91,119.98	78,383.00	75,623.00	-	66,668.00	120,057.00	87,542.33	87,542.37	361,809.70
Utility Reimbursement	\$600.00	-	-	-	-	480.00	-	-	-	-	-	50.00	50.00	100.00
<b>Totals</b>	<b>\$1,984,184.76</b>	<b>171,129.70</b>	<b>193,885.17</b>	<b>131,887.72</b>	<b>246,249.29</b>	<b>157,159.42</b>	<b>101,283.77</b>	<b>203,946.78</b>	<b>69,925.05</b>	<b>150,550.00</b>	<b>359,228.00</b>	<b>165,348.72</b>	<b>165,348.84</b>	<b>910,400.61</b>
Web Site	\$5,000.00	-	-	-	-	-	-	-	-	-	-	416.67	416.63	833.30
Exterminating Contract	\$56,364.00	5,265.00	14,159.00	5,555.00	9,342.00	15,299.87	3,307.00	4,186.50	3,880.00	-	8,492.00	4,697.00	4,697.00	21,766.00
Garbage and Trash Removal	\$410,147.30	33,993.95	35,272.10	35,919.87	34,126.66	33,382.80	38,926.49	31,445.14	38,904.59	37,733.00	31,183.00	34,178.94	34,178.96	176,178.49
Grounds Contract	\$374,414.04	24,601.00	24,601.00	24,601.00	24,601.00	24,601.00	24,601.00	24,601.00	31,750.00	31,750.00	31,750.00	31,201.17	31,201.17	157,652.34
Door Entry System	\$2,580.00	-	-	-	-	-	-	-	-	-	-	215.00	215.00	430.00
Swim Pool Maintenance/Contract	\$173,400.00	36,475.00	34,900.00	36,768.00	4,800.00	-	-	-	-	-	24,200.00	-	34,680.00	58,880.00
Painting Contract	\$236,957.04	2,600.00	77,924.51	-	-	94,655.56	1,002.67	2,120.30	-	-	-	19,746.42	19,746.42	39,492.84
<b>Totals</b>	<b>\$1,258,862.38</b>	<b>102,934.95</b>	<b>186,856.61</b>	<b>102,843.87</b>	<b>72,869.66</b>	<b>167,939.23</b>	<b>67,837.16</b>	<b>62,352.94</b>	<b>74,534.59</b>	<b>69,483.00</b>	<b>95,625.00</b>	<b>90,455.20</b>	<b>125,135.18</b>	<b>455,232.97</b>
Janitor and Cleaning Supplies	\$19,500.00	1,430.24	1,473.69	2,654.00	2,484.79	919.05	3,310.28	1,027.97	324.84	353.00	3,403.00	1,625.00	1,625.00	7,330.84
Tree Maintenance	\$35,000.00	-	1,375.00	-	-	-	-	-	-	-	2,195.00	2,916.67	2,916.63	8,028.30
Landscape Repairs	\$125,000.00	5,065.22	-	1,470.76	3,851.92	1,992.06	13,491.55	1,706.67	582.96	-	796.00	10,416.67	10,416.63	22,212.26
Tree Pruning & Removal	\$200,000.00	28,695.00	23,971.00	35,982.00	10,880.00	12,170.00	33,815.00	2,800.00	7,465.00	18,547.00	16,935.00	16,666.67	16,666.63	76,280.30
Landscape Repairs	\$100,000.00	93.26	-	-	4,575.00	-	-	34.64	2,521.16	1,870.00	7,867.00	8,333.33	8,333.37	28,924.86
Repairs - General	\$91,800.00	7,124.23	7,695.98	4,307.32	14,908.73	7,917.27	6,137.51	1,824.45	2,703.28	2,837.00	4,212.00	7,650.00	7,650.00	25,052.28
Equipment/Tools	\$3,996.00	2,851.24	37.08	1,437.07	3,446.05	34.89	554.80	1,546.40	154.10	1,819.00	2,388.00	333.00	333.00	5,027.10
Exercise Equipment - Repairs	\$1,500.00	-	-	-	-	-	-	-	-	3,359.00	-	125.00	125.00	3,609.00
Repairs-Plumbing	\$0.00	-	-	-	-	-	-	-	-	-	1,998.00	-	-	1,998.00
Maintenance Supplies	\$40,000.00	653.95	3,493.44	996.22	2,052.48	1,177.61	853.53	853.53	2,384.39	-	33,675.00	3,333.33	3,333.37	42,726.09
Building Supplies - Common	\$0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment Repairs & Maintenance	\$3,000.00	-	-	-	-	-	-	-	500.00	-	1,403.00	250.00	250.00	2,403.00
Pool Supplies & Equipment	\$19,200.00	890.00	3,232.23	100.00	-	-	-	-	-	-	-	1,600.00	1,600.00	3,200.00
Plumbing Supplies	\$74,600.00	-	-	1,797.58	12,344.68	3,621.05	2,280.18	1,072.47	-	-	9.00	6,216.67	6,216.63	12,442.30
In-unit Supplies	\$15,000.00	1,504.55	207.88	-	3,836.80	6,289.76	769.20	1,080.23	1,578.84	65.00	4,539.00	1,250.00	1,250.00	8,682.84
Paint Supplies	\$21,600.00	1,834.40	1,428.86	2,433.42	2,510.35	1,333.83	757.26	1,150.25	1,062.34	557.00	2,944.00	1,800.00	1,800.00	8,163.34

Vehicle/Maintenance Equipment Operation/Repairs	\$54,000.00	76.49	8,686.68	5,070.55	4,052.76	1,142.17	7,729.06	3,051.88	4,101.29	2,362.00	10,087.00	4,500.00	4,500.00	25,550.29
<b>Totals</b>	<b>\$804,196.00</b>	<b>50,218.58</b>	<b>51,601.84</b>	<b>56,248.92</b>	<b>64,943.56</b>	<b>36,597.69</b>	<b>69,698.37</b>	<b>16,148.49</b>	<b>23,378.20</b>	<b>31,769.00</b>	<b>92,451.00</b>	<b>67,016.34</b>	<b>67,016.26</b>	<b>281,630.80</b>
Management Salaries	\$2,397,606.32	164,246.03	168,119.18	175,310.54	162,284.75	263,875.43	183,665.63	184,435.11	190,943.95	194,730.00	176,371.00	199,800.53	199,800.49	961,645.97
Recruitment, Relocation, Training	\$5,400.00	236.12	5,271.77	1,160.70	5,940.46	18,873.66	51.14	318.47	199.00	-	449.00	450.00	450.00	1,548.00
Uniforms	\$24,000.00	248.91	9,014.89	2,094.22	568.23	745.49	12,337.67	752.12	3,639.75	-	5,092.00	2,000.00	2,000.00	12,731.75
Payroll Taxes & Benefits	\$469,712.00	25,286.28	28,188.30	26,935.45	25,941.20	36,286.51	43,540.18	43,374.21	(1,702.63)	25,970.00	25,510.00	39,142.67	39,142.63	128,062.67
<b>Totals</b>	<b>\$2,896,718.32</b>	<b>190,017.34</b>	<b>210,594.14</b>	<b>205,500.91</b>	<b>194,734.64</b>	<b>319,781.09</b>	<b>239,594.62</b>	<b>228,879.91</b>	<b>193,080.07</b>	<b>220,700.00</b>	<b>207,422.00</b>	<b>241,393.20</b>	<b>241,393.12</b>	<b>1,103,988.39</b>
Management Fee	\$92,533.16	7,522.07	8,153.94	7,838.00	78,338.00	78,338.00	78,338.00	7,838.00	7,838.00	7,917.00	7,917.00	7,711.10	7,711.06	39,094.16
Legal Expense	\$28,000.00	17,501.93	5,759.26	5,321.17	-	-	8,216.00	2,281.00	944.50	-	4,015.00	2,333.33	2,333.37	9,626.20
Legal Fees - Collections	\$18,900.00	-	-	-	4,640.59	7,140.68	5,520.89	3,283.25	6,454.42	-	-	1,575.00	1,575.00	9,604.42
Audit Expense	\$20,076.00	-	-	-	-	-	-	18,882.20	-	1,200.00	-	-	-	1,200.00
<b>Totals</b>	<b>\$159,509.16</b>	<b>25,024.00</b>	<b>13,913.20</b>	<b>13,159.17</b>	<b>82,978.59</b>	<b>85,478.68</b>	<b>92,074.89</b>	<b>32,284.45</b>	<b>15,236.92</b>	<b>9,117.00</b>	<b>11,932.00</b>	<b>11,619.43</b>	<b>11,619.43</b>	<b>59,524.78</b>
Recreation/Resident Activities	\$13,400.00	248.78	850.00	1,804.77	-	165.52	1,733.93	-	-	-	-	1,116.67	1,116.63	2,233.30
Office Supplies	\$16,275.00	2,071.34	2,444.37	2,085.75	2,379.83	2,294.32	1,370.00	3,625.07	916.14	469.00	2,328.00	1,356.07	1,356.25	6,425.46
Printing	\$12,960.00	-	-	442.13	-	-	-	-	-	-	1,647.00	1,080.00	1,080.00	3,807.00
Copier Lease	\$15,600.00	988.74	1,403.76	415.45	2,204.80	215.00	807.94	165.07	529.43	966.00	620.00	1,300.00	1,300.00	4,715.43
Postage	\$16,500.00	971.31	1,029.90	1,215.35	855.59	557.01	1,732.86	1,775.66	942.85	392.00	227.00	1,375.00	1,375.00	4,311.85
IT Support Contract	\$46,539.00	4,167.63	3,225.96	11,523.58	6,753.08	6,251.19	3,722.50	36,660.00	-	10,863.00	6,699.00	3,878.25	3,878.25	25,318.50
Computer Expenses	\$16,000.00	2,102.10	2,102.10	1,795.60	2,102.10	2,587.60	3,306.25	2,490.03	6,044.26	2,102.00	3,016.00	1,333.33	1,333.37	13,828.96
Telephone and Answering Service	\$43,200.00	4,136.79	3,296.91	3,889.52	3,569.31	3,440.55	1,950.30	6,692.36	3,314.48	3,873.00	4,481.00	3,600.00	3,600.00	18,868.48
Bad Debts	\$1,500.00	-	-	-	-	-	-	-	-	-	-	125.00	125.00	250.00
Misc Administrative Expenses	\$25,000.00	7,678.46	2,289.55	3,274.26	568.54	1,389.83	(1,000.57)	1,047.28	1,070.68	5,063.00	2,904.00	2,083.33	2,083.33	13,204.34
Meeting Expenses	\$7,800.00	465.00	-	-	490.00	855.00	-	-	-	-	3,445.00	650.00	650.00	4,745.00
Credit Card & Bank Fees	\$12,360.00	74.06	522.01	657.98	390.10	426.52	1,150.43	1,899.76	567.97	213.00	174.00	1,030.00	1,030.00	3,014.97
Association Unit Expense	\$60,630.76	7,802.72	7,052.69	7,501.89	7,052.69	2,266.82	-	-	-	440.00	8,178.00	5,052.56	5,052.60	18,723.16
Misc Exp - Newsletter	\$8,425.44	724.00	1,020.82	844.82	398.38	1,361.75	1,296.63	787.50	633.88	586.00	1,530.00	702.12	702.12	4,154.12
Dues & Subscriptions	\$1,021.00	19.99	77.95	84.97	611.79	-	-	94.95	94.95	-	-	85.08	85.12	265.15
Travel & Entertainment	\$300.00	-	-	-	-	-	-	-	-	-	-	25.00	25.00	50.00
Engineering Fees	\$25,000.00	-	-	-	-	-	-	-	-	-	17,700.00	2,083.33	2,083.37	21,866.70
<b>Totals</b>	<b>\$322,511.20</b>	<b>31,450.92</b>	<b>25,316.02</b>	<b>35,536.07</b>	<b>27,376.21</b>	<b>21,811.11</b>	<b>16,070.27</b>	<b>55,237.68</b>	<b>14,114.64</b>	<b>24,967.00</b>	<b>52,949.00</b>	<b>26,875.74</b>	<b>26,876.04</b>	<b>145,782.42</b>
Income Taxes	\$216,000.00	-	-	-	25,000.00	-	25,000.00	-	-	-	-	18,000.00	18,000.00	36,000.00
Real Estate Taxes	\$10,937.50	-	(2,065.09)	-	-	3,825.86	-	4,531.44	-	-	(109.00)	911.46	911.44	1,713.90
State Taxes	\$68,000.00	-	-	-	14,308.16	-	12,460.84	-	19,172.74	-	-	5,666.67	5,666.63	30,506.04
Personal Property Taxes	\$12,000.00	-	-	-	6,808.16	-	-	(6,808.16)	-	-	-	1,000.00	1,000.00	2,000.00
Miscellaneous Taxes, Licenses, and Permits	\$3,750.00	-	-	-	-	-	-	-	1,992.06	-	1,005.00	312.50	312.50	3,622.06
Property & Liability Insurance (Hazard)	\$577,294.00	48,529.91	55,893.91	50,370.91	50,370.91	50,370.91	51,166.91	51,061.33	51,061.33	51,061.00	51,151.00	45,995.69	71,341.41	270,610.43
<b>Totals</b>	<b>\$887,981.50</b>	<b>48,529.91</b>	<b>53,828.82</b>	<b>50,370.91</b>	<b>96,487.23</b>	<b>54,196.77</b>	<b>88,627.75</b>	<b>48,784.61</b>	<b>72,226.13</b>	<b>51,061.00</b>	<b>52,047.00</b>	<b>71,886.32</b>	<b>97,231.98</b>	<b>344,452.43</b>
Transfer Sales Proceeds	\$0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Contributions II	\$0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Reserve Interest	\$108,600.00	6,997.69	14,690.67	6,006.69	7,072.56	-	36,955.02	59,007.83	14,149.01	15,981.00	-	9,050.00	9,050.00	48,230.01
Transfer to Operating Reserves	\$50,040.00	-	-	-	-	-	-	-	-	14,030.00	-	4,170.00	4,170.00	22,370.00
<b>Totals</b>	<b>\$158,640.00</b>	<b>6,997.69</b>	<b>14,690.67</b>	<b>6,006.69</b>	<b>7,072.56</b>	<b>-</b>	<b>36,955.02</b>	<b>59,007.83</b>	<b>14,149.01</b>	<b>30,011.00</b>	<b>-</b>	<b>13,220.00</b>	<b>13,220.00</b>	<b>70,600.01</b>



# Parkfairfax Condo

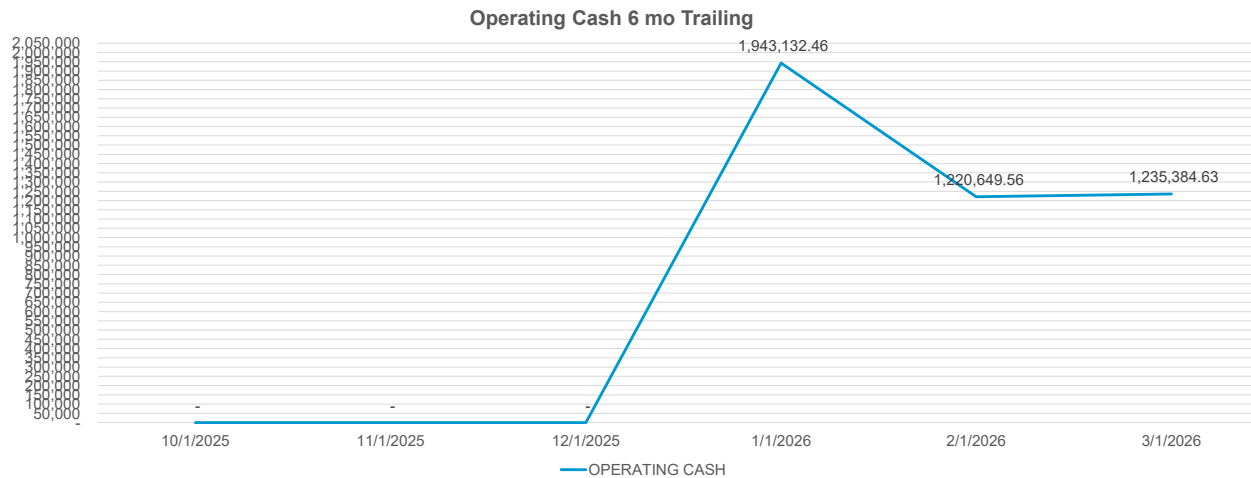
Cash Analysis  
3/31/2026

G.L. #	FINANCIAL INSITUTION	FDIC	FUND TYPE	TYPE OF ACCOUNT	CD RATE	MATURITY DATE	AMOUNT
10000			Operating	Petty Cash			\$ 500
10120-NCB	NCB Bank	Insured	Operating	Operating			\$ 452,220
10120-PRVMGT	Bank United	Insured	Operating	Prior Mgmt			\$ 782,665
10200-NCB	NCB Bank	Insured	Reserves	Money Market			\$ 1,000,186
10200-PRVMGT	Bank United	Insured	Reserves	Prior Mgmt			\$ 1,808,990
10800-WELLS	Wells Fargo	Insured	Reserves	Investment			\$ 513,041
10801	Wells Fargo-BMW Bank	Insured	Reserves	Investment Acct CDs	4.65%	<b>06/15/26</b>	\$ 245,000
10801	Wells Fargo-Optum Bank	Insured	Reserves	Investment Acct CDs	4.65%	12/22/26	\$ 245,000
10801	Wells Fargo-Valley National	Insured	Reserves	Investment Acct CDs	4.15%	06/12/28	\$ 240,000
10851	Wells Fargo-Goldman Sachs	Insured	Reserves	Mutual Funds			\$ 5,426,629
<b>TOTAL</b>							<b>\$ 10,714,231</b>

**Note: Investments are sorted by maturity date. Any investments maturing within 90 days of this report are in bold.**

Each depositor is insured by the FDIC for up to \$250,000 per insured institution. Any amounts in excess of that limit should be transferred to a separate bank. The following banks have coverage that extends over the FDIC insured limit: Metropolitan, Community Advantage, US Bank, City National Bank.

Reserve Cash	9,478,846.08
Reserve Balance	7,357,303.21
*Difference	<u>2,121,542.87</u>





# Parkfairfax Condo

Financial Analysis

3/31/2026

## Balance Sheet Notable Items

### Receivables:

-Total owner delinquencies \$570,899 are 4.78% of total annual budgeted assessments (\$11,935,937). Assessments receivable at a level greater than 3% can indicate the Association may have future cash flow problems.

### Insurance Information:

Policy	Expiration Date
Commercial	4/1/2027
Excess	4/1/2027
Accident WCP	11/1/2026
Crime	4/1/2027
Commercial Fleet	4/1/2027

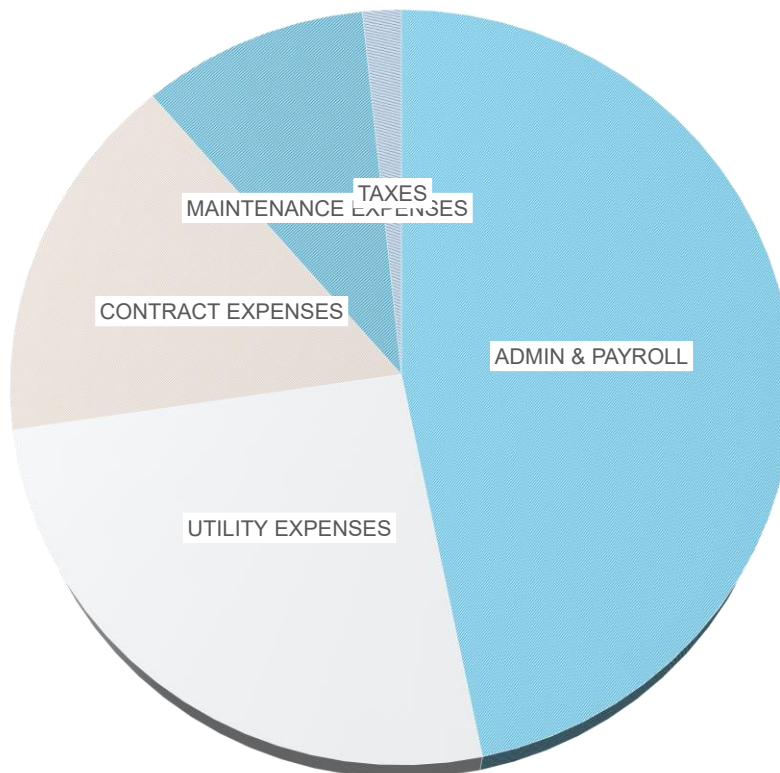
### Liabilities:

- Current and prior owner prepaid balance reports totaling \$278,696 are uploaded to Connect for board review. Many homeowners choose to pay their assessments prior to the due date of the 1st, resulting in prepaid balances at month end. We attempt to refund credit balances during the move out process, checks are often returned uncashed. Prior owner prepaid amounts older than 5 years should be considered for escheatment to the state by the Board.

## Income Statement Notable Items

- The Association has a Net Operating Excess of \$824,421 as of 03/31/26

**YTD ACTUAL**  
**\$10,071,606**





## Parkfairfax Condo

Variance Analysis  
3/31/2026

ACCOUNT NUMBER	ACCOUNT NAME	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	NOTES
50500	CONSULTING/ENGINEE \$	17,700	\$ 2,083	\$ (15,617)	CONSISTS OF INVOICES FROM RESERVE ADVISORS AND WALKER CONSULTANTS FOR A RETAINER PAYMENT AND SERVICES.
50700	BANK CHARGES	20	-	(20)	UN-BUDGETED LINE ITEM THAT CONSISTS OF THE MONTHLY NCB OPERATING FEE.
53000	ELECTRICITY	32,939	10,213	(22,726)	CONSISTS OF INVOICES FROM DOMINION ENERGY.
53100	GAS	47,127	22,218	(24,909)	CONSISTS OF INVOICES FROM NRG AND WASHINGTON GAS.
53200	WATER	159,105	45,325	(113,780)	CONSISTS OF INVOICES FROM ALEXANDRIA RENEW.
53205	SEWER	120,057	87,542	(32,515)	CONSISTS OF INVOICES FROM ALEXANDRIA RENEW.
54801	MAINTENANCE SUPPLI	33,675	3,333	(30,342)	INCLUDES AN INVOICE FROM GRAINGER FOR ICE MELT.
56720	VEHICLE OIL CHANGE /	10,087	4,500	(5,587)	INCLUDES INVOICES FROM JIM'S AUTOMOTIVE FOR VARIOUS REPAIRS.
57100	SNOW REMOVAL	15,999	-	(15,999)	INCLUDES AN INVOICE FROM PRIME ROOFING FOR SNOW REMOVAL SERVICES.
57350	POOL MANAGEMENT C	24,200	14,450	(9,750)	CONSISTS OF INVOICES FROM HIGH SIERRA FOR THE POOL CONTRACT.
58030	REAL ESTATE TAXES	(109)	912	1,021	NEGATIVE DUE TO CREDITS RECEIVED.