Matters for Board Information

Financials

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

PFC PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
COMPARATIVE BALANCE SHEET AS OF 05/31/2026

Account #		Year-to-Date
	ASSETS	
	CASH:	
10000	PETTY CASH	500.00
10120 NCB	OPERATING CHECKING NATIONAL COOPERATIVE	14,588.79
	TOTAL CASH	15,088.79
	CASH INVESTMENTS:	
10200	MONEY MARKET	3,394,519.61
10800	INVESTMENT ACCT	513,170.06
10801	INVESTMENT ACCT CD'S	730,000.00
10851	MUTUAL FUNDS	5,473,737.67
	TOTAL CASH INVESTMENTS	10,111,427.34
	OTHER CURRENT ASSETS:	
11000	A/R ASSESSMENTS	467,337.49
11031	A/R PER PRIOR MGMT	45,814.82
11900	ALLOW FOR DOUBT ACTS	(276,989.03)
12000	ACCRUED INTEREST	14,989.62
13200	A/R LEGAL FEES	705.93
13500	A/R RENT	11,461.32
15000	PREPAID EXPENSES	112,460.60
15010	PREPAID INSURANCE	154,501.71
15020	PREPAID INCOME TAXES	147,563.27
17000	DUE TO RESERVES	1,258,636.89
	TOTAL OTHER CURRENT ASSETS	1,936,482.62
	NON-CURRENT (NON-LIQUID) ASSETS:	
18000	FIXED ASSETS	1,009,315.88
19000	ACCUM DEPRECIATION	(868,230.01)
	TOTAL NON-CURRENT (NON-LIQUID) ASSETS	141,085.87
	TOTAL ASSETS	12,204,084.62
	LIABILITIES AND OWNERS EQUITY	
	CURRENT LIABILITIES:	
20100	ACCOUNTS PAYABLE	9,883.34
20200	ACCRUED EXPENSES	297,738.30
20210	ACCRUED EXP-RESERVES	41,811.00
20441	DUE FROM OPERATING	1,258,636.89
21000	SALARIES PAYABLE	1,320.00

FirstService RESIDENTIAL
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Account #		Year-to-Date
21030	RETIREMENT FUND A/P	57,558.25
22000	PREPAID ASSESSMENTS	229,576.78
22031	PREPAID PRIOR MGT	22,829.69
24205	SECURITY DEPOSIT	3,230.00
29000 29005	DEFERRED INCOME DEFERRED INCOME	140,635.79
	TOTAL CURRENT LIABILITIES	2,063,220.04
	OWNERS EQUITY:	
	REPLACEMENT RESERVES	11,328,253.23
	OTHER RESTRICTED FUNDS	139,376.68
	SPECIAL PROJECT FUNDS	81,784.20
	RETAINED EARNINGS	(2,104,842.80)
	NET EXCESS/(DEFICIT)	696,293.27
	TOTAL OWNERS EQUITY	10,140,864.58
	TOTAL LIABILITIES & OWNERS EQUITY	12,204,084.62

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
COMPARATIVE BALANCE SHEET AS OF
05/31/2026

Account #		Current Month	Prior Month	Variance
	ASSETS			
	CASH:			
10000	PETTY CASH	500.00	500.00	0.00
10120 NCB	OPERATING CHECKING NATIONAL COOPERATIVE	14,588.79	(92,983.28)	107,572.07
10120 PRVMGT	OPERATING CHECKING PRIOR MGT COMPANY	0.00	1,710.50	(1,710.50)
	TOTAL CASH	15,088.79	(90,772.78)	105,861.57
	CASH INVESTMENTS:			
10200	MONEY MARKET	3,394,519.61	3,542,150.10	(147,630.49)
10800	INVESTMENT ACCT	513,170.06	513,040.74	129.32
10801	INVESTMENT ACCT CD'S	730,000.00	730,000.00	0.00
10851	MUTUAL FUNDS	5,473,737.67	5,426,628.99	47,108.68
	TOTAL CASH INVESTMENTS	10,111,427.34	10,211,819.83	(100,392.49)
	OTHER CURRENT ASSETS:			
11000	A/R ASSESSMENTS	467,337.49	485,531.01	(18,193.52)
11031	A/R PER PRIOR MGMT	45,814.82	45,814.82	0.00
11900	ALLOW FOR DOUBT ACTS	(276,989.03)	(318,932.60)	41,943.57
12000	ACCRUED INTEREST	14,989.62	6,736.09	8,253.53
13010	A/R INCOME TAXES	0.00	(42,464.73)	42,464.73
13018	A/R OTHER	0.00	1,425.00	(1,425.00)
13200	A/R LEGAL FEES	705.93	1,114.88	(408.95)
13500	A/R RENT	11,461.32	5,730.66	5,730.66
13900	A/R INSURANCE CLAIMS	0.00	(662.97)	662.97
14900	A/R MISCELLANEOUS	0.00	1,603.40	(1,603.40)
15000	PREPAID EXPENSES	112,460.60	168,490.40	(56,029.80)
15010	PREPAID INSURANCE	154,501.71	209,022.34	(54,520.63)
15020	PREPAID INCOME TAXES	147,563.27	190,028.00	(42,464.73)
17000	DUE TO RESERVES	1,258,636.89	0.00	1,258,636.89
17010	DUE TO OPERATNG	0.00	3,068,555.00	(3,068,555.00)
	TOTAL OTHER CURRENT ASSETS	1,936,482.62	3,821,991.30	(1,885,508.68)
	NON-CURRENT ASSETS:			
18000	FIXED ASSETS	1,009,315.88	1,009,315.88	0.00
19000	ACCUM DEPRECIATION	(868,230.01)	(868,230.01)	0.00
	TOTAL NON-CURRENT ASSETS	141,085.87	141,085.87	0.00
	TOTAL ASSETS	12,204,084.62	14,084,124.22	(1,880,039.60)
	LIABILITIES AND OWNERS EQUITY			
	CURRENT LIABILITIES:			
20100	ACCOUNTS PAYABLE	9,883.34	9,666.64	(216.70)
20200	ACCRUED EXPENSES	297,738.30	192,989.37	(104,748.93)
20210	ACCRUED EXP-RESERVES	41,811.00	0.00	(41,811.00)
20400	MISC PAYABLES	0.00	418,195.98	418,195.98
20440	DUE FROM RESERVES	0.00	3,068,555.00	3,068,555.00
20441	DUE FROM OPERATING	1,258,636.89	0.00	(1,258,636.89)
21000	SALARIES PAYABLE	1,320.00	118,185.42	116,865.42
21030	RETIREMENT FUND A/P	57,558.25	47,417.97	(10,140.28)
22000	PREPAID ASSESSMENTS	229,576.78	261,347.21	31,770.43
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	140,635.79	142,290.33	1,654.54
29998	REFUND/FORFEIT	0.00	(995.56)	(995.56)
	TOTAL CURRENT LIABILITIES	2,063,220.04	4,283,712.05	2,220,492.01
	OWNERS EQUITY:			
	REPLACEMENT RESERVES	11,328,253.23	11,085,084.32	(243,168.91)

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Account #		Current Month	Prior Month	Variance
	OTHER RESTRICTED FUNDS	139,376.68	139,206.30	(170.38)
	SPECIAL PROJECT FUNDS	81,784.20	81,784.20	0.00
	RETAINED EARNINGS	(2,104,842.80)	(2,254,020.72)	(149,177.92)
	NET EXCESS/(DEFICIT)	696,293.27	748,358.07	52,064.80
	TOTAL OWNERS EQUITY	10,140,864.58	9,800,412.17	(340,452.41)
	TOTAL LIABILITIES & OWNERS EQUITY	12,204,084.62	14,084,124.22	1,880,039.60

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
FUND BALANCE SHEET - RES I/S
05/31/2026

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

ACCOUNT #	ACCOUNT NAME	OPERATING FUND	RESERVE FUND	TOTAL
	ASSETS			
	CURRENT ASSETS			
	CASH:			
10000	PETTY CASH	500.00	0.00	500.00
10120 NCB	OPERATING CHECKING	14,588.79	0.00	14,588.79
10200	MONEY MARKET	0.00	3,394,519.61	3,394,519.61
10800	INVESTMENT ACCT	0.00	513,170.06	513,170.06
10801	INVESTMENT ACCT CD'S	0.00	730,000.00	730,000.00
10851	MUTUAL FUNDS	0.00	5,473,737.67	5,473,737.67
	TOTAL CASH	15,088.79	10,111,427.34	10,126,516.13
	OTHER CURRENT ASSETS:			
11000	A/R ASSESSMENTS	467,337.49	0.00	467,337.49
11031	A/R PER PRIOR MGMT	45,814.82	0.00	45,814.82
11900	ALLOW FOR DOUBT ACTS	(276,989.03)	0.00	(276,989.03)
12000	ACCRUED INTEREST	14,989.62	0.00	14,989.62
13200	A/R LEGAL FEES	705.93	0.00	705.93
13500	A/R RENT	11,461.32	0.00	11,461.32
15000	PREPAID EXPENSES	112,460.60	0.00	112,460.60
15010	PREPAID INSURANCE	154,501.71	0.00	154,501.71
15020	PREPAID INCOME TAXES	147,563.27	0.00	147,563.27
	DUE TO/FROM	(1,258,636.89)	1,258,636.89	0.00
	TOTAL OTHER CURRENT ASSETS	(580,791.16)	1,258,636.89	677,845.73
	NON-CURRENT ASSETS:			
18000	FIXED ASSETS	1,009,315.88	0.00	1,009,315.88
19000	ACCUM DEPRECIATION	(868,230.01)	0.00	(868,230.01)
	TOTAL NON-CURRENT ASSETS	141,085.87	0.00	141,085.87
	TOTAL ASSETS	**(424,616.50)**	**11,370,064.23**	**10,945,447.73**
	LIABILITIES AND OWNERS EQUITY			
	CURRENT LIABILITIES:			
20100	ACCOUNTS PAYABLE	9,883.34	0.00	9,883.34
20200	ACCRUED EXPENSES	297,738.30	0.00	297,738.30
20210	ACCRUED EXP-RESERVES	0.00	41,811.00	41,811.00
21000	SALARIES PAYABLE	1,320.00	0.00	1,320.00
21030	RETIREMENT FUND A/P	57,558.25	0.00	57,558.25
22000	PREPAID ASSESSMENTS	229,576.78	0.00	229,576.78
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	140,635.79	0.00	140,635.79
	TOTAL CURRENT LIABILITIES	762,772.15	41,811.00	804,583.15
	OWNERS EQUITY:			
30498	PRIOR YR PENDING ADJ	149,177.92	0.00	149,177.92
30500	RETAINED EARNINGS	(2,254,020.72)	0.00	(2,254,020.72)
30505	PROPERTY FUND	141,085.87	0.00	141,085.87
30600	SUSPENSE	(1,709.19)	0.00	(1,709.19)
35000	SPECIAL PROJECT FUND	81,784.20	0.00	81,784.20
38000 38000	REPLACEMENT RESERVES	0.00	10,284,727.36	10,284,727.36
	NET EXCESS/(DEFICIT)	696,293.27	1,043,525.87	1,739,819.14
	TOTAL OWNERS EQUITY	(1,187,388.65)	11,328,253.23	10,140,864.58

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ACCOUNT #	ACCOUNT NAME	OPERATING FUND	RESERVE FUND	TOTAL
	TOTAL LIABILITIES & OWNERS EQUITY	**(424,616.50)**	**11,370,064.23**	**10,945,447.73**

FirstService RESIDENTIAL

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3975 Fair Ridge Dr Ste 210S
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PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
INCOME STATEMENT
05/31/2026

		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	664,069.86	671,009	(6,939.14)	7,998,561.91	8,052,119	(53,557.09)	8,052,119	(53,557.09)
41330	GEN RESERVE ASSMT	323,651.50	323,646	5.50	3,883,818.00	3,883,818	0.00	3,883,818	0.00
41551	CABLE INCOME	1,654.54	1,400	254.54	19,854.56	16,800	3,054.56	16,800	3,054.56
41750	STORAGE BIN RENTAL	(11.40)	4,163	(4,174.40)	18,944.93	50,000	(31,055.07)	50,000	(31,055.07)
42000 42000	INTEREST - INTEREST	55,491.53	10,019	45,472.53	211,187.72	120,250	90,937.72	120,250	90,937.72
42000 42002	INTEREST - RESERVE	41,224.66	0	41,224.66	217,194.45	0	217,194.45	0	217,194.45
43004	SALE PROCEEDS	0.00	0	0.00	441,700.24	0	441,700.24	0	441,700.24
43100	LATE CHG INCOME	(1,682.28)	2,000	(3,682.28)	28,864.72	24,000	4,864.72	24,000	4,864.72
43106	COLLECTION CHGS	0.00	626	(626.00)	17,675.11	7,578	10,097.11	7,578	10,097.11
43200	LEGAL CHG INCOME	810.82	0	810.82	7,003.34	0	7,003.34	0	7,003.34
43358	IN-UNIT SERVICE FEE	5,961.85	2,225	3,736.85	31,938.69	26,700	5,238.69	26,700	5,238.69
43405	UTILITY INCOME	(265.36)	50	(315.36)	3,587.42	600	2,987.42	600	2,987.42
43500	CLUBHOUSE/REC INCOME	6,820.00	1,307	5,513.00	15,034.00	15,750	(716.00)	15,750	(716.00)
43540	UNIT RENTAL INCOME	17,191.98	0	17,191.98	22,922.64	0	22,922.64	0	22,922.64
43545	RENTAL INCOME	(505.40)	4,420	(4,925.40)	34,488.19	53,106	(18,617.81)	53,106	(18,617.81)
43555	LAUNDRY INCOME	0.00	1,000	(1,000.00)	0.00	12,000	(12,000.00)	12,000	(12,000.00)
44000	BAD DEBT RECOVERY	41,533.57	0	41,533.57	41,533.57	0	41,533.57	0	41,533.57
49700	NEWSLETTER INCOME	1,120.00	750	370.00	4,606.00	9,000	(4,394.00)	9,000	(4,394.00)
43000 43001	MISC INC - OTHER	10,944.63	1,500	9,444.63	22,198.70	18,000	4,198.70	18,000	4,198.70
43000 43600	MISC INC - KEY	(3,897.40)	2,388	(6,285.40)	5,303.40	28,700	(23,396.60)	28,700	(23,396.60)
43000 49500	MISC INC - RESALE DISCL CHGS	(41.27)	3,163	(3,204.27)	38,800.31	38,000	800.31	38,000	800.31
	TOTAL INCOME	1,164,071.83	1,029,666	134,405.83	13,065,217.90	12,356,421	708,796.90	12,356,421	708,796.90
	EXPENSES:								
	UTILITIES:								
53000 53000	ELECTRICITY - ELECTRICITY	(13,712.19)	10,217	23,929.19	121,861.16	122,560	698.84	122,560	698.84
53100 53100	GAS - GAS	29,563.47	22,218	(7,345.47)	284,737.98	266,616	(18,121.98)	266,616	(18,121.98)
53200	WATER	(160,375.17)	45,326	205,701.17	570,200.81	543,901	(26,299.81)	543,901	(26,299.81)
53205	SEWER	296,871.60	87,546	(209,325.60)	1,113,744.19	1,050,508	(63,236.19)	1,050,508	(63,236.19)
53201	EOS 1 TO 4 WATER	(338.65)	0	338.65	0.00	0	0.00	0	0.00
53202	EOS 5 TO 6 WATER	(72.05)	0	72.05	0.00	0	0.00	0	0.00
53206	BLDG 6 WATER/SEWER	(485.61)	0	485.61	0.00	0	0.00	0	0.00
53210 53210	WATER & SEWER - IRRIGATION	(189.92)	0	189.92	0.00	0	0.00	0	0.00

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		CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
56060	EV CHARGING STATION	0.00	50	50.00	480.00	600	120.00	600	120.00
	TOTAL UTILITY	151,261.48	165,357	14,095.52	2,091,024.14	1,984,185	(106,839.14)	1,984,185	(106,839.14)
	CONTRACTS:								
51155	WEBSITE/INTERNET	0.00	413	413.00	0.00	5,000	5,000.00	5,000	5,000.00
56690 56691	EXTERMINATION - EXTERIOR	17,089.63	4,697	(12,392.63)	85,296.00	56,364	(28,932.00)	56,364	(28,932.00)
57000 57000	TRASH REMOVAL - TRASH REMOVAL	43,130.32	34,178	(8,952.32)	429,136.44	410,147	(18,989.44)	410,147	(18,989.44)
57100 57100	SNOW REMOVAL - SNOW REMOVAL CONT	0.00	0	0.00	62,334.31	0	(62,334.31)	0	(62,334.31)
57250 57250	GROUNDS MAINTENANCE - GROUNDS MAINT	64,820.00	31,203	(33,617.00)	364,027.00	374,414	10,387.00	374,414	10,387.00
57350	POOL MANAGEMENT CONT	35,607.00	14,450	(21,157.00)	157,348.00	173,400	16,052.00	173,400	16,052.00
57554	PAINTING CONTRACT	0.00	19,751	19,751.00	178,303.04	236,957	58,653.96	236,957	58,653.96
57602	ENTRY SYS CONTRACT	0.00	215	215.00	0.00	2,580	2,580.00	2,580	2,580.00
	TOTAL CONTRACTS	160,646.95	104,907	(55,739.95)	1,276,444.79	1,258,862	(17,582.79)	1,258,862	(17,582.79)
	REPAIR & MAINTENANCE:								
54200 54200	LANDSCAPING - LANDSCAPING PROJECTS	(9,195.48)	10,413	19,608.48	18,780.83	125,000	106,219.17	125,000	106,219.17
54200 54205	LANDSCAPING - ENHANCEMNT	13,700.77	8,337	(5,363.77)	27,495.59	100,000	72,504.41	100,000	72,504.41
54210 54210	TREE WORK - TREE WORK	16,497.70	2,913	(13,584.70)	10,877.70	35,000	24,122.30	35,000	24,122.30
54210 54216	TREE WORK - PRUNING & REMOVAL	27,825.00	16,663	(11,162.00)	225,700.00	200,000	(25,700.00)	200,000	(25,700.00)
54801	MAINTENANCE SUPPLIES	37,057.48	3,337	(33,720.48)	93,016.92	40,000	(53,016.92)	40,000	(53,016.92)
54851	JANITORIAL SUPPLIES	4,701.98	1,625	(3,076.98)	25,146.51	19,500	(5,646.51)	19,500	(5,646.51)
54859	PAINTING SUPPLIES	2,948.63	1,800	(1,148.63)	20,876.06	21,600	723.94	21,600	723.94
55070	TOOLS	4,899.80	333	(4,566.80)	18,836.10	3,996	(14,840.10)	3,996	(14,840.10)
55076	IN UNIT SUPPLIES	5,803.92	1,250	(4,553.92)	28,586.98	15,000	(13,586.98)	15,000	(13,586.98)
55150	EQUIPMENT RPR/MNT	0.00	250	250.00	10,686.50	3,000	(7,686.50)	3,000	(7,686.50)
55500 55500	PLUMBING RPRS/MNT - PLUMBING REPAIR	(26,001.39)	0	26,001.39	0.00	0	0.00	0	0.00
55500 55501	PLUMBING RPRS/MNT - SUPPLIES	55,721.16	6,213	(49,508.16)	55,729.69	74,600	18,870.31	74,600	18,870.31
56405	POOL RPRS/MNT	21,881.24	1,600	(20,281.24)	25,858.47	19,200	(6,658.47)	19,200	(6,658.47)
56433	FITNESS EQUIP REPAIR	700.00	125	(575.00)	4,059.26	1,500	(2,559.26)	1,500	(2,559.26)
56500 56500	GENERAL RPRS/MNT - GENERAL RPRS & M	(2,452.29)	7,650	10,102.29	65,750.75	91,800	26,049.25	91,800	26,049.25
56720	VEHICLE OIL CHANGE AND REPAIRS	11,976.93	4,500	(7,476.93)	70,618.50	54,000	(16,618.50)	54,000	(16,618.50)

FirstService RESIDENTIAL

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		CURRENT ACTUAL	CURRENT BUDGET	CURRENT VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET	ANNUAL VARIANCE
	TOTAL REPAIR & MAINTENANCE	166,065.45	67,009	(99,056.45)	702,019.86	804,196	102,176.14	804,196	102,176.14
	PERSONNEL:								
52010 52000	MANAGEMENT & STAFF SALARIES	188,239.80	199,795	11,555.20	2,327,918.79	2,397,606	69,687.21	2,397,606	69,687.21
52200 52200	PAYROLL TAXES - PAYROLL TAXES	22,073.60	39,139	17,065.40	311,357.38	469,712	158,354.62	469,712	158,354.62
52500	RECRUITMENT & PROFESSIONAL DEVELOPM	3,372.00	450	(2,922.00)	36,958.84	5,400	(31,558.84)	5,400	(31,558.84)
57703	UNIFORMS	1,906.53	2,000	93.47	32,784.47	24,000	(8,784.47)	24,000	(8,784.47)
	TOTAL PERSONNEL	215,591.93	241,384	25,792.07	2,709,019.48	2,896,718	187,698.52	2,896,718	187,698.52
	PROFESSIONAL SERVICES:								
50000	MANAGEMENT FEES	7,916.66	7,712	(204.66)	94,370.65	92,533	(1,837.65)	92,533	(1,837.65)
50300 50300	LEGAL - LEGAL	(5,076.36)	2,337	7,413.36	28,570.38	28,000	(570.38)	28,000	(570.38)
50300 50302	LEGAL - COLLECTIONS	23,763.04	1,575	(22,188.04)	61,161.23	18,900	(42,261.23)	18,900	(42,261.23)
50400	AUDIT/TAX PREP	0.00	1,673	1,673.00	20,082.20	20,076	(6.20)	20,076	(6.20)
	TOTAL PROFESSIONAL SERVICES	26,603.34	13,297	(13,306.34)	204,184.46	159,509	(44,675.46)	159,509	(44,675.46)
	ADMINISTRATIVE EXPENSES:								
50500	CONSULTING/ENGINEER	1,495.00	2,087	592.00	19,976.71	25,000	5,023.29	25,000	5,023.29
50600	BAD DEBT EXPENSE	0.00	125	125.00	0.00	1,500	1,500.00	1,500	1,500.00
50700	BANK CHARGES	20.00	0	(20.00)	80.00	0	(80.00)	0	(80.00)
51145	IT SUPPORT	4,371.29	3,881	(490.29)	66,855.12	46,539	(20,316.12)	46,539	(20,316.12)
51150	COMPUTER PROGRAMMING	14,255.81	1,337	(12,918.81)	45,190.66	16,000	(29,190.66)	16,000	(29,190.66)
51360	BOARD MEETING EXP	(1,810.00)	650	2,460.00	3,816.80	7,800	3,983.20	7,800	3,983.20
51500 51000	MISC ADMIN - PRINTING/COPYING	0.00	1,080	1,080.00	1,717.31	12,960	11,242.69	12,960	11,242.69
51500 51010	MISC ADMIN - POSTAGE	2,350.48	1,375	(975.48)	15,034.16	16,500	1,465.84	16,500	1,465.84
51500 51022	MISC ADMIN - DUES & SUBSCRIPTIONS	(954.60)	86	1,040.60	30.00	1,021	991.00	1,021	991.00
51500 51035	MISC ADMIN - OFFICE EXPENSE	1,713.52	1,359	(354.52)	22,538.72	16,275	(6,263.72)	16,275	(6,263.72)
51500 51040	MISC ADMIN - OTHER	4,809.94	2,087	(2,722.94)	32,067.91	25,000	(7,067.91)	25,000	(7,067.91)
51500 51046	MISC ADMIN - CREDIT CARD FEES	103.43	1,030	926.57	6,545.31	12,360	5,814.69	12,360	5,814.69
51500 51105	MISC ADMIN - COMMUNITY EVENTS	518.75	1,113	594.25	5,321.75	13,400	8,078.25	13,400	8,078.25
53400 53400	PHONE - PHONE	2,286.01	3,600	1,313.99	45,100.35	43,200	(1,900.35)	43,200	(1,900.35)
55085	ASSOCIATION UNIT R&M	(449.20)	5,048	5,497.20	59,337.90	60,631	1,293.10	60,631	1,293.10

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
56820	TRAVEL ALLOW/EXPENSE	0.00	25	25.00	0.00	300	300.00	300	300.00
57701	COPIER LEASE	333.27	1,300	966.73	10,567.48	15,600	5,032.52	15,600	5,032.52
59700	MONTHLY NEWSLETTER	975.95	703	(272.95)	11,895.87	8,425	(3,470.87)	8,425	(3,470.87)
	TOTAL ADMINISTRATIVE EXP	30,019.65	26,886	(3,133.65)	346,076.05	322,511	(23,565.05)	322,511	(23,565.05)
	TAXES & INSURANCE:								
50200 50200	INSURANCE - INSURANCE	57,225.10	48,106	(9,119.10)	625,518.97	577,294	(48,224.97)	577,294	(48,224.97)
58000 58000	INCOME TAXES - INCOME TAXES	0.00	18,000	18,000.00	50,000.00	216,000	166,000.00	216,000	166,000.00
58000 58020	INCOME TAXES - STATE	(30,571.75)	5,663	36,234.75	15,369.99	68,000	52,630.01	68,000	52,630.01
58000 58050	INCOME TAXES - MISC	(1,005.00)	307	1,312.00	4,081.08	3,750	(331.08)	3,750	(331.08)
58030	REAL ESTATE TAXES	19,533.88	906	(18,627.88)	27,606.15	10,938	(16,668.15)	10,938	(16,668.15)
58040	PERSONAL PROP TAXES	18,802.75	1,000	(17,802.75)	18,802.75	12,000	(6,802.75)	12,000	(6,802.75)
68500	CAPITAL PROJ/IMPROV	(1,768.96)	0	1,768.96	0.00	0	0.00	0	0.00
	TOTAL TAXES & INSURANCE	62,216.02	73,982	11,765.98	741,378.94	887,982	146,603.06	887,982	146,603.06
	RESERVES / FUND TRANSFERS:								
68000 68000	RESERVES - REPLACEMENT RESERVES	323,652.00	323,652	0.00	3,883,818.00	3,883,818	0.00	3,883,818	0.00
68000 69900	RESERVES - RESERVE INTEREST	41,224.66	0	(41,224.66)	217,194.45	0	(217,194.45)	0	(217,194.45)
68100	OPER CONTINGENCY	0.00	4,170	4,170.00	0.00	50,040	50,040.00	50,040	50,040.00
68991	TRANSFER RESERVE INTEREST	38,855.15	9,050	(29,805.15)	197,764.46	108,600	(89,164.46)	108,600	(89,164.46)
	TOTAL RESERVES / FUND TRANSFERS	403,731.81	336,872	(66,859.81)	4,298,776.91	4,042,458	(256,318.91)	4,042,458	(256,318.91)
	TOTAL EXPENSES AND RESERVES	1,216,136.63	1,029,694	(186,442.63)	12,368,924.63	12,356,421	(12,503.63)	12,356,421	(12,503.63)
	NET EXCESS/(DEFICIT)	(52,064.80)	(28)	(52,036.80)	696,293.27	0	696,293.27	0	696,293.27

FirstService RESIDENTIAL

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

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOC
RESERVE INCOME STATEMENT
05/31/2026

		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	323,652.00	323,652	0.00	3,883,818.00	3,883,818	0.00	3,883,818	0.00
68000 69900	RESERVES RESERVE INTEREST	41,224.66	0	41,224.66	217,194.45	0	217,194.45	0	217,194.45
	TOTAL RESERVE INCOME	364,876.66	323,652	41,224.66	4,101,012.45	3,883,818	217,194.45	3,883,818	217,194.45
	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	173,525.54	0	(173,525.54)	842,983.04	0	(842,983.04)	0	(842,983.04)
75100 75127	RISER REPLACEMENT	5,775.00	0	(5,775.00)	76,017.50	0	(76,017.50)	0	(76,017.50)
75100 75148	FENCES,GATES & WALLS	13,295.00	0	(13,295.00)	34,281.98	0	(34,281.98)	0	(34,281.98)
75100 75149	HEATING & COOLING	93,288.24	0	(93,288.24)	95,796.62	0	(95,796.62)	0	(95,796.62)
75100 75151	SETTLEMENT EXPENSE	0.00	0	0.00	17,323.86	0	(17,323.86)	0	(17,323.86)
75100 75152	SIDING/WOOD REPLACEM	(254,752.66)	0	254,752.66	0.00	0	0.00	0	0.00
75100 75183	WATERPROOFING	7,900.00	0	(7,900.00)	80,991.57	0	(80,991.57)	0	(80,991.57)
75100 75184	BUILDING EXTERIOR	11,594.63	0	(11,594.63)	419,406.67	0	(419,406.67)	0	(419,406.67)
75100 75186	BUILDING INTERIOR	(9.38)	0	9.38	183,275.07	0	(183,275.07)	0	(183,275.07)
75100 75187	SIDEWALK REPLACEMENT	2,425.00	0	(2,425.00)	24,395.31	0	(24,395.31)	0	(24,395.31)
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	44,200.00	0	(44,200.00)	225,421.38	0	(225,421.38)	0	(225,421.38)
75100 75196	SPECIAL PROJ 2	26,862.60	0	(26,862.60)	148,634.69	0	(148,634.69)	0	(148,634.69)
75100 75197	SPECIAL PROJ 3	(26,253.00)	0	26,253.00	292,710.00	0	(292,710.00)	0	(292,710.00)
75100 75198	SPECIAL PROJ 4	2,940.00	0	(2,940.00)	47,915.00	0	(47,915.00)	0	(47,915.00)
75100 75199	SPECIAL PROJ 5	20,916.78	0	(20,916.78)	437,035.64	0	(437,035.64)	0	(437,035.64)
	TOTAL RESERVE EXPENSES	121,707.75	0	(121,707.75)	3,057,486.58	0	(3,057,486.58)	0	(3,057,486.58)
	NET EXCESS/(DEFICIT)	243,168.91	323,652	(80,483.09)	1,043,525.87	3,883,818	(2,840,292.13)	3,883,818	(2,840,292.13)

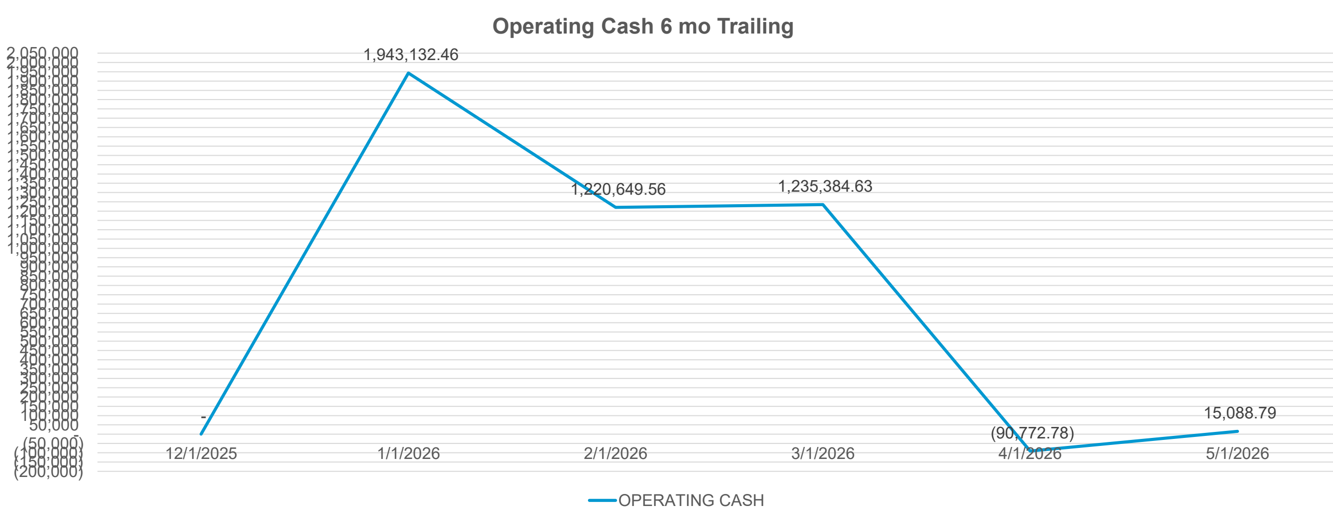
Parkfairfax Condo

Cash Analysis
5/31/2026

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			$ 14,589
10200-NCB	NCB Bank	Insured	Reserves	Money Market			$ 3,394,520
10800-WELLS	Wells Fargo	Insured	Reserves	Investment			$ 513,170
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			$ 5,473,738
TOTAL							$ 10,126,516

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	10,111,427.34
Reserve Balance	11,370,064.23
*Difference	(1,258,636.89)



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

Life, simplified.

Parkfairfax Condo
Financial Analysis
5/31/2026

Balance Sheet Notable Items

Receivables:

-Total owner delinquencies $489,371 are 4.10% 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:

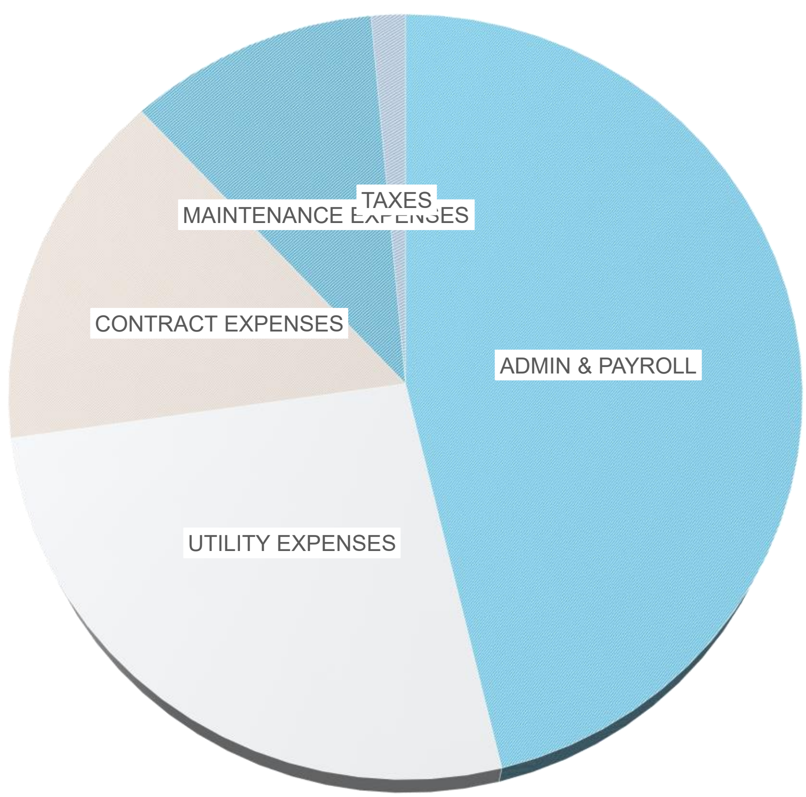
- Current and prior owner prepaid balance reports totaling $229,577 are uploaded to Connect for board review. Many homeowners choose to pay their assessments prior to the due date of the 1st, resulting in prepaid balances at month end. We attempt to refund credit balances during the move out process, 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 $696,293 as of 05/31/26

YTD ACTUAL

$12,368,925



UOA		F26 Actuals											
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	664,677.00	664,070.00
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
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	(505.00)
Clubhouse Rental	$15,750.00	300.00	300.00	-	-	1,650.00	-	1,050.00	1,750.00	-	2,100.00	1,064.00	6,820.00
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	-	1,013.00	41,225.00
Laundry & Vending Revenue	$12,000.00	-	-	-	-	-	-	-	-	-	-	-	-
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)	(1,682.00)
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	10,945.00
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	5,962.00
Utility Reimbursment Inc	$600.00	-	664.71	453.39	302.39	830.36	517.21	-	943.65	-	-	-	(265.00)
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	(11.00)
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	811.00
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	(41.00)
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	1,655.00
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	(3,897.00)
Sales	$0.00	441,700.24	-	-	-	-	-	-	-	-	-	-	-
Newsletter Income	$9,000.00	176.00	-	-	97.00	-	-	156.00	636.00	-	2,421.00	-	1,120.00
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**	**1,049,859.00**
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	(13,712.00)
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	(160,375.00)
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	29,563.00
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	296,872.00
Utility Reimbursement	$600.00	-	-	-	-	-	480.00	-	-	-	-	-	-
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**	**152,348.00**
Web Site	$5,000.00	-	-	-	-	-	-	-	-	-	-	-	-
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	17,090.00
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	43,130.00
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	64,820.00
Door Entry System	$2,580.00	-	-	-	-	-	-	-	-	-	-	215.00	-
Swim Pool Maintenance/Contract	$173,400.00	36,475.00	34,900.00	36,768.00	4,800.00	-	-	-	-	-	24,200.00	-	35,607.00
Painting Contract	$236,957.04	2,600.00	77,924.51	-	-	94,655.56	1,002.67	2,120.30	-	-	-	-	-
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**	**160,647.00**
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	4,702.00
Tree Maintenance	$35,000.00	-	1,375.00	-	-	-	-	-	-	-	2,195.00	-	16,498.00
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	-	(9,195.00)
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	27,825.00
Landscaping Repairs	$100,000.00	93.26	-	-	4,575.00	-	-	34.64	2,521.16	1,870.00	7,867.00	(3,859.00)	13,701.00
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	(2,452.00)
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	4,900.00
Exercise Equipment - Repairs	$1,500.00	-	-	-	-	-	-	-	-	3,359.00	-	-	700.00
Repairs-Plumbing	$0.00							-		-	1,998.00	6,219.00	-
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	37,057.00
Building Supplies - Common	$0.00							-	-	-	-	-	-
Equipment Repairs & Maintenance	$3,000.00	-	-	-	-	-	-	-	500.00	-	1,403.00	8,784.00	-
Pool Supplies & Equipment	$19,200.00	890.00	3,232.23	100.00	-	-	-	-	-	-	-	1,105.00	21,881.00

Plumbing Supplies	$74,600.00	-	-	1,797.58	12,344.68	3,621.05	2,280.18	1,072.47	-	-	9.00	-	55,721.00
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	5,804.00
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	2,949.00
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	11,977.00
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**	**192,068.00**
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	188,240.00
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	3,372.00
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)	1,907.00
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	22,074.00
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**	**215,593.00**
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	7,917.00
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	(5,076.00)
Legal Fees - Collections	$18,900.00	-	-	-	4,640.59	7,140.68	5,520.89	3,283.25	6,454.42	-	-	10,358.00	23,763.00
Audit Expense	$20,076.00	-	-	-	-	-	-	18,882.20	-	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**	**26,604.00**
ES													
Recreation/Resident Activities	$13,400.00	248.78	850.00	1,804.77	-	165.52	1,733.93	-	-	-	-	-	519.00
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	1,714.00
Printing	$12,960.00	-	-	442.13	-	-	-	-	-	-	1,647.00	(372.00)	-
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	333.00
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	2,350.00
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	4,371.00
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	14,256.00
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	2,286.00
Bad Debts	$1,500.00	-	-	-	-	-	-	-	-	-	-	-	-
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	4,810.00
Meeting Expenses	$7,800.00	465.00	-	-	490.00	855.00	-	-	-	-	3,445.00	372.00	(1,810.00)
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	120.00
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	(449.00)
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	976.00
Dues & Subscriptions	$1,021.00	19.99	77.95	84.97	611.79	-	-	94.95	94.95	-	-	-	(955.00)
Travel & Entertainment	$300.00	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	$25,000.00	-	-	-	-	-	-	-	-	-	17,700.00	782.00	1,495.00
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**	**30,016.00**
Income Taxes	$216,000.00	-	-	-	25,000.00	-	25,000.00	-	-	-	-	-	-
Real Estate Taxes	$10,937.50	-	(2,065.09)	-	-	3,825.86	-	4,531.44	-	-	(109.00)	-	19,534.00
State Taxes	$68,000.00	-	-	-	14,308.16	-	12,460.84	-	19,172.74	-	-	-	(30,572.00)
Personal Property Taxes	$12,000.00	-	-	-	6,808.16	-	-	(6,808.16)	-	-	-	-	18,803.00
Miscellaneous Taxes, Licenses, and Permits	$3,750.00	-	-	-	-	-	-	-	1,992.06	-	1,005.00	2,089.00	(1,005.00)
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	57,225.00
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**	**63,985.00**
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	41,225.00
Transfer to Operating Reserves	$50,040.00	-	-	-	-	-	-	-	-	14,030.00	-	-	38,855.00
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**	**80,080.00**