Matters for Board Information

Financials

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

Account #		Year-to-Date
	ASSETS	
	CASH:	
10000	PETTY CASH	500.00
10120 NCB	OPERATING CHECKING NATIONAL COOPERATIVE	(92,983.28)
10120 PRVMGT	OPERATING CHECKING PRIOR MGT COMPANY	1,710.50
	TOTAL CASH	(90,772.78)
	CASH INVESTMENTS:	
10200	MONEY MARKET	3,542,150.10
10800	INVESTMENT ACCT	513,040.74
10801	INVESTMENT ACCT CD'S	730,000.00
10851	MUTUAL FUNDS	5,426,628.99
	TOTAL CASH INVESTMENTS	10,211,819.83
	OTHER CURRENT ASSETS:	
11000	A/R ASSESSMENTS	485,531.01
11031	A/R PER PRIOR MGMT	45,814.82
11900	ALLOW FOR DOUBT ACTS	(163,456.18)
12000	ACCRUED INTEREST	6,736.09
13010	A/R INCOME TAXES	(42,464.73)
13018	A/R OTHER	1,425.00
13200	A/R LEGAL FEES	1,114.88
13500	A/R RENT	5,730.66
13900	A/R INSURANCE CLAIMS	(662.97)
14900	A/R MISCELLANEOUS	1,603.40
15000	PREPAID EXPENSES	168,490.40
15010	PREPAID INSURANCE	209,022.34
17010	DUE TO OPERATNG	3,068,555.00
	TOTAL OTHER CURRENT ASSETS	3,787,439.72
	NON-CURRENT (NON-LIQUID) ASSETS:	
18000	FIXED ASSETS	1,039,315.88
19000	ACCUM DEPRECIATION	(882,999.01)
	TOTAL NON-CURRENT (NON-LIQUID) ASSETS	156,316.87
	TOTAL ASSETS	14,064,803.64
	LIABILITIES AND OWNERS EQUITY	
	CURRENT LIABILITIES:	
20100	ACCOUNTS PAYABLE	9,666.64

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

Account #		Year-to-Date
20200	ACCRUED EXPENSES	192,989.37
20400	MISC PAYABLES	418,195.98
20440	DUE FROM RESERVES	3,068,555.00
21000	SALARIES PAYABLE	118,185.42
21030	RETIREMENT FUND A/P	47,417.97
22000	PREPAID ASSESSMENTS	261,347.21
22031	PREPAID PRIOR MGT	22,829.69
24205	SECURITY DEPOSIT	3,230.00
29000 29005	DEFERRED INCOME DEFERRED INCOME	142,290.33
29998	REFUND/FORFEIT	(995.56)
	TOTAL CURRENT LIABILITIES	4,283,712.05
	OWNERS EQUITY:	
	REPLACEMENT RESERVES	7,143,264.83
	OTHER RESTRICTED FUNDS	154,437.30
	SPECIAL PROJECT FUNDS	81,784.20
	RETAINED EARNINGS	1,694,177.04
	NET EXCESS/(DEFICIT)	707,428.22
	TOTAL OWNERS EQUITY	9,781,091.59
	TOTAL LIABILITIES & OWNERS EQUITY	14,064,803.64

FirstService RESIDENTIAL

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

		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	664,677.21	671,010	(6,332.79)	7,334,492.05	7,381,110	(46,617.95)	8,052,119	(717,626.95)
41330	GEN RESERVE ASSMT	323,651.50	323,652	(0.50)	3,560,166.50	3,560,172	(5.50)	3,883,818	(323,651.50)
41551	CABLE INCOME	1,654.54	1,400	254.54	18,200.02	15,400	2,800.02	16,800	1,400.02
41750	STORAGE BIN RENTAL	656.28	4,167	(3,510.72)	18,956.33	45,837	(26,880.67)	50,000	(31,043.67)
42000 42000	INTEREST - INTEREST	0.00	10,021	(10,021.00)	155,696.19	110,231	45,465.19	120,250	35,446.19
42000 42002	INTEREST - RESERVE	1,013.47	0	1,013.47	175,969.79	0	175,969.79	0	175,969.79
43004	SALE PROCEEDS	0.00	0	0.00	441,700.24	0	441,700.24	0	441,700.24
43100	LATE CHG INCOME	(25.62)	2,000	(2,025.62)	30,547.00	22,000	8,547.00	24,000	6,547.00
43106	COLLECTION CHGS	0.00	632	(632.00)	17,675.11	6,952	10,723.11	7,578	10,097.11
43200	LEGAL CHG INCOME	2,537.76	0	2,537.76	6,192.52	0	6,192.52	0	6,192.52
43358	IN-UNIT SERVICE FEE	2,509.80	2,225	284.80	25,976.84	24,475	1,501.84	26,700	(723.16)
43405	UTILITY INCOME	0.00	50	(50.00)	3,852.78	550	3,302.78	600	3,252.78
43500	CLUBHOUSE/REC INCOME	1,064.00	1,313	(249.00)	8,214.00	14,443	(6,229.00)	15,750	(7,536.00)
43540	UNIT RENTAL INCOME	1,910.22	0	1,910.22	5,730.66	0	5,730.66	0	5,730.66
43545	RENTAL INCOME	5,329.80	4,426	903.80	34,993.59	48,686	(13,692.41)	53,106	(18,112.41)
43555	LAUNDRY INCOME	0.00	1,000	(1,000.00)	0.00	11,000	(11,000.00)	12,000	(12,000.00)
49700	NEWSLETTER INCOME	0.00	750	(750.00)	3,486.00	8,250	(4,764.00)	9,000	(5,514.00)
43000 43001	MISC INC - OTHER	513.20	1,500	(986.80)	11,254.07	16,500	(5,245.93)	18,000	(6,745.93)
43000 43600	MISC INC - KEY	1,307.40	2,392	(1,084.60)	9,200.80	26,312	(17,111.20)	28,700	(19,499.20)
43000 49500	MISC INC - RESALE DISCL CHGS	8,604.40	3,167	5,437.40	38,841.58	34,837	4,004.58	38,000	841.58
	TOTAL INCOME	1,015,403.96	1,029,705	(14,301.04)	11,901,146.07	11,326,755	574,391.07	12,356,421	(455,274.93)
	EXPENSES:								
	UTILITIES:								
53000 53000	ELECTRICITY - ELECTRICITY	17,696.67	10,213	(7,483.67)	139,377.35	112,343	(27,034.35)	122,560	(16,817.35)
53100 53100	GAS - GAS	19,191.66	22,218	3,026.34	255,174.51	244,398	(10,776.51)	266,616	11,441.49
53200	WATER	185,453.09	45,325	(140,128.09)	750,549.98	498,575	(251,974.98)	543,901	(206,648.98)
53205	SEWER	17,568.99	87,542	69,973.01	734,440.76	962,962	228,521.24	1,050,508	316,067.24
53201	EOS 1 TO 4 WATER	338.65	0	(338.65)	338.65	0	(338.65)	0	(338.65)
53202	EOS 5 TO 6 WATER	72.05	0	(72.05)	72.05	0	(72.05)	0	(72.05)
53206	BLDG 6 WATER/SEWER	485.61	0	(485.61)	485.61	0	(485.61)	0	(485.61)
53210 53210	WATER & SEWER - IRRIGATION	189.92	0	(189.92)	189.92	0	(189.92)	0	(189.92)
56060	EV CHARGING STATION	0.00	50	50.00	480.00	550	70.00	600	120.00
	TOTAL UTILITY	240,996.64	165,348	(75,648.64)	1,881,108.83	1,818,828	(62,280.83)	1,984,185	103,076.17
	CONTRACTS:								
51155	WEBSITE/INTERNET	0.00	417	417.00	0.00	4,587	4,587.00	5,000	5,000.00
56690 56691	EXTERMINATION - EXTERIOR	2,575.00	4,697	2,122.00	73,031.37	51,667	(21,364.37)	56,364	(16,667.37)
57000 57000	TRASH REMOVAL - TRASH REMOVAL	40,199.08	34,179	(6,020.08)	391,086.41	375,969	(15,117.41)	410,147	19,060.59
57100 57100	SNOW REMOVAL - SNOW REMOVAL CONT	0.00	0	0.00	62,334.31	0	(62,334.31)	0	(62,334.31)

FirstService RESIDENTIAL

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

		CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
57250 57250	GROUNDS MAINTENANCE - GROUNDS MAINT	31,750.00	31,201	(549.00)	299,207.00	343,211	44,004.00	374,414	75,207.00
57350	POOL MANAGEMENT CONT	19,498.00	14,450	(5,048.00)	156,641.00	158,950	2,309.00	173,400	16,759.00
57554	PAINTING CONTRACT	0.00	19,746	19,746.00	178,303.04	217,206	38,902.96	236,957	58,653.96
57602	ENTRY SYS CONTRACT	0.00	215	215.00	0.00	2,365	2,365.00	2,580	2,580.00
	TOTAL CONTRACTS	94,022.08	104,905	10,882.92	1,160,603.13	1,153,955	(6,648.13)	1,258,862	98,258.87
	REPAIR & MAINTENANCE:								
54200 54200	LANDSCAPING - LANDSCAPING PROJECTS	0.00	10,417	10,417.00	29,996.35	114,587	84,590.65	125,000	95,003.65
54200 54205	LANDSCAPING - ENHANCEMNT	(3,858.51)	8,333	12,191.51	13,794.82	91,663	77,868.18	100,000	86,205.18
54210 54210	TREE WORK - TREE WORK	0.00	2,917	2,917.00	3,570.00	32,087	28,517.00	35,000	31,430.00
54210 54216	TREE WORK - PRUNING & REMOVAL	1,825.00	16,667	14,842.00	197,875.00	183,337	(14,538.00)	200,000	2,125.00
54801	MAINTENANCE SUPPLIES	8,009.82	3,333	(4,676.82)	55,959.44	36,663	(19,296.44)	40,000	(15,959.44)
54851	JANITORIAL SUPPLIES	1,919.66	1,625	(294.66)	20,444.53	17,875	(2,569.53)	19,500	(944.53)
54859	PAINTING SUPPLIES	2,867.51	1,800	(1,067.51)	18,897.08	19,800	902.92	21,600	2,702.92
55070	TOOLS	1,534.55	333	(1,201.55)	19,007.55	3,663	(15,344.55)	3,996	(15,011.55)
55076	IN UNIT SUPPLIES	521.54	1,250	728.46	22,783.06	13,750	(9,033.06)	15,000	(7,783.06)
55150	EQUIPMENT RPR/MNT	8,783.95	250	(8,533.95)	10,686.50	2,750	(7,936.50)	3,000	(7,686.50)
55500 55500	PLUMBING RPRS/MNT - PLUMBING REPAIR	6,219.01	0	(6,219.01)	29,332.50	0	(29,332.50)	0	(29,332.50)
55500 55501	PLUMBING RPRS/MNT - SUPPLIES	0.00	6,217	6,217.00	8.53	68,387	68,378.47	74,600	74,591.47
56405	POOL RPRS/MNT	1,105.00	1,600	495.00	5,327.23	17,600	12,272.77	19,200	13,872.77
56433	FITNESS EQUIP REPAIR	0.00	125	125.00	3,359.26	1,375	(1,984.26)	1,500	(1,859.26)
56500 56500	GENERAL RPRS/MNT - GENERAL RPRS & M	4,141.50	7,650	3,508.50	71,832.82	84,150	12,317.18	91,800	19,967.18
56720	VEHICLE OIL CHANGE AND REPAIRS	11,881.53	4,500	(7,381.53)	58,641.57	49,500	(9,141.57)	54,000	(4,641.57)
	TOTAL REPAIR & MAINTENANCE	44,950.56	67,017	22,066.44	561,516.24	737,187	175,670.76	804,196	242,679.76
	PERSONNEL:								
52010 52000	SALARIES - SALARIES	265,064.22	199,801	(65,263.22)	2,129,045.99	2,197,811	68,765.01	2,397,606	268,560.01
52200 52200	PAYROLL TAXES - PAYROLL TAXES	24,256.28	39,143	14,886.72	303,585.76	430,573	126,987.24	469,712	166,126.24
52500	EDUCATION/TRAINING	1,086.68	450	(636.68)	33,586.84	4,950	(28,636.84)	5,400	(28,186.84)
57703	UNIFORMS	(467.71)	2,000	2,467.71	34,026.00	22,000	(12,026.00)	24,000	(10,026.00)
	TOTAL PERSONNEL	289,939.47	241,394	(48,545.47)	2,500,244.59	2,655,334	155,089.41	2,896,718	396,473.41
	PROFESSIONAL SERVICES:								
50000	MANAGEMENT FEES	7,916.66	7,711	(205.66)	86,453.99	84,821	(1,632.99)	92,533	6,079.01
50300 50300	LEGAL - LEGAL	7,109.81	2,333	(4,776.81)	51,148.67	25,663	(25,485.67)	28,000	(23,148.67)
50300 50302	LEGAL - COLLECTIONS	10,358.36	1,575	(8,783.36)	37,398.19	17,325	(20,073.19)	18,900	(18,498.19)
50400	AUDIT/TAX PREP	0.00	1,673	1,673.00	20,082.20	18,403	(1,679.20)	20,076	(6.20)
	TOTAL PROFESSIONAL SERVICES	25,384.83	13,292	(12,092.83)	195,083.05	146,212	(48,871.05)	159,509	(35,574.05)

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

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
INCOME STATEMENT
04/30/2026

		CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
	ADMINISTRATIVE EXPENSES:								
50500	CONSULTING/ENGINEER	781.92	2,083	1,301.08	18,481.71	22,913	4,431.29	25,000	6,518.29
50600	BAD DEBT EXPENSE	0.00	125	125.00	0.00	1,375	1,375.00	1,500	1,500.00
50700	BANK CHARGES	20.00	0	(20.00)	60.00	0	(60.00)	0	(60.00)
51145	IT SUPPORT	5,625.87	3,878	(1,747.87)	66,151.46	42,658	(23,493.46)	46,539	(19,612.46)
51150	COMPUTER PROGRAMMING	2,801.28	1,333	(1,468.28)	30,934.85	14,663	(16,271.85)	16,000	(14,934.85)
51360	BOARD MEETING EXP	371.80	650	278.20	5,626.80	7,150	1,523.20	7,800	2,173.20
51500 51000	MISC ADMIN - PRINTING/COPYING	(371.80)	1,080	1,451.80	1,717.31	11,880	10,162.69	12,960	11,242.69
51500 51010	MISC ADMIN - POSTAGE	2,983.41	1,375	(1,608.41)	12,683.68	15,125	2,441.32	16,500	3,816.32
51500 51022	MISC ADMIN - DUES & SUBSCRIPTIONS	0.00	85	85.00	984.60	935	(49.60)	1,021	36.40
51500 51035	MISC ADMIN - OFFICE EXPENSE	601.16	1,356	754.84	20,825.20	14,916	(5,909.20)	16,275	(4,550.20)
51500 51040	MISC ADMIN - OTHER	2,915.09	2,083	(832.09)	27,257.97	22,913	(4,344.97)	25,000	(2,257.97)
51500 51046	MISC ADMIN - CREDIT CARD FEES	365.77	1,030	664.23	6,441.88	11,330	4,888.12	12,360	5,918.12
51500 51105	MISC ADMIN - COMMUNITY EVENTS	0.00	1,117	1,117.00	4,803.00	12,287	7,484.00	13,400	8,597.00
53400 53400	PHONE - PHONE	4,823.72	3,600	(1,223.72)	44,044.30	39,600	(4,444.30)	43,200	(844.30)
55085	ASSOCIATION UNIT R&M	19,492.89	5,053	(14,439.89)	59,787.10	55,583	(4,204.10)	60,631	843.90
56820	TRAVEL ALLOW/EXPENSE	0.00	25	25.00	0.00	275	275.00	300	300.00
57701	COPIER LEASE	1,168.27	1,300	131.73	10,234.21	14,300	4,065.79	15,600	5,365.79
59700	NEWSLETTERS	1,230.00	702	(528.00)	10,919.92	7,722	(3,197.92)	8,425	(2,494.92)
	TOTAL ADMINISTRATIVE EXP	42,809.38	26,875	(15,934.38)	320,953.99	295,625	(25,328.99)	322,511	1,557.01
	TAXES & INSURANCE:								
50200 50200	INSURANCE - INSURANCE	57,255.10	48,108	(9,147.10)	568,293.87	529,188	(39,105.87)	577,294	9,000.13
58000 58000	INCOME TAXES - INCOME TAXES	0.00	18,000	18,000.00	50,000.00	198,000	148,000.00	216,000	166,000.00
58000 58020	INCOME TAXES - STATE	0.00	5,667	5,667.00	45,941.74	62,337	16,395.26	68,000	22,058.26
58000 58050	INCOME TAXES - MISC	2,089.02	313	(1,776.02)	5,086.08	3,443	(1,643.08)	3,750	(1,336.08)
58030	REAL ESTATE TAXES	0.00	912	912.00	8,072.27	10,032	1,959.73	10,938	2,865.73
58040	PERSONAL PROP TAXES	0.00	1,000	1,000.00	0.00	11,000	11,000.00	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	59,344.12	74,000	14,655.88	679,162.92	814,000	134,837.08	887,982	208,819.08
	RESERVES / FUND TRANSFERS:								
68000 68000	RESERVES - REPLACEMENT RESERVES	323,651.00	323,651	0.00	3,560,166.00	3,560,166	0.00	3,883,818	323,652.00
68000 69900	RESERVES - RESERVE INTEREST	1,013.47	0	(1,013.47)	175,969.79	0	(175,969.79)	0	(175,969.79)
68100	OPER CONTINGENCY	0.00	4,170	4,170.00	0.00	45,870	45,870.00	50,040	50,040.00
68991	TRANSFER RESERVE INTEREST	0.00	9,050	9,050.00	158,909.31	99,550	(59,359.31)	108,600	(50,309.31)
	TOTAL RESERVES / FUND TRANSFERS	324,664.47	336,871	12,206.53	3,895,045.10	3,705,586	(189,459.10)	4,042,458	147,412.90
	TOTAL EXPENSES AND RESERVES	1,122,111.55	1,029,702	(92,409.55)	11,193,717.85	11,326,727	133,009.15	12,356,421	1,162,703.15

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

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
INCOME STATEMENT
04/30/2026

	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
NET EXCESS/(DEFICIT)	(106,707.59)	3	(106,710.59)	707,428.22	28	707,400.22	0	707,428.22

FirstService RESIDENTIAL

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

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
RESERVE INCOME STATEMENT
04/30/2026

		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	323,651.00	323,651	0.00	3,560,166.00	3,560,166	0.00	3,883,818	(323,652.00)
68000 69900	RESERVES RESERVE INTEREST	1,013.47	0	1,013.47	175,969.79	0	175,969.79	0	175,969.79
	TOTAL RESERVE INCOME	324,664.47	323,651	1,013.47	3,736,135.79	3,560,166	175,969.79	3,883,818	(147,682.21)
	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	226,663.60	0	(226,663.60)	669,457.50	0	(669,457.50)	0	(669,457.50)
75100 75127	RISER REPLACEMENT	35,665.00	0	(35,665.00)	70,242.50	0	(70,242.50)	0	(70,242.50)
75100 75148	FENCES,GATES & WALLS	801.37	0	(801.37)	20,986.98	0	(20,986.98)	0	(20,986.98)
75100 75149	HEATING & COOLING	2,508.38	0	(2,508.38)	2,508.38	0	(2,508.38)	0	(2,508.38)
75100 75151	SETTLEMENT EXPENSE	17,323.86	0	(17,323.86)	17,323.86	0	(17,323.86)	0	(17,323.86)
75100 75152	SIDING/WOOD REPLACEM	0.00	0	0.00	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	106,229.70	0	(106,229.70)	407,812.04	0	(407,812.04)	0	(407,812.04)
75100 75186	BUILDING INTERIOR	55,036.50	0	(55,036.50)	183,284.45	0	(183,284.45)	0	(183,284.45)
75100 75187	SIDEWALK REPLACEMENT	3,775.00	0	(3,775.00)	21,970.31	0	(21,970.31)	0	(21,970.31)
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	18,877.44	0	(18,877.44)	121,772.09	0	(121,772.09)	0	(121,772.09)
75100 75197	SPECIAL PROJ 3	46,742.00	0	(46,742.00)	318,963.00	0	(318,963.00)	0	(318,963.00)
75100 75198	SPECIAL PROJ 4	13,600.00	0	(13,600.00)	44,975.00	0	(44,975.00)	0	(44,975.00)
75100 75199	SPECIAL PROJ 5	11,480.00	0	(11,480.00)	416,118.86	0	(416,118.86)	0	(416,118.86)
	TOTAL RESERVE EXPENSES	538,702.85	0	(538,702.85)	2,935,778.83	0	(2,935,778.83)	0	(2,935,778.83)
	NET EXCESS/(DEFICIT)	(214,038.38)	323,651	(537,689.38)	800,356.96	3,560,166	(2,759,809.04)	3,883,818	(3,083,461.04)

UOA		F26 Actuals										F26 Budget		
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	**Projected Total**
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	664,677.00	*671,009.93*	3,343,172.10
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	5,330.00	*4,425.54*	18,394.92
Clubhouse Rental	$15,750.00	300.00	300.00	-	-	1,650.00	-	1,050.00	1,750.00	-	2,100.00	1,064.00	*1,312.50*	6,226.50
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	-	1,013.00	*10,020.87*	49,799.04
Laundry & Vending Revenue	$12,000.00	-	-	-	-	-	-	-	-	-	-	-	*1,000.00*	1,000.00
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)	(26.00)	*2,000.00*	5,360.28
Miscellaneous Inc	$18,000.00	2,550.01	4,470.60	413.60	724.80	950.80	410.80	157.80	92.56	-	520.00	513.00	*1,500.00*	2,625.56
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	2,510.00	*2,225.00*	10,025.78
Utility Reimbursment Inc	$600.00	-	664.71	453.39	302.39	830.36	517.21	-	943.65	-	-	-	*50.00*	993.65
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	656.00	*4,166.63*	11,442.00
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	-	-	2,538.00	*631.50*	3,838.00
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	8,604.00	*3,166.63*	18,813.98
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	1,655.00	*1,400.00*	8,019.55
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	1,307.00	*2,391.63*	3,833.63
Sales	$0.00	441,700.24	-	-	-	-	-	-	-	-	-	-	-	-
Newsletter Income	$9,000.00	176.00	-	-	97.00	-	-	156.00	636.00	-	2,421.00	-	*750.00*	3,807.00
Totals	**$12,356,421.40**	**1,466,445.78**	**1,040,655.10**	**1,028,995.16**	**1,034,449.17**	**1,013,493.39**	**1,047,354.45**	**1,023,021.56**	**1,028,179.76**	**1,022,221.00**	**1,012,016.00**	**1,013,493.00**	*1,029,702.23*	**7,371,175.99**
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	17,697.00	*10,213.37*	72,071.87
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	185,453.00	*45,325.12*	488,622.07
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	19,192.00	*22,217.98*	132,382.58
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	17,569.00	*87,542.37*	291,836.37
Utility Reimbursement	$600.00	-	-	-	-	-	480.00	-	-	-	-	-	*50.00*	50.00
Totals	**$1,984,184.76**	**171,129.70**	**193,885.17**	**131,887.72**	**246,249.29**	**157,159.42**	**101,283.77**	**203,946.78**	**69,925.05**	**150,550.00**	**359,228.00**	**239,911.00**	*165,348.84*	**984,962.89**
Web Site	$5,000.00	-	-	-	-	-	-	-	-	-	-	-	*416.63*	416.63
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	2,575.00	*4,697.00*	19,644.00
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	40,199.00	*34,178.96*	182,198.55
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	31,750.00	*31,201.17*	158,201.17
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
Totals	**$1,258,862.38**	**102,934.95**	**186,856.61**	**102,843.87**	**72,869.66**	**167,939.23**	**67,837.16**	**62,352.94**	**74,534.59**	**69,483.00**	**95,625.00**	**74,739.00**	*125,135.18*	**439,516.77**
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	1,920.00	*1,625.00*	7,625.84
Tree Maintenance	$35,000.00	-	1,375.00	-	-	-	-	-	-	-	2,195.00	-	*2,916.63*	5,111.63
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	-	*10,416.63*	11,795.59
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	1,825.00	*16,666.63*	61,438.63
Landscaping Repairs	$100,000.00	93.26	-	-	4,575.00	-	-	34.64	2,521.16	1,870.00	7,867.00	(3,859.00)	*8,333.37*	16,732.53
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	4,142.00	*7,650.00*	21,544.28
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	1,535.00	*333.00*	6,229.10
Exercise Equipment - Repairs	$1,500.00	-	-	-	-	-	-	-	-	3,359.00	-	-	*125.00*	3,484.00
Repairs-Plumbing	$0.00							-		-	1,998.00	6,219.00	-	8,217.00
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	8,010.00	*3,333.37*	47,402.76
Building Supplies - Common	$0.00							-	-	-	-	-	-	-
Equipment Repairs & Maintenance	$3,000.00	-	-	-	-	-	-	-	500.00	-	1,403.00	8,784.00	*250.00*	10,937.00
Pool Supplies & Equipment	$19,200.00	890.00	3,232.23	100.00	-	-	-	-	-	-	-	1,105.00	*1,600.00*	2,705.00
Plumbing Supplies	$74,600.00	-	-	1,797.58	12,344.68	3,621.05	2,280.18	1,072.47	-	-	9.00	-	*6,216.63*	6,225.63
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	522.00	*1,250.00*	7,954.84
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	2,868.00	*1,800.00*	9,231.34

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	11,882.00	*4,500.00*	32,932.29
Totals	**$804,196.00**	**50,218.58**	**51,601.84**	**56,248.92**	**64,943.56**	**36,597.69**	**69,698.37**	**16,148.49**	**23,378.20**	**31,769.00**	**92,451.00**	**44,953.00**	*67,016.26*	**259,567.46**
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	265,064.00	*199,800.49*	1,026,909.44
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	1,087.00	*450.00*	2,185.00
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	(468.00)	*2,000.00*	10,263.75
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	24,256.00	*39,142.63*	113,176.00
Totals	**$2,896,718.32**	**190,017.34**	**210,594.14**	**205,500.91**	**194,734.64**	**319,781.09**	**239,594.62**	**228,879.91**	**193,080.07**	**220,700.00**	**207,422.00**	**289,939.00**	*241,393.12*	**1,152,534.19**
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	7,917.00	*7,711.06*	39,300.06
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	7,110.00	*2,333.37*	14,402.87
Legal Fees - Collections	$18,900.00	-	-	-	4,640.59	7,140.68	5,520.89	3,283.25	6,454.42	-	-	10,358.00	*1,575.00*	18,387.42
Audit Expense	$20,076.00	-	-	-	-	-	-	18,882.20	-	1,200.00	-	-	*-*	1,200.00
Totals	**$159,509.16**	**25,024.00**	**13,913.20**	**13,159.17**	**82,978.59**	**85,478.68**	**92,074.89**	**32,284.45**	**15,236.92**	**9,117.00**	**11,932.00**	**25,385.00**	*11,619.43*	**73,290.35**
ES														
Recreation/Resident Activities	$13,400.00	248.78	850.00	1,804.77	-	165.52	1,733.93	-	-	-	-	-	*1,116.63*	1,116.63
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	601.00	*1,356.25*	5,670.39
Printing	$12,960.00	-	-	442.13	-	-	-	-	-	-	1,647.00	(372.00)	*1,080.00*	2,355.00
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	1,168.00	*1,300.00*	4,583.43
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	2,983.00	*1,375.00*	5,919.85
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	5,626.00	*3,878.25*	27,066.25
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	2,801.00	*1,333.37*	15,296.63
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	4,824.00	*3,600.00*	20,092.48
Bad Debts	$1,500.00	-	-	-	-	-	-	-	-	-	-	-	*125.00*	125.00
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	2,915.00	*2,083.33*	14,036.01
Meeting Expenses	$7,800.00	465.00	-	-	490.00	855.00	-	-	-	-	3,445.00	372.00	*650.00*	4,467.00
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	366.00	*1,030.00*	2,350.97
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	19,493.00	*5,052.60*	33,163.60
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	-	-	-	*85.12*	180.07
Travel & Entertainment	$300.00	-	-	-	-	-	-	-	-	-	-	-	*25.00*	25.00
Engineering Fees	$25,000.00	-	-	-	-	-	-	-	-	-	17,700.00	782.00	*2,083.37*	20,565.37
Totals	**$322,511.20**	**31,450.92**	**25,316.02**	**35,536.07**	**27,376.21**	**21,811.11**	**16,070.27**	**55,237.68**	**14,114.64**	**24,967.00**	**52,949.00**	**42,261.12**	*26,876.04*	**161,167.80**
Income Taxes	$216,000.00	-	-	-	25,000.00	-	25,000.00	-	-	-	-	-	*18,000.00*	18,000.00
Real Estate Taxes	$10,937.50	-	(2,065.09)	-	-	3,825.86	-	4,531.44	-	-	(109.00)	-	*911.44*	802.44
State Taxes	$68,000.00	-	-	-	14,308.16	-	12,460.84	-	19,172.74	-	-	-	*5,666.63*	24,839.37
Personal Property Taxes	$12,000.00	-	-	-	6,808.16	-	-	(6,808.16)	-	-	-	-	*1,000.00*	1,000.00
Miscellaneous Taxes, Licenses, and Permits	$3,750.00	-	-	-	-	-	-	-	1,992.06	-	1,005.00	2,089.00	*312.50*	5,398.56
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	57,255.00	*71,341.41*	281,869.74
Totals	**$887,981.50**	**48,529.91**	**53,828.82**	**50,370.91**	**96,487.23**	**54,196.77**	**88,627.75**	**48,784.61**	**72,226.13**	**51,061.00**	**52,047.00**	**59,344.00**	*97,231.98*	**331,910.11**
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	-	1,013.00	*9,050.00*	40,193.01
Transfer to Operating Reserves	$50,040.00	-	-	-	-	-	-	-	-	14,030.00	-	-	*4,170.00*	18,200.00
Totals	**$158,640.00**	**6,997.69**	**14,690.67**	**6,006.69**	**7,072.56**	**-**	**36,955.02**	**59,007.83**	**14,149.01**	**30,011.00**	**-**	**1,013.00**	*13,220.00*	**58,393.01**

Parkfairfax Condo

Cash Analysis
4/30/2026

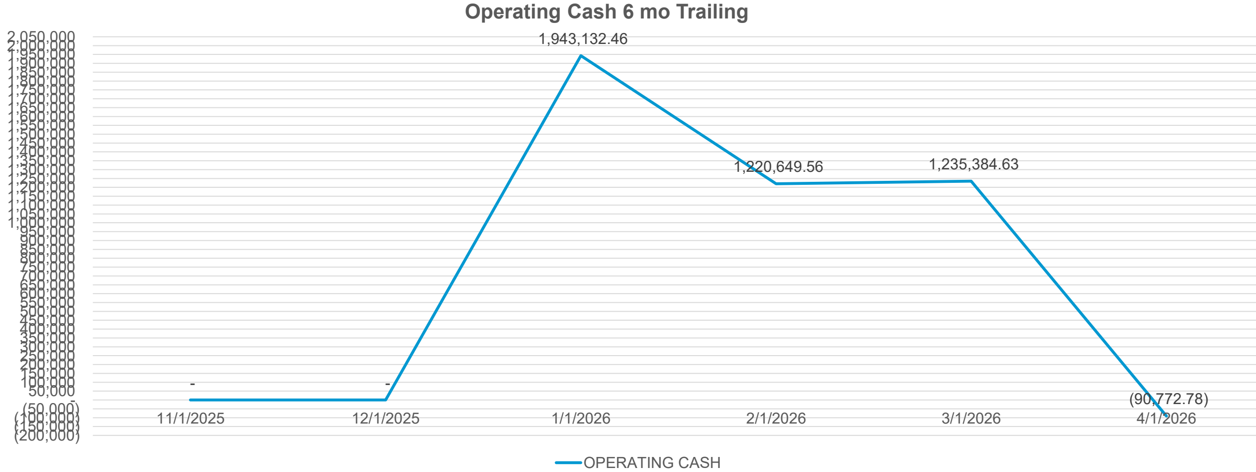
G.L. #	FINANCIAL INSITUTION	FDIC	FUND TYPE	TYPE OF ACCOUNT	CD RATE	MATURITY DATE	AMOUNT
10000			Operating	Petty Cash			$ 500
10120-NCB	NCB Bank	Insured	Operating	Operating			$ (92,983)
10120-PRVMGT	Bank United	Insured	Operating	Prior Mgmt			$ 1,711
10200-NCB	NCB Bank	Insured	Reserves	Money Market			$ 3,542,150
10200-PRVMGT	Bank United	Insured	Reserves	Prior Mgmt			CLOSED
10800-WELLS	Wells Fargo	Insured	Reserves	Investment			$ 513,041
10801	**Wells Fargo-BMW Bank**	**Insured**	**Reserves**	**Investment Acct CDs**	**4.65%**	**06/15/26**	**$ 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
TOTAL							$ 10,121,047

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	10,211,819.83
Reserve Balance	7,143,264.83
*Difference	3,068,555.00

The NCB Bank operating account reflects a negative balance for the month due to a timing variance of posted deposits.

Operating Cash 6 mo Trailing



*To move money or open a new account a manager can submit a zendesk ticket.

Life, simplified.

Parkfairfax Condo
Financial Analysis
4/30/2026

Balance Sheet Notable Items

Receivables:

-Total owner delinquencies $486,016 are 4.07% 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:

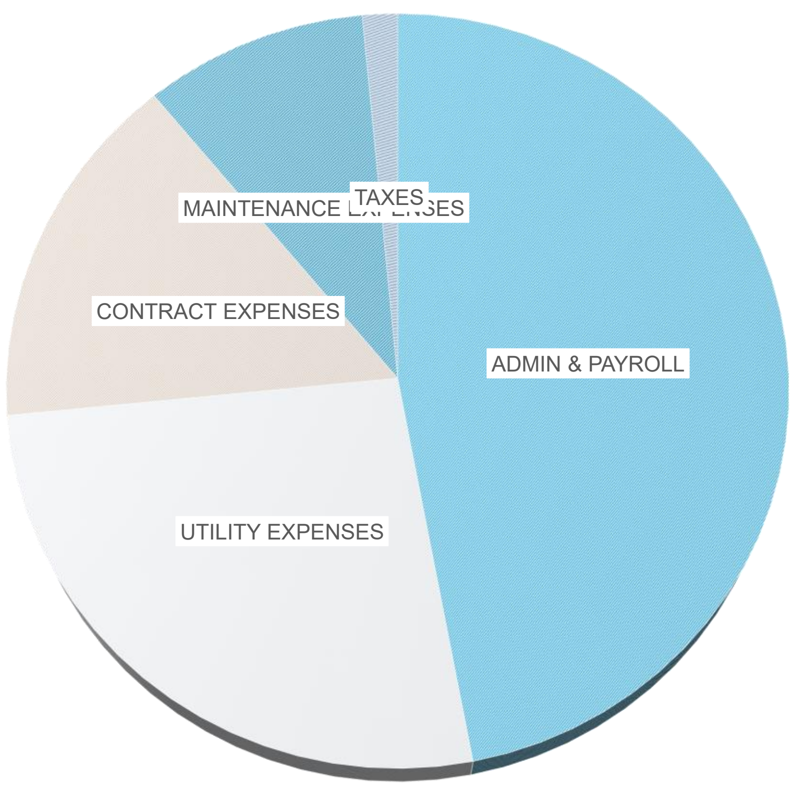
- Current and prior owner prepaid balance reports totaling $261,347 are uploaded to Connect for board review. Many homeowners choose to pay their assessments prior to the due date of the 1st, resulting in prepaid balances at month end. We attempt to refund credit balances during the move out process, 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 $707,428 as of 04/30/26

YTD ACTUAL

$11,193,718



Parkfairfax Condo
Variance Analysis
4/30/2026

ACCOUNT NUMBER	ACCOUNT NAME	CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	NOTES
50200	INSURANCE	$ 57,255	$ 48,108	$ (9,147)	CONSISTS OF THE MONTHLY AMORTIZATION OF PREPAID INSURANCE (#15010).
50300	LEGAL	17,468	3,908	(13,560)	CONSISTS OF INVOICES FROM CHADWICK WASHINGTON FOR LEGAL SERVICES PROVIDED.
50700	BANK CHARGES	20	-	(20)	UN-BUDGETED LINE ITEM THAT CONSISTS OF THE MONTHLY NCB OPERATING FEE.
52010	SALARIES	265,064	199,801	(65,263)	CONSISTS OF THE PAYROLL FOR PERIODS ENDING 4/03, 4/17, AND 5/01.
53000	ELECTRICITY	17,697	10,213	(7,484)	CONSISTS OF INVOICES FROM DOMINION ENERGY FOR SERVICE THROUGH 4/15/26.
53200	WATER	185,453	45,325	(140,128)	CONSISTS OF INVOICES FROM ALEXANDRIA RENEW FOR SERVICE THROUGH 3/11/26.
53201	EOS 1 TO 4 WATER	339	-	(339)	UN-BUDGETED LINE ITEM THAT CONSISTS OF AN INVOICE FROM VIRGINIA AMERICAN WATER FOR SERVICE THROUGH 3/11/26.
53202	EOS 5 TO 6 WATER	72	-	(72)	UN-BUDGETED LINE ITEM THAT CONSISTS OF AN INVOICE FROM VIRGINIA AMERICAN WATER FOR SERVICE THROUGH 3/11/26.
53206	BLDG 6 WATER/SEWEI	486	-	(486)	UN-BUDGETED LINE ITEM THAT CONSISTS OF AN INVOICE FROM VIRGINIA AMERICAN WATER FOR SERVICE THROUGH 3/11/26.
53210	WATER & SEWER	190	-	(190)	UN-BUDGETED LINE ITEM THAT CONSISTS OF AN INVOICE FROM VIRGINIA AMERICAN WATER FOR SERVICE THROUGH 4/16/26.
54200	LANDSCAPING	(3,859)	18,750	22,609	NEGATIVE DUE TO AN OVER-ESTIMATE IN THE PRIOR MONTH.
55085	ASSOCIATION UNIT R&	19,493	5,053	(14,440)	CONSISTS OF VARIOUS COSTS FOR FEB-APRIL REPAIRS.
55150	EQUIPMENT RPR/MNT	8,784	250	(8,534)	INCLUDES AN INVOICE FROM RIPPEON EQUIPMENT FOR REPAIRS AND SUPPLIES.
56720	VEHICLE OIL CHANGE /	11,882	4,500	(7,382)	INCLUDES AN INVOICE FROM JOHN DEERE FOR REPAIRS ON THE TWO GATORS.
57000	TRASH REMOVAL	40,199	34,179	(6,020)	INCLUDES THE COST FOR JAN-MAY DUMP FEE INCREASE.
57350	POOL MANAGEMENT C	19,498	14,450	(5,048)	CONSISTS OF INVOICES FROM HIGH SIERRA FOR THE POOL CONTRACT AND INVOICES FROM MCDANIEL SERVICE FOR PLUMBING INSPECTIONS.
57703	UNIFORMS	(468)	2,000	2,468	NEGATIVE DUE TO AN OVER-ESTIMATE IN THE PRIOR MONTH.