



# Fairlington Villages Condominium

Financial Report & Analysis  
*For the Period of Operations Ending:  
August 31, 2021*

9/24/2021

*Prepared By:*

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General Manager

Fairlington Villages Condominium

SVP, Legum & Norman, Inc.

An Associa<sup>®</sup> Member Company

## Fairlington Villages Operating Statement Review

### Fairlington Villages Condominium

Financial Review & Report

Review of Financial Statements for the Period Ending

August 31, 2021

#### Section I. Notes to Balance Sheet

a. The following is a synopsis of the cash on-hand as of the period specified above.

	<u>Current Month</u>	<u>Prior Month</u>	<u>Change *</u>
Total Cash	\$7,503,106	\$7,503,106	\$0
Less Restricted Funds:			
Replacement Reserves*	\$6,209,816	\$6,209,816	\$0
Less Liabilities:	\$702,168	\$702,168	\$0
Equals:			
Operating Cash	\$591,122	\$591,122	\$0

b. At the end of the reporting period, the Association had the following deposits.

	<u>Current Month</u>	<u>Prior Month</u>	<u>Change *</u>
UB - (Operating - 7492)	\$331,106	\$331,106	\$0
Congressional Bank MM	\$214,475	\$214,475	\$0
Atlantic Union Bank MM	\$212,040	\$212,040	\$0
Petty Cash	\$1,000	\$1,000	\$0
Truist (BBT) CC Deposits	\$2,100	\$2,100	\$0
MS Smith Barney	(\$136,569)	(\$136,569)	\$0
Market Value Change	\$19,896	\$19,896	\$0
M/S Investments CDs	\$5,115,000	\$5,115,000	\$0
M/S Savings Account	\$204,751	\$204,751	\$0
M/S Treasury Notes/Strips	\$1,518,762	\$1,518,762	\$0
Accrued Interest - Reserves	\$20,547	\$20,547	\$0
Total Deposits *	\$7,503,106	\$7,503,106	\$0

\* May contain \$1 rounding inconsistencies.

c. Comments: None.

#### Section II. Delinquencies

The cumulative delinquent assessment balance through the end of the current reporting period is

\$96,182 ; the previous reporting period was \$96,840 for a decrease of \$658 .

#### Section III. Replacement Reserves

a. The replacement reserves experienced the following transactions during the reporting period.

Monthly Replacement Reserve Overview		Reserve Account Expenditures			
		Expense	Month	Year-To-Date	Budget
Starting Balance	\$6,209,815	Vehicle Replace	\$0	\$40,480	\$20,000
Contributions	\$256,582	Masonry/Structures	\$110,151	\$448,319	\$485,000
Interest Contribution	\$3,889	Roofs	\$0	\$368,237	\$400,000
Net Expenditures	(\$183,605)	Water & Sewer	\$0	\$36,900	\$54,000
Ending Balance	\$6,286,681	Parking Lots	\$40,014	\$173,378	\$27,500
		Exterior Site	\$27,384	\$871,502	\$662,000
		Pools	\$0	\$92,846	\$48,000
		Shutter Replacement	\$0	\$103,963	\$140,000
		Other	\$6,057	\$65,119	\$24,500
		Total Expenditures	\$183,605	\$2,200,744	\$1,861,000

b. Comments: None.

## Fairlington Villages Operating Statement Review

### Section IV. Review of the Operating Statement

The following is a review of the Operating Statement for the Reporting (RP) and Year End (YE) Periods. Actual activity is compared to projections (the monthly spread of expected expenditures by budget line prepared at the beginning of the FY for both the reporting and year to date periods). Favorable variances are shown in parenthesis "( )."

#### Annual Operations [Net Income/(Loss)]

Reporting Period (RP)			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
(\$45,491)	(\$709)	\$44,782	\$42,217	\$39,890	(\$2,327)

During the August 1-31, 2021 Reporting Period (month eleven of twelve in the fiscal year), the Association ended operations with a net (loss) of \$45,491 against budgeted (loss) of (\$709) resulting in an unfavorable variance from budget projections in the amount \$44,781. Year-to-date the Association is operating with a net income of \$42,217 against a budgeted net income of \$39,890 resulting in a favorable variance from budget projections of \$2,327.

#### Income

Reporting Period (RP)			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
\$687,711	\$671,434	(\$16,277)	\$6,694,777	\$6,666,261	(\$28,516)

The monthly variance was favorable (over \$16,277) due primarily to more than anticipated income in Resale Documents (over \$1,453), Attorney Fee Income (over \$1,230) and Unrealized Gain on Investments (over \$15,730). Year-to-date the variance is likewise favorable (over \$28,516) due primarily to more than anticipated income from Resale Packages, ID/Parking, Rental Income, Attorney Fee Income and Unrealized Gain on Investments.

#### Administrative Expenses

Reporting Period (RP)			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
\$103,496	\$52,186	\$51,310	\$633,945	\$578,324	\$55,621

The variance for the month was unfavorable (over \$51,310) due to the posting of unbudgeted expenses to: insurance in the amount of \$26,166; Non-Insurance Loss in the amount of \$15,960; Postage in the amount of \$4,325 and Printing in the amount of \$1,998. Year-to-date the variance remains unfavorable (now over \$55,621) for the most part for the same reasons.

Reporting Period (RP)			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
\$88,474	\$79,062	\$9,412	\$907,523	\$870,461	\$37,062

The monthly variance was unfavorable (over \$12,802) due entirely to continued activity connected with Employee cash-in of accumulated leave the previous month. Year-to-date, the variance remains unfavorable (over \$370,620) due to higher than anticipated expenditures for the Maintenance and Management Staff cash-in of leave as well as Group Health.

## Fairlington Villages Operating Statement Review

### Utility Expenses

Reporting Period (RP)			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
\$96,032	\$93,334	\$2,698	\$949,416	\$1,026,667	(\$77,251)

The monthly variance for the category was *slightly unfavorable* (over \$2,698). The additional funding that was added to line to cover anticipated over-spending in the FY21 budget remains intact and is contributing to a *favorable* variance (under \$77,251) year-to-date..

### Contracted Services Expenses

Reporting Period			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
\$107,798	\$102,023	\$5,775	\$1,022,418	\$1,011,556	\$10,862

The variance is *unfavorable* for the month (over \$5,775). The year-to-date variance remains *unfavorable* (over \$10,862).

### Repair and Maintenance Expenses

Reporting Period (RP)			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
\$28,887	\$53,044	(\$24,157)	\$613,210	\$582,731	\$30,479

The monthly variance is *favorable* (under \$24,157) due to less than anticipated expenditures for Ground Non-Contract (under \$3,916); Grounds Improvements (under \$2,060); Trees (under \$5,730); Exterior Painting (under \$6,225); & Pool Repairs (under \$8,256). Year-to-date the variance remains *unfavorable* (over \$30,479) due entirely to completion of last year's phase of Exterior Painting in this fiscal year. This variance will carry through to year-end.

### Professional Services

Reporting Period			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
\$28,664	\$29,219	(\$555)	\$326,065	\$334,147	(\$8,082)

The monthly variance is *favorable* (under \$555). Year-to-date the variance remains *favorable* (under \$8,082) due to less than anticipated expenditures for Planning & Engineering Services.

### Taxes

Reporting Period			Year To Date (YTD)		
Actual	Budget	Variance	Actual	Budget	Variance
\$0	\$0	\$0	\$3,142	\$25,942	(\$22,800)

There was no activity in this category for the month. The Association made its first physical payment of the year last month after exhausting overpayment of taxes carried over from FY20, resulting in a *favorable* variance year-to-date (under \$22,800).

### Financial Enclosures

Balance Sheet  
 Summary Income Statement  
 Income Statement  
 Income Expense Projection Report

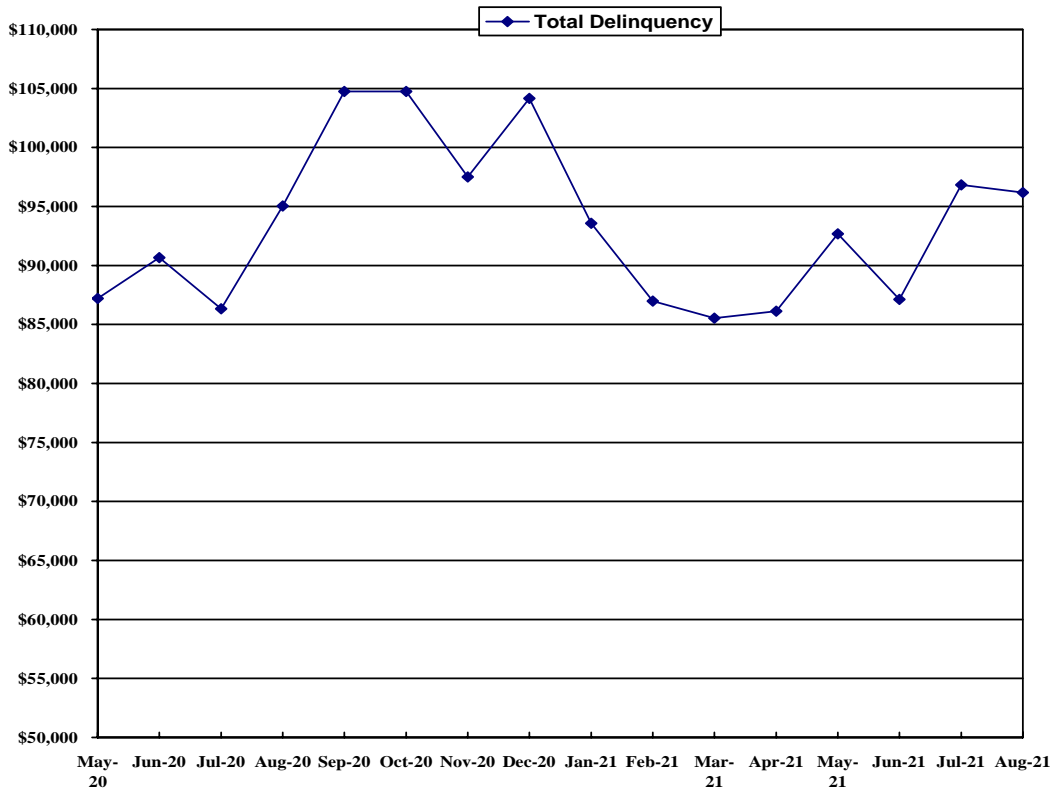
# Fairlington Villages Delinquency Analysis

## Section IV. Delinquencies

	# and \$ total at 5/31/2021		# and \$ total at 6/30/2021		# and \$ total at 7/31/2021		# and \$ total at 8/31/2021	
\$ amounts \$200 and under	37	\$2,146	41	\$2,297	41	\$2,436	43	\$3,204
0 - 30 Days Current	62	\$19,905	57	\$22,126	56	\$26,104	56	\$22,630
30-60 Days Delinquent	26	\$9,052	31	\$10,230	34	\$11,236	31	\$2,648
60-90 Days Delinquent	11	\$6,748	14	\$448	17	\$425	30	\$10,495
90+ Days Delinquent	14	\$48,266	27	\$57,570	40	\$56,639	30	\$57,206
Totals	150	\$86,117	170	\$92,671	188	\$96,840	190	\$96,182

\*Notes: None

### Delinquency Trend - past Fifteen Months



Government Securities		Yield	Face Value	Int Rate	Orig Total Cost	Adj. Total Cost	Market Value	UnReal Gain/(Loss)
Maturity								
1	9/9/2021 US Treasury Bill	Zero Coup	\$100,000	Zero Coup	\$99,959	\$99,959	\$99,999	\$40
2	11/15/2021 US Treasury Bond	Zero Coup	\$100,000	Zero Coup	\$84,022	\$99,641	\$99,990	\$349
3	11/15/2021 US Treasury Bond	Zero Coup	\$100,000	Zero Coup	\$99,869	\$99,869	\$99,990	\$121
4	11/15/2024 US Treasury Bond	Zero Coup	\$130,000	Zero Coup	\$101,050	\$120,051	\$128,125	\$8,074
5	11/15/2024 US Treasury Bond	Zero Coup	\$120,000	Zero Coup	\$118,679	\$119,051	\$118,270	(\$781)
6	11/15/2024 US Treasury Bond	Zero Coup	\$150,000	Zero Coup	\$148,342	\$148,792	\$147,837	(\$955)
7	4/15/2025 US Treasury Note	Zero Coup	\$100,000	Zero Coup	\$108,591	\$111,570	\$113,484	\$1,914
8	4/15/2025 US Treasury Note	Zero Coup	\$100,000	Zero Coup	\$109,923	\$112,885	\$113,484	\$599
9	4/15/2025 US Treasury Note	Zero Coup	\$100,000	Zero Coup	\$110,006	\$112,989	\$113,484	\$495
10	11/15/2025 US Treasury Bond Fed Strip	Zero Coup	\$120,000	Zero Coup	\$101,484	\$111,532	\$116,434	\$4,902
11	11/15/2025 US Treasury Bond Fed Strip	Zero Coup	\$130,000	Zero Coup	\$127,521	\$128,089	\$126,136	(\$1,952)
12	1/15/2027 US Treasury Note	Zero Coup	\$100,000	Zero Coup	\$122,020	\$125,154	\$125,545	\$391
13	11/15/2029 US Treasury Bond Fed Strip	Zero Coup	\$150,000	Zero Coup	\$131,845	\$132,498	\$134,598	\$2,100
			\$1,500,000		\$1,463,310	\$1,522,079	\$1,537,377	\$15,298
Certificates of Deposit								
1	10/1/2021 Sallie Mae BK CD Salt Lk	2.65%	\$100,000	2.65%	\$100,000	\$100,000	\$100,223	\$223
2	10/8/2021 First Natl Cincinnati	0.10%	\$100,000	0.10%	\$100,000	\$100,000	\$100,004	\$4
3	10/15/2021 State Bank Ind. New York NY	0.10%	\$100,000	0.10%	\$100,000	\$100,000	\$100,005	\$5
4	11/29/2021 MS Private Bank	2.94%	\$100,000	3.25%	\$100,000	\$100,000	\$100,795	\$795
5	12/6/2021 Sallie Mae BK CD Salt Lk	2.50%	\$50,000	2.23%	\$50,000	\$50,000	\$50,328	\$328
6	8/31/2021 Bank India NY City	2.50%	\$25,000	2.50%	\$25,000	\$25,000	\$25,006	\$6
7	4/8/2022 Synchrony	0.17%	\$50,000	1.65%	\$50,000	\$50,000	\$50,602	\$602
8	4/8/2020 Capital One Bank US Glen	0.13%	\$100,000	1.30%	\$100,000	\$100,000	\$100,787	\$787
9	5/2/2022 Bank Hapoalim CD NY	0.10%	\$50,000	1.00%	\$50,000	\$49,998	\$50,015	\$17
10	6/6/2022 Ally BK Midvale	0.25%	\$50,000	2.50%	\$50,000	\$50,000	\$50,937	\$937
11	7/6/2022 Discover Greenwood CD	0.22%	\$115,000	2.20%	\$115,000	\$115,000	\$117,070	\$2,070
12	8/2/2022 Comenity Bank Jumbo	3.20%	\$100,000	3.20%	\$100,000	\$100,000	\$102,518	\$2,518
13	8/2/2022 MS Bank CD Salt Lake	0.32%	\$100,000	3.15%	\$100,000	\$100,000	\$102,816	\$2,816
14	8/24/2022 Citibank CD Sioux Falls	0.32%	\$100,000	3.15%	\$100,000	\$100,000	\$102,979	\$2,979
15	10/20/2022 State Bank Ind. New York NY	0.15%	\$150,000	1.50%	\$150,000	\$150,000	\$149,954	(\$47)
16	11/28/2022 Wells Fargo Bank	0.34%	\$100,000	3.40%	\$100,000	\$100,000	\$103,979	\$3,979
17	2/7/2023 Texas Cap Bank CD Dallas	0.30%	\$150,000	3.00%	\$150,000	\$150,000	\$150,135	\$135
18	2/13/2023 USB Salt Lake	0.20%	\$50,000	0.02%	\$50,000	\$50,000	\$49,971	\$0
19	2/15/2023 Bank Hapoalim NY	0.15%	\$100,000	1.50%	\$100,000	\$100,000	\$99,864	(\$136)
20	4/17/2023 Capital One NA McLean VA	0.14%	\$100,000	1.40%	\$100,000	\$100,000	\$101,828	\$1,828
21	5/22/2023 CIT Salt Lake City	0.23%	\$150,000	2.46%	\$150,000	\$150,000	\$155,189	\$5,189
22	6/4/2023 Comenity Capital	0.27%	\$50,000	2.54%	\$50,000	\$50,000	\$52,045	\$2,045
24	8/1/2023 Discover Greenwood CD	3.35%	\$75,000	3.35%	\$75,000	\$75,000	\$79,343	\$4,343
25	8/2/2023 MS Bank CD Salt Lake	3.30%	\$25,000	3.30%	\$25,000	\$25,000	\$26,426	\$1,426
26	8/4/2023 Goldman Sachs NY	0.40%	\$50,000	0.40%	\$50,000	\$50,000	\$50,063	\$63
27	10/16/2023 New York Cmnty CD	0.25%	\$100,000	0.25%	\$100,000	\$100,000	\$99,708	(\$292)
28	11/24/2023 MS Private Bank	3.57%	\$150,000	3.55%	\$150,000	\$150,000	\$160,439	\$10,439
29	12/23/2020 Texas Exchange Crowley TX	0.30%	\$100,000	3.30%	\$100,000	\$100,000	\$99,633	(\$367)
30	4/15/2024 Bank United Nat	0.45%	\$100,000	0.45%	\$100,000	\$100,000	\$99,774	(\$226)
31	4/16/2024 Goldman Sachs Bank	3.30%	\$100,000	3.30%	\$100,000	\$100,000	\$106,791	\$6,791
32	6/3/2024 New York Cmnty CD	0.30%	\$50,000	0.30%	\$50,000	\$50,000	\$49,621	(\$379)
33	6/18/2024 bmw Salt Lake	0.30%	\$50,000	0.30%	\$50,000	\$50,000	\$49,599	(\$402)
34	8/19/2024 1st Financl Bank	0.35%	\$50,000	0.35%	\$50,000	\$50,000	\$49,574	(\$426)
35	9/9/2024 UBS Bank USA Salt Lake	0.55%	\$50,000	0.55%	\$50,000	\$50,000	\$49,858	(\$142)
36	8/26/2024 UBS Bank USA Salt Lake	0.65%	\$50,000	0.65%	\$50,000	\$50,000	\$50,000	\$0
37	10/1/2024 Discover Greenwood	3.15%	\$50,000	3.15%	\$50,000	\$50,000	\$53,793	\$3,793
38	10/1/2024 Goldman Sachs Bank	3.20%	\$50,000	3.20%	\$50,000	\$50,000	\$53,869	\$3,869
39	1/17/2025 Wells Fargo Bank NA Sioux	1.95%	\$100,000	0.57%	\$100,000	\$100,000	\$103,828	\$3,828
43	4/17/2025 Synchrony DRAPER UT CD	1.45%	\$100,000	1.45%	\$100,000	\$100,000	\$102,524	\$2,524
41	7/10/2025 State Bank India CD Chicago	0.95%	\$100,000	0.95%	\$100,000	\$100,000	\$100,651	\$651
42	8/25/2025 Citibank CD, Sioux Falls	3.40%	\$150,000	3.47%	\$150,000	\$150,000	\$165,317	\$15,317
43	9/25/2025 bmw Salt Lake	0.50%	\$100,000	0.50%	\$100,000	\$99,948	\$98,733	(\$1,215)
44	2/18/2026 BMO Harris Bank Chicago	0.50%	\$100,000	0.50%	\$100,000	\$100,000	\$96,718	(\$3,282)
45	2/18/2026 BMO Harris Bank Chicago	0.55%	\$50,000	0.55%	\$50,000	\$50,000	\$48,359	(\$1,641)
46	2/19/2026 BankUnited Nat A Miami	0.50%	\$100,000	0.50%	\$100,000	\$100,000	\$98,172	(\$1,828)
47	5/13/2026 Comenity Bank Jumbo	0.95%	\$100,000	0.95%	\$100,000	\$100,000	\$99,038	(\$962)
48	6/30/2026 Sallie Mae BK CD Salt Lk	0.90%	\$50,000	0.90%	\$50,000	\$50,000	\$49,747	(\$254)
49	7/8/2026 UBS Bank USA Salt Lake	0.90%	\$50,000	0.90%	\$50,000	\$50,000	\$48,733	(\$1,268)
50	7/14/2026 Sallie Mae BK CD Salt Lk	0.98%	\$50,000	0.98%	\$50,000	\$50,000	\$49,959	(\$41)
51	7/15/2026 Toyota Finl Savings	0.95%	\$50,000	0.95%	\$50,000	\$50,000	\$49,839	(\$161)
52	7/15/2026 Toyota Finl Savings	0.95%	\$50,000	0.95%	\$50,000	\$50,000	\$49,839	(\$161)
53	8/4/2026 Goldman Sachs	1.00%	\$50,000	1.00%	\$50,000	\$50,000	\$49,925	(\$76)
54	9/9/2026 UBS Bank USA Salt Lake	1.00%	\$100,000	1.32%	\$50,000	\$50,000	\$50,000	\$0
55	12/23/2026 Celtic Bank Salt Lake	0.65%	\$100,000	0.65%	\$100,000	\$100,000	\$98,031	(\$1,969)
56	5/14/2027 Malaga Bank	0.80%	\$50,000	0.80%	\$50,000	\$50,000	\$49,424	(\$576)
57	10/1/2027 Texas Exchange	0.90%	\$100,000	0.90%	\$100,000	\$100,000	\$98,975	(\$1,025)
28	12/28/2027 Celtic Bank Salt Lake	0.75%	\$50,000	0.75%	\$50,000	\$50,000	\$49,909	(\$91)
59	2/4/2028 Texas Exchange, Crowley Tx	0.10%	\$50,000	0.10%	\$50,000	\$50,000	\$49,404	(\$597)
60	6/29/2028 JP Morgan Chase BK	0.10%	\$50,000	0.10%	\$50,000	\$50,000	\$46,970	(\$3,030)
61	10/31/2028 Celtic Bank Salt Lake	2.05%	\$100,000	2.04%	\$100,000	\$100,000	\$104,721	\$4,721
62	11/17/2028 JP Morgan Chase BK	1.00%	\$100,000	1.00%	\$100,000	\$100,000	\$93,890	(\$6,110)
63	1/31/2029 JP Morgan Chase BK	1.05%	\$100,000	0.99%	\$100,000	\$100,000	\$94,020	(\$5,980)
			\$5,040,000		\$4,990,000	\$4,989,946	\$5,042,259	\$52,342
	MS Bank NA						\$0	
	MSBNA Preferred Savings						\$204,759	
	Accrued Interest						\$15,431	
	Unsettled Purchase					\$	-	
	Total				\$6,453,310	\$6,512,025	\$6,799,826	\$50,390

## Balance Sheet Report

### Fairlington Villages, A Condominium

As of August 31, 2021

	<u>Balance Aug 31, 2021</u>	<u>Balance Jul 31, 2021</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Cash Funds</b>			
1001 - Union Bank OPER #7492	260,374.77	331,105.50	(70,730.73)
1100 - Congressional Bank MM 5120	214,539.24	214,475.48	63.76
1102 - Atlantic Union Bank MM 4083	212,047.63	212,040.37	7.26
1221 - Petty Cash On Hand	1,000.00	1,000.00	0.00
1222 - Truist Bank CC Deposits	2,100.00	2,100.00	0.00
1325 - Morgan Stanley Smith Barney Invest 1193	2,731.60	(136,569.49)	139,301.09
1330 - Market Value Change	15,499.03	19,895.58	(4,396.55)
1359 - M/S Investments-CD's	4,990,000.00	5,115,000.00	(125,000.00)
1360 - M/S Saving Account	204,759.39	204,750.70	8.69
1490 - M/S Treasury notes/Strips	1,522,080.34	1,518,761.63	3,318.71
1730 - Accrued Interest - Reserve	12,699.40	20,546.64	(7,847.24)
<b>Total Cash Funds</b>	<b>7,437,831.40</b>	<b>7,503,106.41</b>	<b>(65,275.01)</b>
<b>Fixed Assets</b>			
1800 - Units	135,521.78	135,521.78	0.00
1930 - Furniture & Fixtures	37,099.51	37,099.51	0.00
1935 - Accumulated Depreciation/ Furniture & Fi	(216,933.12)	(216,933.12)	0.00
1950 - Electric Vehicle Charging Station	7,459.83	7,459.83	0.00
1960 - Vehicles	41,259.53	41,259.53	0.00
<b>Total Fixed Assets</b>	<b>4,407.53</b>	<b>4,407.53</b>	<b>0.00</b>
<b>Other Assets</b>			
1500 - A/R Assessments	96,182.77	96,839.93	(657.16)
1530 - Allowance for Bad Debt	(63,756.63)	(63,756.63)	0.00
1600 - Prepaid Insurance	378,649.98	155,199.75	223,450.23
1635 - Prepaid Taxes	4,084.56	4,084.56	0.00
1640 - Prepaid Expense	50,563.29	54,223.93	(3,660.64)

## Balance Sheet Report

### Fairlington Villages, A Condominium

As of August 31, 2021

	<u>Balance Aug 31, 2021</u>	<u>Balance Jul 31, 2021</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Other Assets</b>			
1659 - Insurance Claims	(40,366.41)	(5,942.01)	(34,424.40)
<b>Total Other Assets</b>	<b>425,357.56</b>	<b>240,649.53</b>	<b>184,708.03</b>
<b>Total Assets</b>	<b>7,867,596.49</b>	<b>7,748,163.47</b>	<b>119,433.02</b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2015 - Returned Check Fee Payable	(450.00)	(500.00)	50.00
2025 - Transfer Fee Payable	896.66	251.07	645.59
2050 - Resident Refund Payable	7,205.60	4,318.60	2,887.00
2060 - Insurance Payable	235,628.18	9,180.18	226,448.00
2350 - Deferred Cable Income	886.23	886.23	0.00
2355 - Accrued Pension Payable	2,604.70	2,404.70	200.00
2395 - Accrued Expenses	282,466.80	400,066.43	(117,599.63)
2455 - Accrued Vacation	42,891.03	42,891.03	0.00
2505 - Security Deposits	2,100.00	2,100.00	0.00
2550 - Prepaid Assessments	213,131.57	237,703.22	(24,571.65)
2650 - Unclaimed Property (Escheatment)	2,866.81	2,866.81	0.00
<b>Total Current Liabilities</b>	<b>790,227.58</b>	<b>702,168.27</b>	<b>88,059.31</b>
<b>Total Liabilities</b>	<b>790,227.58</b>	<b>702,168.27</b>	<b>88,059.31</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity Audited	754,284.64	754,284.64	0.00
3005 - Adjustment to PY Owners Equity	(5,812.79)	(5,812.79)	0.00
<b>Total Owners Equity</b>	<b>748,471.85</b>	<b>748,471.85</b>	<b>0.00</b>



## Balance Sheet Report

### Fairlington Villages, A Condominium

As of August 31, 2021

	<b>Balance Aug 31, 2021</b>	<b>Balance Jul 31, 2021</b>	<b>Change</b>
<b><u>Owners' Equity</u></b>			
<b>Repair &amp; Replacement Reserves</b>			
3102 - R & R Reserves Beginning Balance	3,844,700.81	3,844,700.81	0.00
3280 - R & R Reserves Contributions	6,029,590.00	5,773,008.00	256,582.00
3366 - R & R Reserve Interest	99,457.00	95,569.00	3,888.00
3700 - R & R Reserves Expenditures	(3,687,067.76)	(3,503,462.01)	(183,605.75)
<b>Total Repair &amp; Replacement Reserves</b>	<b>6,286,680.05</b>	<b>6,209,815.80</b>	<b>76,864.25</b>
<b>Total Owners' Equity</b>	<b>7,035,151.90</b>	<b>6,958,287.65</b>	<b>76,864.25</b>
<b>Net Income / (Loss)</b>	<b>42,217.01</b>	<b>87,707.55</b>	<b>(45,490.54)</b>
<b>Total Liabilities and Equity</b>	<b>7,867,596.49</b>	<b>7,748,163.47</b>	<b>119,433.02</b>

## Income Statement Summary

### Fairlington Villages, A Condominium

August 01, 2021 thru August 31, 2021

	Current Period			Year to Date (11 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Assessment Income</b>	<b>654,041.00</b>	<b>653,745.00</b>	<b>296.00</b>	<b>7,194,451.00</b>	<b>7,191,203.00</b>	<b>3,248.00</b>	<b>7,844,949.00</b>
<b>Total Other Income</b>	<b>14,290.08</b>	<b>14,884.00</b>	<b>(593.92)</b>	<b>168,656.84</b>	<b>143,687.00</b>	<b>24,969.84</b>	<b>164,518.00</b>
<b>Total Income</b>	<b>668,331.08</b>	<b>668,629.00</b>	<b>(297.92)</b>	<b>7,363,107.84</b>	<b>7,334,890.00</b>	<b>28,217.84</b>	<b>8,009,467.00</b>
<b>Total Administrative</b>	<b>103,496.33</b>	<b>52,186.00</b>	<b>51,310.33</b>	<b>633,944.99</b>	<b>578,324.00</b>	<b>55,620.99</b>	<b>636,869.00</b>
<b>Total Payroll &amp; Benefits</b>	<b>88,473.59</b>	<b>79,062.00</b>	<b>9,411.59</b>	<b>907,522.63</b>	<b>870,461.00</b>	<b>37,061.63</b>	<b>975,924.00</b>
<b>Total Utilities</b>	<b>96,032.34</b>	<b>93,334.00</b>	<b>2,698.34</b>	<b>949,415.63</b>	<b>1,026,667.00</b>	<b>(77,251.37)</b>	<b>1,120,000.00</b>
<b>Total Contracted Services</b>	<b>107,798.48</b>	<b>102,023.00</b>	<b>5,775.48</b>	<b>1,022,418.46</b>	<b>1,011,556.00</b>	<b>10,862.46</b>	<b>1,113,579.00</b>
<b>Total Repair &amp; Maintenance</b>	<b>28,886.54</b>	<b>53,044.00</b>	<b>(24,157.46)</b>	<b>613,209.91</b>	<b>582,731.00</b>	<b>30,478.91</b>	<b>639,500.00</b>
<b>Total Professional Services</b>	<b>28,664.34</b>	<b>29,219.00</b>	<b>(554.66)</b>	<b>326,065.21</b>	<b>334,147.00</b>	<b>(8,081.79)</b>	<b>363,364.00</b>
<b>Total Taxes &amp; Licenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,142.00</b>	<b>25,942.00</b>	<b>(22,800.00)</b>	<b>34,589.00</b>
<b>Total Reserve Expenses</b>	<b>260,470.00</b>	<b>260,470.00</b>	<b>0.00</b>	<b>2,865,172.00</b>	<b>2,865,172.00</b>	<b>0.00</b>	<b>3,125,642.00</b>
<b>Total Expense</b>	<b>713,821.62</b>	<b>669,338.00</b>	<b>44,483.62</b>	<b>7,320,890.83</b>	<b>7,295,000.00</b>	<b>25,890.83</b>	<b>8,009,467.00</b>
<b>Net Income / (Loss)</b>	<b>(45,490.54)</b>	<b>(709.00)</b>	<b>(44,781.54)</b>	<b>42,217.01</b>	<b>39,890.00</b>	<b>2,327.01</b>	<b>0.00</b>

# Income Statement Report

## Fairlington Villages, A Condominium

August 01, 2021 thru August 31, 2021

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - General Assessments	654,041.00	653,745.00	296.00	7,194,451.00	7,191,203.00	3,248.00	7,844,949.00	650,498.00
<b>Total Assessment Income</b>	<b>654,041.00</b>	<b>653,745.00</b>	<b>296.00</b>	<b>7,194,451.00</b>	<b>7,191,203.00</b>	<b>3,248.00</b>	<b>7,844,949.00</b>	<b>650,498.00</b>
<b>Other Income</b>								
4110 - Cable Income	0.00	0.00	0.00	0.00	0.00	0.00	3,548.00	3,548.00
4200 - Fairlington Court H.O.A.	0.00	0.00	0.00	11,220.00	11,220.00	0.00	11,220.00	0.00
4215 - Resale Packages Income	4,775.00	1,916.00	2,859.00	33,901.74	21,083.00	12,818.74	23,000.00	(10,901.74)
4250 - ID/Parking Income	150.00	209.00	(59.00)	2,093.00	1,042.00	1,051.00	1,250.00	(843.00)
4405 - Rental Income	2,397.50	3,334.00	(936.50)	14,120.00	6,667.00	7,453.00	10,000.00	(4,120.00)
4710 - Late Fees	1,575.00	1,500.00	75.00	11,850.00	16,500.00	(4,650.00)	18,000.00	6,150.00
4720 - Attorneys Fees Income	(404.00)	166.00	(570.00)	4,593.88	1,833.00	2,760.88	2,000.00	(2,593.88)
4835 - Miscellaneous Income	340.86	300.00	40.86	2,454.94	3,300.00	(845.06)	6,000.00	3,545.06
4900 - Interest Income	6,533.56	7,459.00	(925.44)	72,649.23	82,042.00	(9,392.77)	89,500.00	16,850.77
4920 - Unrealized Gain on Investments	(1,077.84)	0.00	(1,077.84)	15,774.05	0.00	15,774.05	0.00	(15,774.05)
<b>Total Other Income</b>	<b>14,290.08</b>	<b>14,884.00</b>	<b>(593.92)</b>	<b>168,656.84</b>	<b>143,687.00</b>	<b>24,969.84</b>	<b>164,518.00</b>	<b>(4,138.84)</b>
<b>Total Operating Income</b>	<b>668,331.08</b>	<b>668,629.00</b>	<b>(297.92)</b>	<b>7,363,107.84</b>	<b>7,334,890.00</b>	<b>28,217.84</b>	<b>8,009,467.00</b>	<b>646,359.16</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - Miscellaneous Office Expenses	2,197.72	2,334.00	(136.28)	18,965.07	25,667.00	(6,701.93)	28,000.00	9,034.93
5010 - Bad Debt / Uncollectible	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
5020 - Minutes	250.00	271.00	(21.00)	3,250.00	2,979.00	271.00	3,250.00	0.00
5085 - Office Equipment Lease	3,193.18	1,834.00	1,359.18	29,724.57	20,167.00	9,557.57	22,000.00	(7,724.57)
5090 - Office Supplies	473.61	500.00	(26.39)	7,732.80	5,500.00	2,232.80	6,000.00	(1,732.80)
5195 - Parking Decals & ID Cards	17.98	1,000.00	(982.02)	6,517.17	3,300.00	3,217.17	3,300.00	(3,217.17)
5205 - Activities	735.10	0.00	735.10	3,180.98	12,000.00	(8,819.02)	12,000.00	8,819.02
5210 - Printing & Stationery	2,457.08	459.00	1,998.08	10,878.57	5,042.00	5,836.57	5,500.00	(5,378.57)
5215 - Postage	4,909.04	584.00	4,325.04	13,782.67	6,417.00	7,365.67	7,000.00	(6,782.67)

**Income Statement Report**  
**Fairlington Villages, A Condominium**  
August 01, 2021 thru August 31, 2021

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5225 - Newsletter	4,182.19	2,250.00	1,932.19	23,944.09	24,750.00	(805.91)	27,000.00	3,055.91
5400 - Insurance	61,204.10	35,038.00	26,166.10	418,294.46	385,419.00	32,875.46	420,457.00	2,162.54
5475 - Non-Insurance Losses	23,876.33	7,916.00	15,960.33	97,674.61	87,083.00	10,591.61	95,000.00	(2,674.61)
6335 - Depr - Office Equipment	0.00	0.00	0.00	0.00	0.00	0.00	1,862.00	1,862.00
<b>Total Administrative</b>	<b>103,496.33</b>	<b>52,186.00</b>	<b>51,310.33</b>	<b>633,944.99</b>	<b>578,324.00</b>	<b>55,620.99</b>	<b>636,869.00</b>	<b>2,924.01</b>
<b>Payroll &amp; Benefits</b>								
5095 - Payroll Administration Fee	2,248.37	2,250.00	(1.63)	24,642.29	24,750.00	(107.71)	27,000.00	2,357.71
5302 - Administrative Staff	8,735.77	12,504.00	(3,768.23)	132,289.57	137,546.00	(5,256.43)	150,050.00	17,760.43
5304 - Maintenance Staff	29,684.90	34,036.00	(4,351.10)	381,029.45	374,395.00	6,634.45	408,431.00	27,401.55
5306 - Management Staff	32,988.63	17,127.00	15,861.63	219,651.59	188,390.00	31,261.59	205,516.00	(14,135.59)
5322 - Payroll Accrued Vacation	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
5330 - Group Health Insurance	8,436.27	7,044.00	1,392.27	82,343.00	77,485.00	4,858.00	84,529.00	2,186.00
5340 - Federal Payroll Taxes	5,171.66	4,871.00	300.66	52,773.08	53,576.00	(802.92)	58,446.00	5,672.92
5375 - Unemployment Taxes	1.32	21.00	(19.68)	1,878.52	1,027.00	851.52	1,027.00	(851.52)
5385 - Retirement Fund Expense	0.00	0.00	0.00	0.00	0.00	0.00	23,425.00	23,425.00
5390 - Insurance - Workers Compensation	1,206.67	1,209.00	(2.33)	12,915.13	13,292.00	(376.87)	14,500.00	1,584.87
<b>Total Payroll &amp; Benefits</b>	<b>88,473.59</b>	<b>79,062.00</b>	<b>9,411.59</b>	<b>907,522.63</b>	<b>870,461.00</b>	<b>37,061.63</b>	<b>975,924.00</b>	<b>68,401.37</b>
<b>Utilities</b>								
6000 - Electricity	7,764.99	7,084.00	680.99	71,458.03	77,917.00	(6,458.97)	85,000.00	13,541.97
6025 - Water/Sewer	86,501.03	85,000.00	1,501.03	863,462.59	935,000.00	(71,537.41)	1,020,000.00	156,537.41
6050 - Telephone	1,766.32	1,250.00	516.32	14,495.01	13,750.00	745.01	15,000.00	504.99
<b>Total Utilities</b>	<b>96,032.34</b>	<b>93,334.00</b>	<b>2,698.34</b>	<b>949,415.63</b>	<b>1,026,667.00</b>	<b>(77,251.37)</b>	<b>1,120,000.00</b>	<b>170,584.37</b>
<b>Contracted Services</b>								
6035 - Trash Removal	27,094.84	26,829.00	265.84	294,855.32	295,125.00	(269.68)	321,955.00	27,099.68
6100 - Grounds Maintenance	34,282.00	34,282.00	0.00	377,102.00	377,102.00	0.00	411,384.00	34,282.00
6315 - Uniform Rental Service	460.79	550.00	(89.21)	5,314.76	6,050.00	(735.24)	6,600.00	1,285.24

**Income Statement Report**  
**Fairlington Villages, A Condominium**  
August 01, 2021 thru August 31, 2021

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6430 - Janitorial Services	10,678.56	11,417.00	(738.44)	111,850.14	125,582.00	(13,731.86)	136,998.00	25,147.86
6434 - Exterminator Service	0.00	848.00	(848.00)	9,643.00	9,323.00	320.00	10,170.00	527.00
6438 - Pool Management Service	30,079.00	23,116.00	6,963.00	138,548.40	115,583.00	22,965.40	138,700.00	151.60
6440 - Safety Patrol Service	5,203.29	4,981.00	222.29	52,392.84	54,791.00	(2,398.16)	59,772.00	7,379.16
6442 - Snow Removal Service	0.00	0.00	0.00	32,712.00	28,000.00	4,712.00	28,000.00	(4,712.00)
<b>Total Contracted Services</b>	<b>107,798.48</b>	<b>102,023.00</b>	<b>5,775.48</b>	<b>1,022,418.46</b>	<b>1,011,556.00</b>	<b>10,862.46</b>	<b>1,113,579.00</b>	<b>91,160.54</b>
<b>Repair &amp; Maintenance</b>								
6140 - Grounds Non-Contract	0.00	3,916.00	(3,916.00)	44,071.26	43,083.00	988.26	47,000.00	2,928.74
6145 - Grounds Improvements	3,730.84	5,791.00	(2,060.16)	42,330.97	63,708.00	(21,377.03)	69,500.00	27,169.03
6150 - Contractor Plantings	0.00	0.00	0.00	10,258.69	11,000.00	(741.31)	11,000.00	741.31
6155 - Volunteer Planting	0.00	0.00	0.00	0.00	900.00	(900.00)	900.00	900.00
6160 - Trees Maintenance	3,020.00	8,750.00	(5,730.00)	74,229.00	96,250.00	(22,021.00)	105,000.00	30,771.00
6340 - Depr - Physical Plant Equipment	0.00	0.00	0.00	0.00	0.00	0.00	1,860.00	1,860.00
6350 - Depr - Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	1,860.00	1,860.00
6515 - Building Repairs	3,942.39	3,825.00	117.39	41,829.04	42,075.00	(245.96)	45,900.00	4,070.96
6525 - Community Center	0.00	318.00	(318.00)	107.19	3,182.00	(3,074.81)	3,500.00	3,392.81
6565 - Fire Safety Equipment	0.00	0.00	0.00	3,954.69	5,200.00	(1,245.31)	5,200.00	1,245.31
6575 - Carpet Cleaning	0.00	0.00	0.00	14,045.00	13,870.00	175.00	13,870.00	(175.00)
6600 - General Supplies	1,192.37	1,500.00	(307.63)	17,903.22	16,500.00	1,403.22	18,000.00	96.78
6620 - Gutters Cleaning	0.00	0.00	0.00	3,248.47	4,000.00	(751.53)	4,000.00	751.53
6640 - Lighting Supplies	3,746.77	1,020.00	2,726.77	22,916.05	11,220.00	11,696.05	12,240.00	(10,676.05)
6650 - Maintenance Equipment & Supplies	299.18	278.00	21.18	1,962.73	2,782.00	(819.27)	3,060.00	1,097.27
6680 - Painting - Exterior	0.00	6,225.00	(6,225.00)	112,683.00	68,475.00	44,208.00	74,700.00	(37,983.00)
6695 - Plumbing Repairs	2,983.50	4,166.00	(1,182.50)	60,644.66	45,833.00	14,811.66	50,000.00	(10,644.66)
6700 - Pool Repairs & Supplies	1,028.13	9,285.00	(8,256.87)	58,662.65	55,714.00	2,948.65	65,000.00	6,337.35
6725 - Roofing Repairs	849.00	5,296.00	(4,447.00)	51,805.06	58,254.00	(6,448.94)	63,550.00	11,744.94
6750 - Snow Removal Supplies	0.00	0.00	0.00	17,450.92	13,770.00	3,680.92	13,770.00	(3,680.92)

**Income Statement Report**  
**Fairlington Villages, A Condominium**  
August 01, 2021 thru August 31, 2021

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repair &amp; Maintenance</b>								
6765 - Tennis Courts	0.00	170.00	(170.00)	80.56	1,870.00	(1,789.44)	2,040.00	1,959.44
6775 - Vehicle Expenses	8,094.36	2,272.00	5,822.36	33,076.53	22,727.00	10,349.53	25,000.00	(8,076.53)
9914 - Painting-Miscellaneous	0.00	232.00	(232.00)	1,950.22	2,318.00	(367.78)	2,550.00	599.78
<b>Total Repair &amp; Maintenance</b>	<b>28,886.54</b>	<b>53,044.00</b>	<b>(24,157.46)</b>	<b>613,209.91</b>	<b>582,731.00</b>	<b>30,478.91</b>	<b>639,500.00</b>	<b>26,290.09</b>
<b>Professional Services</b>								
7000 - Audit/Tax Return Services	0.00	0.00	0.00	12,750.00	12,750.00	0.00	12,750.00	0.00
7010 - Planning & Engineering	0.00	750.00	(750.00)	0.00	8,250.00	(8,250.00)	9,000.00	9,000.00
7020 - Legal Services	2,279.84	2,084.00	195.84	23,085.71	22,917.00	168.71	25,000.00	1,914.29
7040 - Management Services	26,384.50	26,385.00	(0.50)	290,229.50	290,230.00	(0.50)	316,614.00	26,384.50
<b>Total Professional Services</b>	<b>28,664.34</b>	<b>29,219.00</b>	<b>(554.66)</b>	<b>326,065.21</b>	<b>334,147.00</b>	<b>(8,081.79)</b>	<b>363,364.00</b>	<b>37,298.79</b>
<b>Taxes &amp; Licenses</b>								
9000 - Income Taxes	0.00	0.00	0.00	3,142.00	25,942.00	(22,800.00)	34,589.00	31,447.00
<b>Total Taxes &amp; Licenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,142.00</b>	<b>25,942.00</b>	<b>(22,800.00)</b>	<b>34,589.00</b>	<b>31,447.00</b>
<b>Reserve Expenses</b>								
9105 - Replacement Reserve Contribution	256,582.00	256,582.00	0.00	2,822,396.00	2,822,396.00	0.00	3,078,977.00	256,581.00
9966 - Replacement Reserve Interest	3,888.00	3,888.00	0.00	42,776.00	42,776.00	0.00	46,665.00	3,889.00
<b>Total Reserve Expenses</b>	<b>260,470.00</b>	<b>260,470.00</b>	<b>0.00</b>	<b>2,865,172.00</b>	<b>2,865,172.00</b>	<b>0.00</b>	<b>3,125,642.00</b>	<b>260,470.00</b>
<b>Total Operating Expense</b>	<b>713,821.62</b>	<b>669,338.00</b>	<b>44,483.62</b>	<b>7,320,890.83</b>	<b>7,295,000.00</b>	<b>25,890.83</b>	<b>8,009,467.00</b>	<b>688,576.17</b>
<b>Total Operating Income / (Loss)</b>	<b>(45,490.54)</b>	<b>(709.00)</b>	<b>(44,781.54)</b>	<b>42,217.01</b>	<b>39,890.00</b>	<b>2,327.01</b>	<b>0.00</b>	<b>(42,217.01)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(45,490.54)</b>	<b>(709.00)</b>	<b>(44,781.54)</b>	<b>42,217.01</b>	<b>39,890.00</b>	<b>2,327.01</b>	<b>0.00</b>	<b>(42,217.01)</b>

**Income and Expense Projection Report**  
**Fairlington Villages, A Condominium**  
**Operating**  
As of August 31, 2021

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
4000 - General Assessments	654,041	654,041	654,041	654,041	654,041	654,041	654,041	654,041	654,041	654,041	654,041	653,746	7,848,197	7,844,949
<b>Total Assessment Income</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>653,746</b>	<b>7,848,197</b>	<b>7,844,949</b>
<b>Other Income</b>														
4110 - Cable Income	0	0	0	0	0	0	0	0	0	0	0	3,548	3,548	3,548
4200 - Fairlington Court H.O.A.	2,805	0	0	2,805	0	0	2,805	0	0	2,805	0	0	11,220	11,220
4215 - Resale Packages Income	2,842	1,825	2,550	3,450	2,280	3,325	3,825	3,025	2,635	3,370	4,775	1,917	35,819	23,000
4250 - ID/Parking Income	0	0	0	0	0	0	70	30	2,596	(753)	150	208	2,301	1,250
4405 - Rental Income	0	0	0	0	0	0	6,000	1,100	2,020	2,603	2,398	3,333	17,453	10,000
4710 - Late Fees	1,025	575	1,325	700	1,125	825	680	1,725	1,000	1,295	1,575	1,500	13,350	18,000
4720 - Attorneys Fees Income	0	350	53	1,057	300	50	778	0	1,013	1,398	(404)	167	4,761	2,000
4835 - Miscellaneous Income	0	0	714	0	0	0	0	0	1,070	329	341	2,700	5,155	6,000
4900 - Interest Income	6,866	7,143	6,579	5,480	7,205	6,603	6,423	4,859	8,065	6,893	6,534	7,458	80,107	89,500
4920 - Unrealized Gain on Investments	0	0	0	0	0	0	(1,890)	4,155	(1,143)	15,730	(1,078)	0	15,774	0
<b>Total Other Income</b>	<b>13,538</b>	<b>9,892</b>	<b>11,221</b>	<b>13,492</b>	<b>10,909</b>	<b>10,803</b>	<b>18,691</b>	<b>14,893</b>	<b>17,257</b>	<b>33,670</b>	<b>14,290</b>	<b>20,831</b>	<b>189,488</b>	<b>164,518</b>
<b>Total Income</b>	<b>667,579</b>	<b>663,933</b>	<b>665,262</b>	<b>667,533</b>	<b>664,950</b>	<b>664,844</b>	<b>672,732</b>	<b>668,934</b>	<b>671,298</b>	<b>687,711</b>	<b>668,331</b>	<b>674,577</b>	<b>8,037,685</b>	<b>8,009,467</b>
<b>Administrative</b>														
5000 - Miscellaneous Office Expenses	992	1,559	2,192	1,223	274	3,722	828	701	2,054	3,223	2,198	2,333	21,298	28,000
5010 - Bad Debt / Uncollectible	0	0	0	0	0	0	0	0	0	0	0	5,500	5,500	5,500
5020 - Minutes	500	250	250	250	250	250	500	250	250	250	250	271	3,521	3,250
5085 - Office Equipment Lease	2,869	7,265	837	952	349	1,388	2,089	4,466	2,412	3,905	3,193	1,833	31,558	22,000
5090 - Office Supplies	1,102	213	461	947	0	699	645	0	867	2,325	474	500	8,233	6,000
5195 - Parking Decals & ID Cards	0	2,304	295	0	3,879	0	0	0	0	21	18	0	6,517	3,300
5205 - Activities	39	79	39	39	0	79	0	0	1,422	749	735	0	3,181	12,000
5210 - Printing & Stationery	2,688	275	0	0	0	938	443	1,396	1,173	1,508	2,457	458	11,337	5,500
5215 - Postage	79	2,097	79	0	2,266	2,324	0	0	363	1,666	4,909	583	14,366	7,000
5225 - Newsletter	(3,787)	1,611	1,855	1,611	2,986	2,260	0	8,716	1,610	2,900	4,182	2,250	26,194	27,000
5400 - Insurance	43,760	35,038	35,038	35,558	35,038	35,038	36,404	35,325	35,038	30,853	61,204	35,038	453,332	420,457
5475 - Non-Insurance Losses	5,546	1,412	16,243	26,468	3,214	5,409	8,763	4,027	1,207	1,510	23,876	7,917	105,592	95,000

**Income and Expense Projection Report**  
**Fairlington Villages, A Condominium**  
**Operating**  
As of August 31, 2021

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Full Year Projected	Total Budget
<b>Administrative</b>														
6335 - Depr - Office Equipment	0	0	0	0	0	0	0	0	0	0	0	1,862	1,862	1,862
<b>Total Administrative</b>	<b>53,788</b>	<b>52,103</b>	<b>57,289</b>	<b>67,048</b>	<b>48,255</b>	<b>52,108</b>	<b>49,672</b>	<b>54,881</b>	<b>46,395</b>	<b>48,909</b>	<b>103,496</b>	58,545	<b>692,490</b>	636,869
<b>Payroll &amp; Benefits</b>														
5095 - Payroll Administration Fee	2,188	2,226	2,210	2,337	2,173	2,458	2,201	361	4,040	2,201	2,248	2,250	26,892	27,000
5302 - Administrative Staff	12,973	13,039	14,050	12,490	11,900	13,712	13,268	12,630	11,545	7,947	8,736	12,504	144,794	150,050
5304 - Maintenance Staff	34,257	35,648	36,408	33,084	34,795	36,125	34,815	33,225	34,918	38,069	29,685	34,036	415,065	408,431
5306 - Management Staff	17,033	17,299	17,818	16,351	15,572	17,908	17,129	16,351	20,990	30,210	32,989	17,126	236,778	205,516
5322 - Payroll Accrued Vacation	0	0	0	0	0	0	0	0	0	0	0	3,000	3,000	3,000
5330 - Group Health Insurance	15,663	6,183	(2,807)	7,243	6,201	10,857	7,832	8,126	7,285	7,324	8,436	7,044	89,387	84,529
5340 - Federal Payroll Taxes	4,676	4,818	4,891	4,453	4,483	4,847	4,660	4,437	5,435	4,903	5,172	4,870	57,643	58,446
5375 - Unemployment Taxes	0	0	348	1,080	387	68	(6)	0	0	0	1	0	1,879	1,027
5385 - Retirement Fund Expense	0	0	0	0	0	0	0	0	0	0	0	23,425	23,425	23,425
5390 - Insurance - Workers Compensation	1,070	1,064	1,128	1,207	1,207	1,207	1,207	1,207	1,207	1,207	1,207	1,208	14,123	14,500
<b>Total Payroll &amp; Benefits</b>	<b>87,860</b>	<b>80,278</b>	<b>74,047</b>	<b>78,244</b>	<b>76,716</b>	<b>87,181</b>	<b>81,106</b>	<b>76,336</b>	<b>85,420</b>	<b>91,860</b>	<b>88,474</b>	105,463	<b>1,012,986</b>	975,924
<b>Utilities</b>														
6000 - Electricity	3,594	5,689	5,268	10,273	10,526	(4,038)	7,784	9,404	7,532	7,662	7,765	7,083	78,541	85,000
6025 - Water/Sewer	64,951	47,413	75,293	91,046	80,461	85,975	107,402	50,166	86,577	87,678	86,501	85,000	948,463	1,020,000
6050 - Telephone	1,119	975	1,947	709	787	2,120	813	954	1,986	1,320	1,766	1,250	15,745	15,000
<b>Total Utilities</b>	<b>69,664</b>	<b>54,076</b>	<b>82,508</b>	<b>102,027</b>	<b>91,774</b>	<b>84,056</b>	<b>115,999</b>	<b>60,524</b>	<b>96,096</b>	<b>96,660</b>	<b>96,032</b>	93,333	<b>1,042,749</b>	1,120,000
<b>Contracted Services</b>														
6035 - Trash Removal	26,564	26,564	26,564	26,564	26,564	26,564	27,095	27,095	27,095	27,095	27,095	26,830	321,685	321,955
6100 - Grounds Maintenance	35,600	34,282	32,964	34,282	34,282	34,282	34,282	34,282	34,282	34,282	34,282	34,282	411,384	411,384
6315 - Uniform Rental Service	467	455	556	445	556	342	556	447	459	571	461	550	5,865	6,600
6430 - Janitorial Services	2,850	10,324	9,277	13,937	10,752	10,582	10,582	10,582	10,752	11,532	10,679	11,416	123,266	136,998
6434 - Exterminator Service	1,178	589	903	0	1,178	0	0	0	5,795	0	0	847	10,490	10,170
6438 - Pool Management Service	0	0	0	0	23,579	0	0	14,153	47,158	23,579	30,079	23,117	161,665	138,700
6440 - Safety Patrol Service	6,260	4,165	4,236	5,367	4,151	5,175	3,090	6,227	4,259	4,259	5,203	4,981	57,374	59,772



**Income and Expense Projection Report**  
**Fairlington Villages, A Condominium**  
**Operating**  
As of August 31, 2021

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Full Year Projected	Total Budget
<b>Contracted Services</b>														
6442 - Snow Removal Service	0	0	0	0	19,938	12,775	0	0	0	0	0	0	32,712	28,000
<b>Total Contracted Services</b>	<b>72,918</b>	<b>76,379</b>	<b>74,499</b>	<b>80,594</b>	<b>120,999</b>	<b>89,720</b>	<b>75,606</b>	<b>92,786</b>	<b>129,800</b>	<b>101,318</b>	<b>107,798</b>	102,023	<b>1,124,441</b>	1,113,579
<b>Repair &amp; Maintenance</b>														
6140 - Grounds Non-Contract	0	960	139	0	57	0	0	4,726	38,000	190	0	3,917	47,988	47,000
6145 - Grounds Improvements	0	1,195	1,000	0	11,445	1,270	4,587	4,080	6,597	8,427	3,731	5,792	48,123	69,500
6150 - Contractor Plantings	3,927	0	71	0	0	0	0	6,260	0	0	0	0	10,259	11,000
6155 - Volunteer Planting	0	0	0	0	0	0	0	0	0	0	0	0	0	900
6160 - Trees Maintenance	0	0	15,350	15,199	0	37,030	900	0	1,280	1,450	3,020	8,750	82,979	105,000
6340 - Depr - Physical Plant Equipment	0	0	0	0	0	0	0	0	0	0	0	1,860	1,860	1,860
6350 - Depr - Vehicles	0	0	0	0	0	0	0	0	0	0	0	1,860	1,860	1,860
6515 - Building Repairs	949	1,993	1,150	3,665	4,371	2,667	10,624	2,487	3,077	6,903	3,942	3,825	45,654	45,900
6525 - Community Center	54	53	0	0	0	0	0	0	0	0	0	318	425	3,500
6565 - Fire Safety Equipment	0	0	0	0	0	3,955	0	0	0	0	0	0	3,955	5,200
6575 - Carpet Cleaning	0	0	0	0	0	0	0	0	13,870	175	0	0	14,045	13,870
6600 - General Supplies	1,858	207	4,835	164	927	868	2,520	1,289	1,760	2,283	1,192	1,500	19,403	18,000
6620 - Gutters Cleaning	0	0	3,248	0	0	0	0	0	0	0	0	0	3,248	4,000
6640 - Lighting Supplies	6,727	4,397	882	808	520	970	1,673	1,181	1,015	996	3,747	1,020	23,936	12,240
6650 - Maintenance Equipment & Supplies	0	0	466	70	0	0	45	(75)	1,232	(75)	299	278	2,241	3,060
6680 - Painting - Exterior	74,730	0	0	0	0	0	0	0	0	37,953	0	6,225	118,908	74,700
6695 - Plumbing Repairs	6,163	806	7,622	10,725	7,061	8,951	3,286	2,182	7,211	3,654	2,984	4,167	64,812	50,000
6700 - Pool Repairs & Supplies	0	0	183	2,091	15,874	4,632	7,385	5,738	20,145	1,586	1,028	9,286	67,949	65,000
6725 - Roofing Repairs	2,514	3,838	1,754	2,479	1,588	30,740	805	2,053	2,460	2,724	849	5,296	57,101	63,550
6750 - Snow Removal Supplies	2,471	0	0	0	24,898	(9,918)	0	0	0	0	0	0	17,451	13,770
6765 - Tennis Courts	0	0	0	0	0	81	0	0	0	0	0	170	251	2,040
6775 - Vehicle Expenses	5,224	3,982	1,561	775	1,595	3,214	0	1,823	2,614	4,195	8,094	2,273	35,350	25,000
9914 - Painting-Miscellaneous	0	220	36	(36)	0	0	320	94	576	741	0	232	2,182	2,550
<b>Total Repair &amp; Maintenance</b>	<b>104,617</b>	<b>17,651</b>	<b>38,298</b>	<b>35,940</b>	<b>68,336</b>	<b>84,460</b>	<b>32,144</b>	<b>31,838</b>	<b>99,838</b>	<b>71,202</b>	<b>28,887</b>	56,769	<b>669,979</b>	639,500
<b>Professional Services</b>														
7000 - Audit/Tax Return Services	0	0	0	0	12,750	0	0	0	0	0	0	0	12,750	12,750

# Income and Expense Projection Report

## Fairlington Villages, A Condominium

### Operating

As of August 31, 2021

Account Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Projected	Budget
<b>Professional Services</b>														
7010 - Planning & Engineering	0	0	0	0	0	0	0	0	0	0	0	750	750	9,000
7020 - Legal Services	3,292	1,231	0	5,128	0	3,065	1,403	1,484	2,397	2,805	2,280	2,083	25,169	25,000
7040 - Management Services	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,384	316,614	316,614
<b>Total Professional Services</b>	<b>29,676</b>	<b>27,616</b>	<b>26,385</b>	<b>31,513</b>	<b>39,135</b>	<b>29,450</b>	<b>27,788</b>	<b>27,868</b>	<b>28,782</b>	<b>29,190</b>	<b>28,664</b>	29,217	<b>355,282</b>	363,364
<b>Taxes &amp; Licenses</b>														
9000 - Income Taxes	0	0	0	0	0	0	0	0	3,142	0	0	8,647	11,789	34,589
<b>Total Taxes &amp; Licenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,142</b>	<b>0</b>	<b>0</b>	8,647	<b>11,789</b>	34,589
<b>Reserve Expenses</b>														
9105 - Replacement Reserve Contribution	256,581	256,582	256,581	256,582	256,581	256,582	256,581	256,581	256,582	256,581	256,582	256,581	3,078,977	3,078,977
9966 - Replacement Reserve Interest	3,889	3,889	3,888	3,889	3,889	3,889	3,888	3,889	3,889	3,889	3,888	3,889	46,665	46,665
<b>Total Reserve Expenses</b>	<b>260,470</b>	<b>260,471</b>	<b>260,469</b>	<b>260,471</b>	<b>260,470</b>	<b>260,471</b>	<b>260,469</b>	<b>260,470</b>	<b>260,471</b>	<b>260,470</b>	<b>260,470</b>	260,470	<b>3,125,642</b>	3,125,642
<b>Total Expense</b>	<b>678,994</b>	<b>568,574</b>	<b>613,495</b>	<b>655,838</b>	<b>705,685</b>	<b>687,445</b>	<b>642,784</b>	<b>604,703</b>	<b>749,944</b>	<b>699,608</b>	<b>713,822</b>	714,467	<b>8,035,358</b>	8,009,467
<b>Total Operating</b>	<b>(11,415)</b>	<b>95,360</b>	<b>51,767</b>	<b>11,694</b>	<b>(40,735)</b>	<b>(22,601)</b>	<b>29,948</b>	<b>64,232</b>	<b>(78,646)</b>	<b>(11,898)</b>	<b>(45,491)</b>	(39,890)	<b>2,327</b>	0

# Income and Expense Projection Report

## Fairlington Villages, A Condominium

### Reserves

As of August 31, 2021

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Full Year Projected	Total Budget
<b>Repair &amp; Maintenance</b>														
9914 - Painting-Miscellaneous	0	0	0	36	0	(36)	0	0	0	0	0	0	0	0
<b>Total Repair &amp; Maintenance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>(36)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>(36)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Reserves</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(36)</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# Income and Expense Projection Report

## Fairlington Villages, A Condominium

As of August 31, 2021

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
4000 - General Assessments	654,041	654,041	654,041	654,041	654,041	654,041	654,041	654,041	654,041	654,041	654,041	653,746	7,848,197	7,844,949
<b>Total Assessment Income</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>654,041</b>	<b>653,746</b>	<b>7,848,197</b>	<b>7,844,949</b>
<b>Other Income</b>														
4110 - Cable Income	0	0	0	0	0	0	0	0	0	0	0	3,548	3,548	3,548
4200 - Fairlington Court H.O.A.	2,805	0	0	2,805	0	0	2,805	0	0	2,805	0	0	11,220	11,220
4215 - Resale Packages Income	2,842	1,825	2,550	3,450	2,280	3,325	3,825	3,025	2,635	3,370	4,775	1,917	35,819	23,000
4250 - ID/Parking Income	0	0	0	0	0	0	70	30	2,596	(753)	150	208	2,301	1,250
4405 - Rental Income	0	0	0	0	0	0	6,000	1,100	2,020	2,603	2,398	3,333	17,453	10,000
4710 - Late Fees	1,025	575	1,325	700	1,125	825	680	1,725	1,000	1,295	1,575	1,500	13,350	18,000
4720 - Attorneys Fees Income	0	350	53	1,057	300	50	778	0	1,013	1,398	(404)	167	4,761	2,000
4835 - Miscellaneous Income	0	0	714	0	0	0	0	0	1,070	329	341	2,700	5,155	6,000
4900 - Interest Income	6,866	7,143	6,579	5,480	7,205	6,603	6,423	4,859	8,065	6,893	6,534	7,458	80,107	89,500
4920 - Unrealized Gain on Investments	0	0	0	0	0	0	(1,890)	4,155	(1,143)	15,730	(1,078)	0	15,774	0
<b>Total Other Income</b>	<b>13,538</b>	<b>9,892</b>	<b>11,221</b>	<b>13,492</b>	<b>10,909</b>	<b>10,803</b>	<b>18,691</b>	<b>14,893</b>	<b>17,257</b>	<b>33,670</b>	<b>14,290</b>	<b>20,831</b>	<b>189,488</b>	<b>164,518</b>
<b>Total Income</b>	<b>667,579</b>	<b>663,933</b>	<b>665,262</b>	<b>667,533</b>	<b>664,950</b>	<b>664,844</b>	<b>672,732</b>	<b>668,934</b>	<b>671,298</b>	<b>687,711</b>	<b>668,331</b>	<b>674,577</b>	<b>8,037,685</b>	<b>8,009,467</b>
<b>Administrative</b>														
5000 - Miscellaneous Office Expenses	992	1,559	2,192	1,223	274	3,722	828	701	2,054	3,223	2,198	2,333	21,298	28,000
5010 - Bad Debt / Uncollectible	0	0	0	0	0	0	0	0	0	0	0	5,500	5,500	5,500
5020 - Minutes	500	250	250	250	250	250	500	250	250	250	250	271	3,521	3,250
5085 - Office Equipment Lease	2,869	7,265	837	952	349	1,388	2,089	4,466	2,412	3,905	3,193	1,833	31,558	22,000
5090 - Office Supplies	1,102	213	461	947	0	699	645	0	867	2,325	474	500	8,233	6,000
5195 - Parking Decals & ID Cards	0	2,304	295	0	3,879	0	0	0	0	21	18	0	6,517	3,300
5205 - Activities	39	79	39	39	0	79	0	0	1,422	749	735	0	3,181	12,000
5210 - Printing & Stationery	2,688	275	0	0	0	938	443	1,396	1,173	1,508	2,457	458	11,337	5,500
5215 - Postage	79	2,097	79	0	2,266	2,324	0	0	363	1,666	4,909	583	14,366	7,000
5225 - Newsletter	(3,787)	1,611	1,855	1,611	2,986	2,260	0	8,716	1,610	2,900	4,182	2,250	26,194	27,000
5400 - Insurance	43,760	35,038	35,038	35,558	35,038	35,038	36,404	35,325	35,038	30,853	61,204	35,038	453,332	420,457
5475 - Non-Insurance Losses	5,546	1,412	16,243	26,468	3,214	5,409	8,763	4,027	1,207	1,510	23,876	7,917	105,592	95,000

# Income and Expense Projection Report

## Fairlington Villages, A Condominium

As of August 31, 2021

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Full Year Projected	Total Budget
<b>Administrative</b>														
6335 - Depr - Office Equipment	0	0	0	0	0	0	0	0	0	0	0	1,862	1,862	1,862
<b>Total Administrative</b>	<b>53,788</b>	<b>52,103</b>	<b>57,289</b>	<b>67,048</b>	<b>48,255</b>	<b>52,108</b>	<b>49,672</b>	<b>54,881</b>	<b>46,395</b>	<b>48,909</b>	<b>103,496</b>	58,545	<b>692,490</b>	636,869
<b>Payroll &amp; Benefits</b>														
5095 - Payroll Administration Fee	2,188	2,226	2,210	2,337	2,173	2,458	2,201	361	4,040	2,201	2,248	2,250	26,892	27,000
5302 - Administrative Staff	12,973	13,039	14,050	12,490	11,900	13,712	13,268	12,630	11,545	7,947	8,736	12,504	144,794	150,050
5304 - Maintenance Staff	34,257	35,648	36,408	33,084	34,795	36,125	34,815	33,225	34,918	38,069	29,685	34,036	415,065	408,431
5306 - Management Staff	17,033	17,299	17,818	16,351	15,572	17,908	17,129	16,351	20,990	30,210	32,989	17,126	236,778	205,516
5322 - Payroll Accrued Vacation	0	0	0	0	0	0	0	0	0	0	0	3,000	3,000	3,000
5330 - Group Health Insurance	15,663	6,183	(2,807)	7,243	6,201	10,857	7,832	8,126	7,285	7,324	8,436	7,044	89,387	84,529
5340 - Federal Payroll Taxes	4,676	4,818	4,891	4,453	4,483	4,847	4,660	4,437	5,435	4,903	5,172	4,870	57,643	58,446
5375 - Unemployment Taxes	0	0	348	1,080	387	68	(6)	0	0	0	1	0	1,879	1,027
5385 - Retirement Fund Expense	0	0	0	0	0	0	0	0	0	0	0	23,425	23,425	23,425
5390 - Insurance - Workers Compensation	1,070	1,064	1,128	1,207	1,207	1,207	1,207	1,207	1,207	1,207	1,207	1,208	14,123	14,500
<b>Total Payroll &amp; Benefits</b>	<b>87,860</b>	<b>80,278</b>	<b>74,047</b>	<b>78,244</b>	<b>76,716</b>	<b>87,181</b>	<b>81,106</b>	<b>76,336</b>	<b>85,420</b>	<b>91,860</b>	<b>88,474</b>	105,463	<b>1,012,986</b>	975,924
<b>Utilities</b>														
6000 - Electricity	3,594	5,689	5,268	10,273	10,526	(4,038)	7,784	9,404	7,532	7,662	7,765	7,083	78,541	85,000
6025 - Water/Sewer	64,951	47,413	75,293	91,046	80,461	85,975	107,402	50,166	86,577	87,678	86,501	85,000	948,463	1,020,000
6050 - Telephone	1,119	975	1,947	709	787	2,120	813	954	1,986	1,320	1,766	1,250	15,745	15,000
<b>Total Utilities</b>	<b>69,664</b>	<b>54,076</b>	<b>82,508</b>	<b>102,027</b>	<b>91,774</b>	<b>84,056</b>	<b>115,999</b>	<b>60,524</b>	<b>96,096</b>	<b>96,660</b>	<b>96,032</b>	93,333	<b>1,042,749</b>	1,120,000
<b>Contracted Services</b>														
6035 - Trash Removal	26,564	26,564	26,564	26,564	26,564	26,564	27,095	27,095	27,095	27,095	27,095	26,830	321,685	321,955
6100 - Grounds Maintenance	35,600	34,282	32,964	34,282	34,282	34,282	34,282	34,282	34,282	34,282	34,282	34,282	411,384	411,384
6315 - Uniform Rental Service	467	455	556	445	556	342	556	447	459	571	461	550	5,865	6,600
6430 - Janitorial Services	2,850	10,324	9,277	13,937	10,752	10,582	10,582	10,582	10,752	11,532	10,679	11,416	123,266	136,998
6434 - Exterminator Service	1,178	589	903	0	1,178	0	0	0	5,795	0	0	847	10,490	10,170
6438 - Pool Management Service	0	0	0	0	23,579	0	0	14,153	47,158	23,579	30,079	23,117	161,665	138,700
6440 - Safety Patrol Service	6,260	4,165	4,236	5,367	4,151	5,175	3,090	6,227	4,259	4,259	5,203	4,981	57,374	59,772

# Income and Expense Projection Report

## Fairlington Villages, A Condominium

As of August 31, 2021

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Full Year Projected	Total Budget
<b>Contracted Services</b>														
6442 - Snow Removal Service	0	0	0	0	19,938	12,775	0	0	0	0	0	0	32,712	28,000
<b>Total Contracted Services</b>	<b>72,918</b>	<b>76,379</b>	<b>74,499</b>	<b>80,594</b>	<b>120,999</b>	<b>89,720</b>	<b>75,606</b>	<b>92,786</b>	<b>129,800</b>	<b>101,318</b>	<b>107,798</b>	102,023	<b>1,124,441</b>	1,113,579
<b>Repair &amp; Maintenance</b>														
6140 - Grounds Non-Contract	0	960	139	0	57	0	0	4,726	38,000	190	0	3,917	47,988	47,000
6145 - Grounds Improvements	0	1,195	1,000	0	11,445	1,270	4,587	4,080	6,597	8,427	3,731	5,792	48,123	69,500
6150 - Contractor Plantings	3,927	0	71	0	0	0	0	6,260	0	0	0	0	10,259	11,000
6155 - Volunteer Planting	0	0	0	0	0	0	0	0	0	0	0	0	0	900
6160 - Trees Maintenance	0	0	15,350	15,199	0	37,030	900	0	1,280	1,450	3,020	8,750	82,979	105,000
6340 - Depr - Physical Plant Equipment	0	0	0	0	0	0	0	0	0	0	0	1,860	1,860	1,860
6350 - Depr - Vehicles	0	0	0	0	0	0	0	0	0	0	0	1,860	1,860	1,860
6515 - Building Repairs	949	1,993	1,150	3,665	4,371	2,667	10,624	2,487	3,077	6,903	3,942	3,825	45,654	45,900
6525 - Community Center	54	53	0	0	0	0	0	0	0	0	0	318	425	3,500
6565 - Fire Safety Equipment	0	0	0	0	0	3,955	0	0	0	0	0	0	3,955	5,200
6575 - Carpet Cleaning	0	0	0	0	0	0	0	0	13,870	175	0	0	14,045	13,870
6600 - General Supplies	1,858	207	4,835	164	927	868	2,520	1,289	1,760	2,283	1,192	1,500	19,403	18,000
6620 - Gutters Cleaning	0	0	3,248	0	0	0	0	0	0	0	0	0	3,248	4,000
6640 - Lighting Supplies	6,727	4,397	882	808	520	970	1,673	1,181	1,015	996	3,747	1,020	23,936	12,240
6650 - Maintenance Equipment & Supplies	0	0	466	70	0	0	45	(75)	1,232	(75)	299	278	2,241	3,060
6680 - Painting - Exterior	74,730	0	0	0	0	0	0	0	0	37,953	0	6,225	118,908	74,700
6695 - Plumbing Repairs	6,163	806	7,622	10,725	7,061	8,951	3,286	2,182	7,211	3,654	2,984	4,167	64,812	50,000
6700 - Pool Repairs & Supplies	0	0	183	2,091	15,874	4,632	7,385	5,738	20,145	1,586	1,028	9,286	67,949	65,000
6725 - Roofing Repairs	2,514	3,838	1,754	2,479	1,588	30,740	805	2,053	2,460	2,724	849	5,296	57,101	63,550
6750 - Snow Removal Supplies	2,471	0	0	0	24,898	(9,918)	0	0	0	0	0	0	17,451	13,770
6765 - Tennis Courts	0	0	0	0	0	81	0	0	0	0	0	170	251	2,040
6775 - Vehicle Expenses	5,224	3,982	1,561	775	1,595	3,214	0	1,823	2,614	4,195	8,094	2,273	35,350	25,000
9914 - Painting-Miscellaneous	0	220	36	0	0	(36)	320	94	576	741	0	232	2,182	2,550
<b>Total Repair &amp; Maintenance</b>	<b>104,617</b>	<b>17,651</b>	<b>38,298</b>	<b>35,977</b>	<b>68,336</b>	<b>84,423</b>	<b>32,144</b>	<b>31,838</b>	<b>99,838</b>	<b>71,202</b>	<b>28,887</b>	56,769	<b>669,979</b>	639,500
<b>Professional Services</b>														
7000 - Audit/Tax Return Services	0	0	0	0	12,750	0	0	0	0	0	0	0	12,750	12,750

# Income and Expense Projection Report

## Fairlington Villages, A Condominium

As of August 31, 2021

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Budget	Full Year Projected	Total Budget
<b>Professional Services</b>														
7010 - Planning & Engineering	0	0	0	0	0	0	0	0	0	0	0	750	750	9,000
7020 - Legal Services	3,292	1,231	0	5,128	0	3,065	1,403	1,484	2,397	2,805	2,280	2,083	25,169	25,000
7040 - Management Services	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,385	26,384	316,614	316,614
<b>Total Professional Services</b>	<b>29,676</b>	<b>27,616</b>	<b>26,385</b>	<b>31,513</b>	<b>39,135</b>	<b>29,450</b>	<b>27,788</b>	<b>27,868</b>	<b>28,782</b>	<b>29,190</b>	<b>28,664</b>	29,217	<b>355,282</b>	363,364
<b>Taxes &amp; Licenses</b>														
9000 - Income Taxes	0	0	0	0	0	0	0	0	3,142	0	0	8,647	11,789	34,589
<b>Total Taxes &amp; Licenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,142</b>	<b>0</b>	<b>0</b>	8,647	<b>11,789</b>	34,589
<b>Reserve Expenses</b>														
9105 - Replacement Reserve Contribution	256,581	256,582	256,581	256,582	256,581	256,582	256,581	256,581	256,582	256,581	256,582	256,581	3,078,977	3,078,977
9966 - Replacement Reserve Interest	3,889	3,889	3,888	3,889	3,889	3,889	3,888	3,889	3,889	3,889	3,888	3,889	46,665	46,665
<b>Total Reserve Expenses</b>	<b>260,470</b>	<b>260,471</b>	<b>260,469</b>	<b>260,471</b>	<b>260,470</b>	<b>260,471</b>	<b>260,469</b>	<b>260,470</b>	<b>260,471</b>	<b>260,470</b>	<b>260,470</b>	260,470	<b>3,125,642</b>	3,125,642
<b>Total Expense</b>	<b>678,994</b>	<b>568,574</b>	<b>613,495</b>	<b>655,875</b>	<b>705,685</b>	<b>687,408</b>	<b>642,784</b>	<b>604,703</b>	<b>749,944</b>	<b>699,608</b>	<b>713,822</b>	714,467	<b>8,035,358</b>	8,009,467
<b>All Departments Summary</b>	<b>(11,415)</b>	<b>95,360</b>	<b>51,767</b>	<b>11,658</b>	<b>(40,735)</b>	<b>(22,565)</b>	<b>29,948</b>	<b>64,232</b>	<b>(78,646)</b>	<b>(11,898)</b>	<b>(45,491)</b>	(39,890)	<b>2,327</b>	0