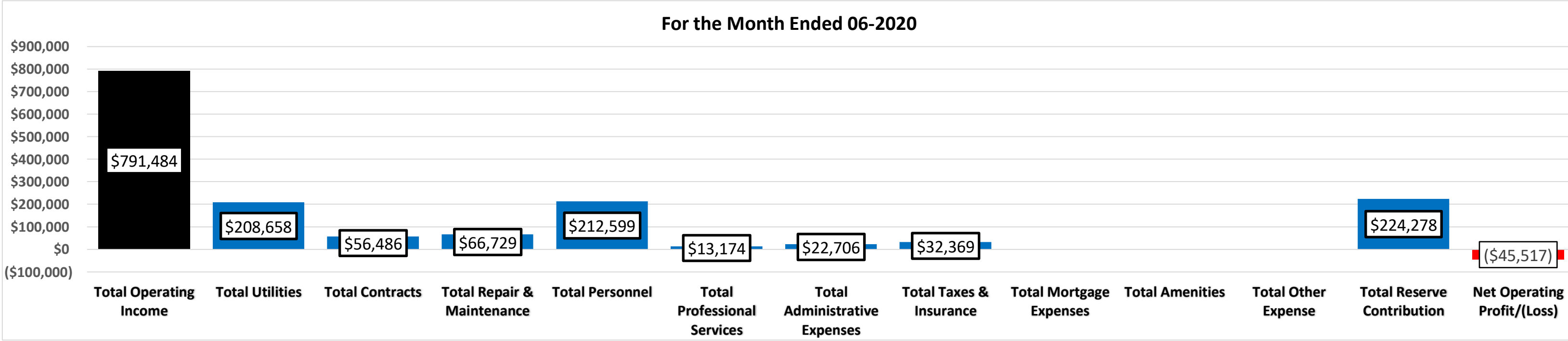
BARKAN
MANAGEMENT COMPANY

People you can trust.
Experience you can rely on.

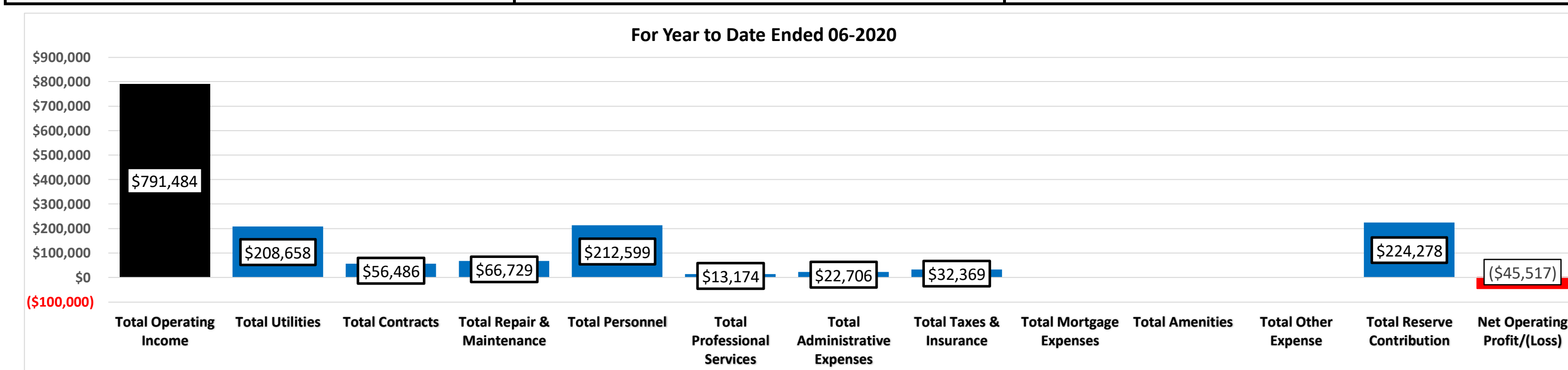
Parkfairfax Condominium UOA Financial Reports

June, 2020

Parkfairfax Condominium UOA
Financial Statement Summary



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	$791,484	$795,878	-$4,393	-1%	$791,484	$795,878	($4,393)	-1%
OPERATING EXPENSES								
Total Utilities	$208,658	$134,130	($74,528)	-56%	$208,658	$134,130	($74,528)	-56%
Total Contracts	$56,486	$69,365	$12,879	19%	$56,486	$69,365	$12,879	19%
Total Repair & Maintenance	$66,729	$71,458	$4,729	7%	$66,729	$71,458	$4,729	7%
Total Personnel	$212,599	$197,680	($14,919)	-8%	$212,599	$197,680	($14,919)	-8%
Total Professional Services	$13,174	$11,736	($1,438)	-12%	$13,174	$11,736	($1,438)	-12%
Total Administrative Expenses	$22,706	$27,966	$5,259	19%	$22,706	$27,966	$5,259	19%
Total Taxes & Insurance	$32,369	$42,315	$9,946	24%	$32,369	$42,315	$9,946	24%
Total Mortgage Expenses	$0	$0	$0	0%	$0	$0	$0	0%
Total Amenities	$0	$0	$0	0%	$0	$0	$0	0%
Total Other Expense	$0	$0	$0	0%	$0	$0	$0	0%
Total Reserve Contribution	$224,278	$224,278	($0)	0%	$224,278	$224,278	($0)	0%
Net Operating Profit/(Loss)	**($45,517)**	**$16,948**	**($62,465)**		**($45,517)**	**$16,948**	**($62,465)**	



Parkfairfax Condominium UOA

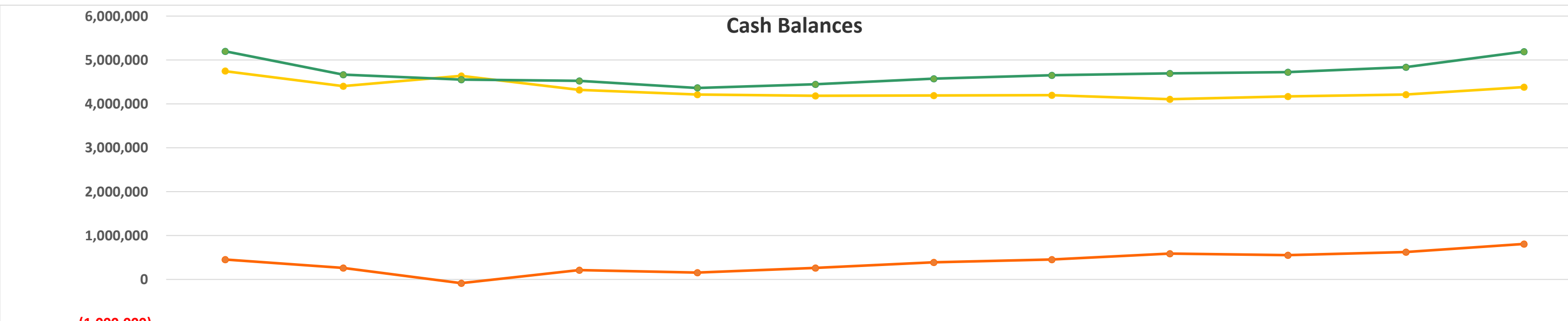
Financial Statement Summary

Cash Accounts - Operating

GL	NAME	BEG	END	Chg
1110000	Petty Cash	856.05	856.05	0.00
1120000	Operating Cash	5,000.00	5,000.00	0.00
1120001	Operating Cash 1	508,069.96	693,506.98	185,437.02
1120002	Operating Cash 2	0.00	0.00	0.00
1120003	Operating Cash 3	0.00	0.00	0.00
1120004	Operating Cash 4	0.00	0.00	0.00
1120007	Operating Fund II	108,996.61	108,996.61	0.00
1120010	Deposits-Other	0.00	0.00	0.00
1121000	Money Market	0.00	0.00	0.00
1122000	Operating Reserve	0.00	0.00	0.00
1122001	Operating Reserve CDs	0.00	0.00	0.00
1122002	Oper Rsrv - Accrued Int Rsrv	0.00	0.00	0.00
1123000	Insurance Cash	0.00	0.00	0.00
1124000	Working Capital	0.00	0.00	0.00
1124001	Working Capital-Investment	0.00	0.00	0.00
1124002	Working Capital 2	0.00	0.00	0.00
1129000	Special Purpose	0.00	0.00	0.00
1129001	PNC Activities Account	0.00	0.00	0.00
		622,922.62	808,359.64	185,437.02

Cash Accounts - Reserve

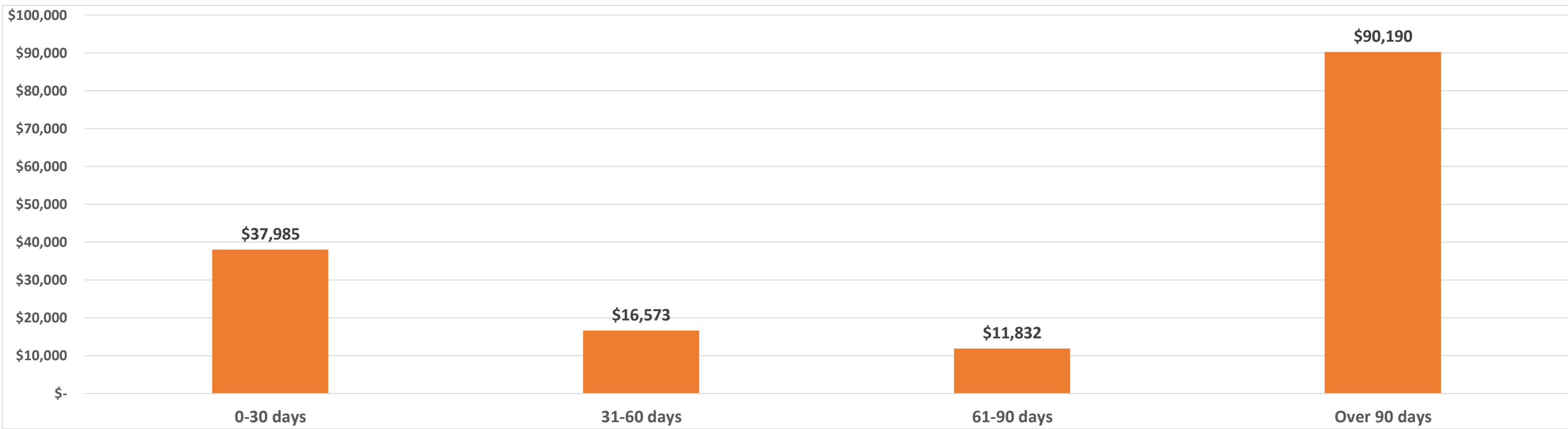
GL	NAME	BEG	END	Chg
1310020	Escrow Cash Insurance	0.00	0.00	0.00
1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1316000	Escrow Cash	0.00	0.00	0.00
1316020	Debt Service Reserve	0.00	0.00	0.00
1320000	Replacement Reserve-Cash	720,417.57	428,082.60	(292,334.97)
1320001	Replacement Reserve-Cash2	0.00	0.00	0.00
1320100	Replacement Reserve-MM	112,905.16	277,497.16	164,592.00
1320101	Replacement Reserve-MM1	0.00	0.00	0.00
1320102	Replacement Reserve-MM2	0.00	0.00	0.00
1320103	Replacement Reserve-MM3	0.00	0.00	0.00
1320104	Replacement Reserve-MM4	0.00	0.00	0.00
1320105	Replacement Reserve-CD	0.00	0.00	0.00
1320200	Replacement Reserve-CD	3,365,000.00	3,665,000.00	300,000.00
1320201	Replacement Reserve-CD1	0.00	0.00	0.00
1320202	Replacement Reserve-CD2	0.00	0.00	0.00
1320203	Replacement Reserve-CD3	0.00	0.00	0.00
1320204	Replacement Reserve-CD4	0.00	0.00	0.00
1320500	Replacement Reserve-Tbill	0.00	0.00	0.00
1320600	Accrued Interest Receivable	12,130.74	10,665.51	(1,465.23)
1321000	Replacement Reserve-Invest	0.00	0.00	0.00
1332000	Special Reserve	0.00	0.00	0.00
1395000	Working Capital	0.00	0.00	0.00
1395001	Working Capital-St Investment	0.00	0.00	0.00
		4,210,453.47	4,381,245.27	170,791.80



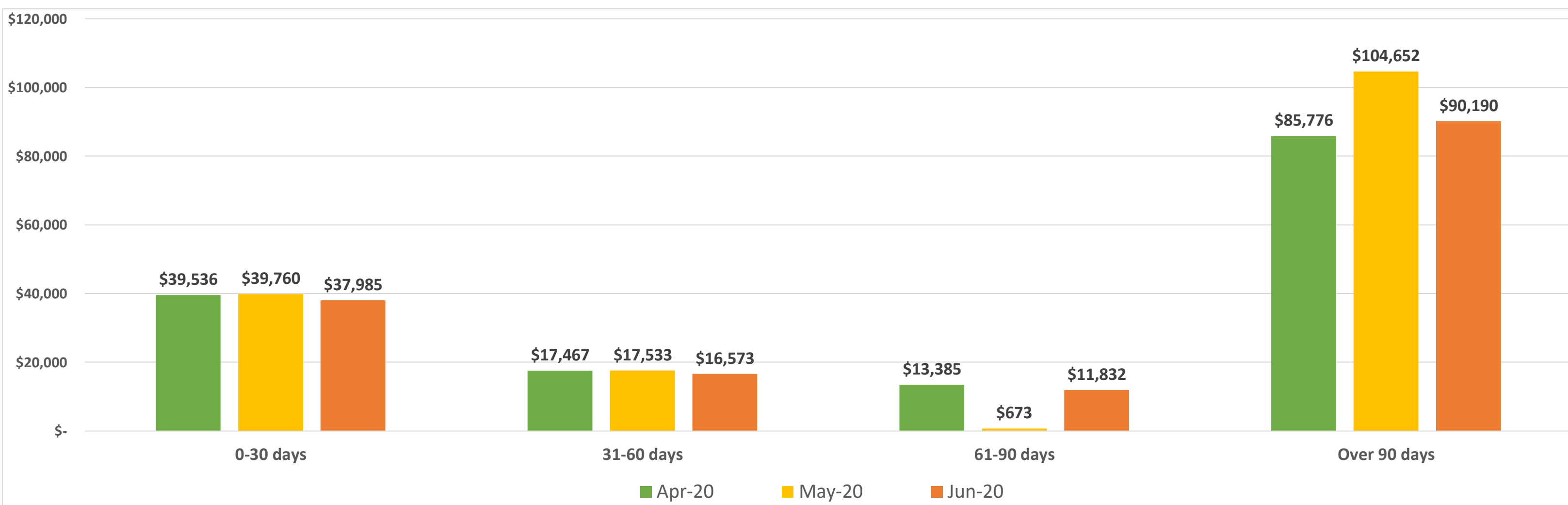
	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
Operating Cash	450,490	259,172	(86,837)	206,356	151,999	261,499	384,594	453,202	586,046	553,000	622,923	808,360
RR Cash	4,749,451	4,406,108	4,637,470	4,315,353	4,213,021	4,183,157	4,191,076	4,198,394	4,105,709	4,167,729	4,210,453	4,381,245
Total Cash	5,199,940	4,665,279	4,550,633	4,521,709	4,365,020	4,444,656	4,575,670	4,651,596	4,691,755	4,720,728	4,833,376	5,189,605

Parkfairfax Condominium UOA
Financial Statement Summary

Receivables

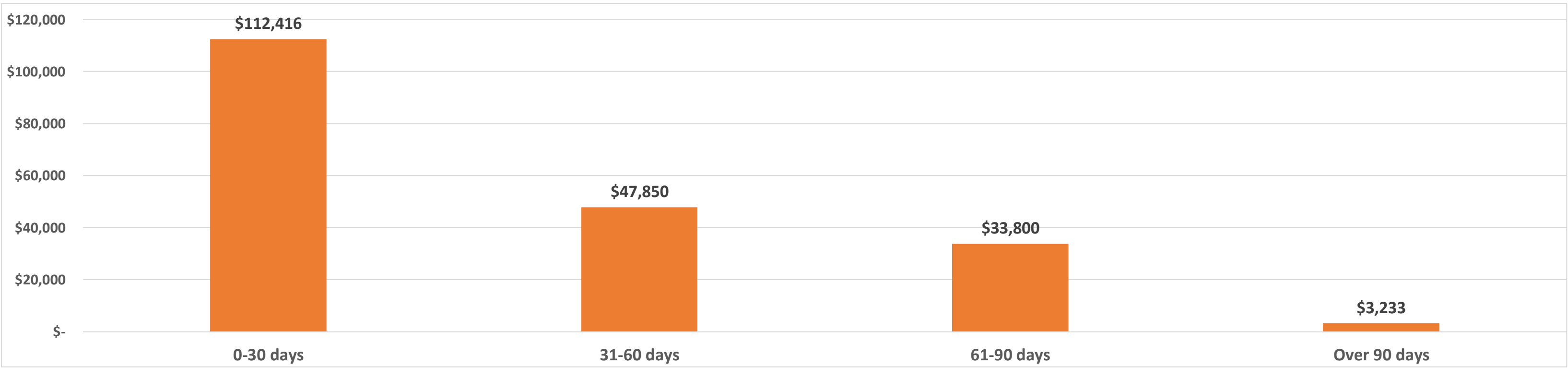


Receivables History

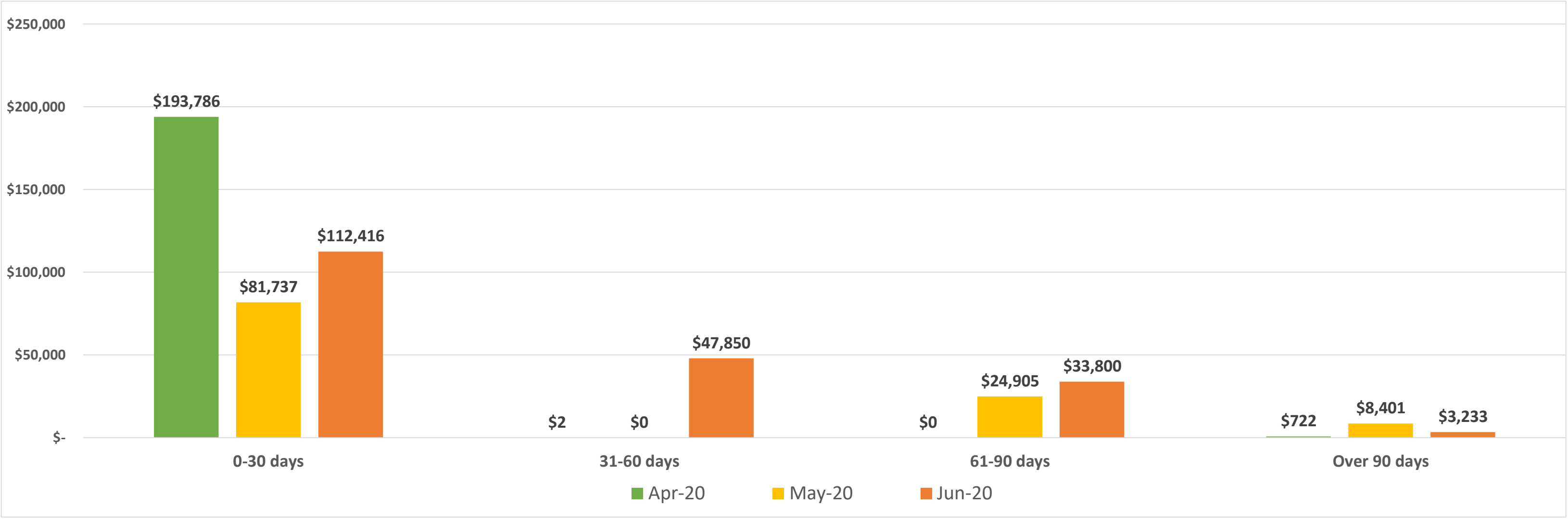


Parkfairfax Condominium UOA
Financial Statement Summary

Payables



Payables History



Parkfairfax Condominium UOA
Executive Summary
For The Period
June 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
791,484	795,878	(4,393)	Total Operating Income	791,484	795,878	(4,393)	9,550,530
208,658	134,130	(74,528)	Total Utilities	208,658	134,130	(74,528)	1,609,555
56,486	69,365	12,879	Total Contracts	56,486	69,365	12,879	1,092,384
66,729	71,458	4,729	Total Repair & Maintenance	66,729	71,458	4,729	584,500
212,599	197,680	(14,919)	Total Personnel	212,599	197,680	(14,919)	2,520,026
13,174	11,736	(1,438)	Total Professional Services	13,174	11,736	(1,438)	156,333
22,706	27,966	5,259	Total Administrative Expenses	22,706	27,966	5,259	349,588
32,369	42,315	9,946	Total Taxes & Insurance	32,369	42,315	9,946	546,804
612,723	554,651	(58,072)	Total Operating Expenses	612,723	554,651	(58,072)	6,859,190
178,762	241,227	(62,465)	Net Operating Budget	178,762	241,227	(62,465)	2,691,340
			RESERVES BUDGET				
(224,278)	(224,278)	(0)	Total Reserve Expenses	(224,278)	(224,278)	(0)	(2,691,340)
(224,278)	(224,278)	(0)	Net Reserve Budget	(224,278)	(224,278)	(0)	(2,691,340)
(45,517)	16,948	(62,465)	Net Operating Profit/(Loss)	(45,517)	16,948	(62,465)	0
(14,341)	0	(14,341)	Prior Year Activity	(14,341)	0	(14,341)	0
(59,857)	16,948	(76,806)	NET CASH FLOW	(59,857)	16,948	(76,806)	0

Parkfairfax Condominium UOA
Budget Variance
For The Period
June 2020

BARKAN MANAGEMENT COMPANY

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Assessments				
532,041	532,090	(48)	5110.001 Condo Assessments	532,041	532,090	(48)	6,385,074
224,278	224,278	0	5500.000 Reserve Assessments	224,278	224,278	0	2,691,340
756,320	**756,368**	**(48)**	**Total Assessments**	**756,320**	**756,368**	**(48)**	**9,076,414**
			Other Income				
3,450	11,693	(8,243)	5110.000 Rental Income	3,450	11,693	(8,243)	140,316
0	417	(417)	5110.180 Clubhouse Rental	0	417	(417)	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	8,960	0	8,960	0
6,200	5,833	366	5410.000 Interest Revenue - Operations	6,200	5,833	366	70,000
0	3,333	(3,333)	5910.000 Laundry and Vending Revenue	0	3,333	(3,333)	40,000
2,076	1,667	410	5920.000 NSF and Late Charges	2,076	1,667	410	20,000
11,453	667	10,786	5990.000 Miscellaneous Inc	11,453	667	10,786	8,000
40	3,333	(3,293)	5990.008 In Unit Maintenance	40	3,333	(3,293)	40,000
0	4,167	(4,167)	5990.190 Storage Unit Fees	0	4,167	(4,167)	50,000
(46)	0	(46)	5990.210 Legal - Collection	(46)	0	(46)	0
1,632	4,000	(2,368)	5990.220 Resale Package	1,632	4,000	(2,368)	48,000
1,400	1,400	0	5990.310 Cable Income	1,400	1,400	0	16,800
0	667	(667)	5990.600 Key Income	0	667	(667)	8,000
0	2,333	(2,333)	5991.010 Newsletter Income	0	2,333	(2,333)	28,000
35,165	**39,510**	**(4,345)**	**Total Other Income**	**35,165**	**39,510**	**(4,345)**	**474,116**
791,484	**795,878**	**(4,393)**	**Total Operating Income**	**791,484**	**795,878**	**(4,393)**	**9,550,530**
			Utilities				
44,562	8,333	(36,229)	6450.000 Electricity	44,562	8,333	(36,229)	100,000
152,909	107,463	(45,447)	6451.000 Water	152,909	107,463	(45,447)	1,289,555
11,186	18,333	7,147	6452.000 Gas	11,186	18,333	7,147	220,000
208,658	**134,130**	**(74,528)**	**Total Utilities**	**208,658**	**134,130**	**(74,528)**	**1,609,555**
			Contracts				
3,404	6,917	3,513	6519.000 Exterminating Contract	3,404	6,917	3,513	83,000
29,668	29,415	(254)	6525.000 Garbage and Trash Removal	29,668	29,415	(254)	352,975
23,414	23,584	170	6537.000 Grounds Contract	23,414	23,584	170	283,009
0	9,450	9,450	6547.000 Swim Pool Maintenance/Contract	0	9,450	9,450	113,400
0	0	0	6548.000 Snow Removal	0	0	0	20,000
0	0	0	6562.000 Decorating Contract	0	0	0	240,000
56,486	**69,365**	**12,879**	**Total Contracts**	**56,486**	**69,365**	**12,879**	**1,092,384**
			Repair & Maintenance				
2,711	1,667	(1,044)	6515.000 Janitor and Cleaning Supplies	2,711	1,667	(1,044)	20,000
14,471	10,000	(4,471)	6537.040 Landscape Repairs	14,471	10,000	(4,471)	120,000
19,773	35,000	15,227	6537.101 Tree Maintenance	19,773	35,000	15,227	180,000
6,492	8,333	1,841	6541.000 Repairs - General	6,492	8,333	1,841	100,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
June 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,002	250	(752)	6541.001 Equipment/Tools	1,002	250	(752)	3,000
324	250	(74)	6541.043 Exercise Equipment - Repairs	324	250	(74)	3,000
9,182	2,917	(6,265)	6541.230 Maintenance Supplies	9,182	2,917	(6,265)	35,000
10,270	2,500	(7,770)	6541.280 Plumbing Materials	10,270	2,500	(7,770)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	208	208	2,500
0	4,000	4,000	6547.021 Pool Supplies & Equipment	0	4,000	4,000	15,000
0	833	833	6550.300 In-unit Supplies	0	833	833	10,000
231	1,583	1,352	6562.100 Paint Supplies	231	1,583	1,352	19,000
2,274	3,917	1,643	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,274	3,917	1,643	47,000
66,729	**71,458**	**4,729**	**Total Repair & Maintenance**	**66,729**	**71,458**	**4,729**	**584,500**
			Personnel				
153,458	132,566	(20,892)	Management Payroll	153,458	132,566	(20,892)	1,721,110
0	700	700	6313.000 Recruitment, Relocation, Training	0	700	700	8,400
2,183	1,667	(516)	6518.000 Uniforms	2,183	1,667	(516)	20,000
56,958	62,748	5,789	Payroll Taxes/Benefits	56,958	62,748	5,789	770,516
212,599	**197,680**	**(14,919)**	**Total Personnel**	**212,599**	**197,680**	**(14,919)**	**2,520,026**
			Professional Services				
6,319	6,319	(0)	6320.000 Management Fee	6,319	6,319	(0)	75,833
6,855	3,750	(3,105)	6340.000 Legal Expense	6,855	3,750	(3,105)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	0	1,250	1,250	15,000
0	417	417	6340.800 Legal - Litigation	0	417	417	5,000
0	0	0	6350.000 Audit Expense	0	0	0	15,500
13,174	**11,736**	**(1,438)**	**Total Professional Services**	**13,174**	**11,736**	**(1,438)**	**156,333**
			Administrative Expenses				
0	975	975	6301.000 Recreation/Resident Activities	0	975	975	11,700
175	1,292	1,117	6311.000 Office Supplies	175	1,292	1,117	15,500
0	933	933	6311.010 Printing	0	933	933	11,200
1,483	833	(650)	6311.050 Postage	1,483	833	(650)	10,000
0	600	600	6311.080 Lease Computer,Fax,Copr, etc.	0	600	600	7,200
2,132	3,333	1,201	6311.130 IT Support Contract	2,132	3,333	1,201	40,000
2,305	3,167	862	6351.020 Computer Expenses	2,305	3,167	862	38,000
4,556	3,000	(1,556)	6360.000 Telephone and Answering Service	4,556	3,000	(1,556)	36,000
619	125	(494)	6370.000 Bad Debts	619	125	(494)	1,500
2,072	2,500	428	6390.000 Misc Administrative Expenses	2,072	2,500	428	30,000
800	0	(800)	6390.009 Meeting Expenses	800	0	(800)	14,000
189	0	(189)	6390.040 Credit Card & Bank Fees	189	0	(189)	0
7,690	7,657	(33)	6390.180 Association Unit Expense	7,690	7,657	(33)	91,888
375	2,667	2,292	6390.900 Misc Exp - Newsletter	375	2,667	2,292	32,000
310	25	(285)	6391.000 Dues & Subscriptions	310	25	(285)	300

Parkfairfax Condominium UOA
Budget Variance
For The Period
June 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	25	25	6392.020 Travel - Other Operations	0	25	25	300
0	833	833	6393.050 Engineering Fees	0	833	833	10,000
22,706	**27,966**	**5,259**	**Total Administrative Expenses**	**22,706**	**27,966**	**5,259**	**349,588**
			Taxes & Insurance				
0	0	0	6710.000 Real Estate Taxes	0	0	0	24,020
4,048	0	(4,048)	6718.010 Corporate Taxes	4,048	0	(4,048)	15,000
0	250	250	6719.000 Miscellaneous Taxes, Licenses, and Permits	0	250	250	3,000
28,321	29,565	1,244	6720.000 Property & Liability Insurance (Hazard)	28,321	29,565	1,244	354,784
0	4,167	4,167	6720.030 Insurance Loss	0	4,167	4,167	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	8,333	8,333	100,000
32,369	**42,315**	**9,946**	**Total Taxes & Insurance**	**32,369**	**42,315**	**9,946**	**546,804**
612,723	**554,651**	**(58,072)**	**Total Operating Expenses**	**612,723**	**554,651**	**(58,072)**	**6,859,190**
178,762	**241,227**	**(62,465)**	**Net Operating Budget**	**178,762**	**241,227**	**(62,465)**	**2,691,340**
			RESERVES BUDGET				
(224,278)	(224,278)	(0)	9901.015 Reserve Contributions	(224,278)	(224,278)	(0)	(2,691,340)
(224,278)	**(224,278)**	**(0)**	**Total Reserve Contribution**	**(224,278)**	**(224,278)**	**(0)**	**(2,691,340)**
(45,517)	**16,948**	**(62,465)**	**Net Operating Profit/(Loss)**	**(45,517)**	**16,948**	**(62,465)**	**0**
			Extraordinary Items				
(14,341)	0	(14,341)	9999.020 Prior Year Activity	(14,341)	0	(14,341)	0
(59,857)	**16,948**	**(76,806)**	**NET CASH FLOW**	**(59,857)**	**16,948**	**(76,806)**	**0**

Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
June 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Revenues				
224,278	224,278	0	5500.000 Current Year RR Deposits	224,278	224,278	0	2,691,340
224,278	**224,278**	**0**	**Total Revenues**	**224,278**	**224,278**	**0**	**2,691,340**
			Reserve Expenses				
12,901	0	(12,901)	9114.210 RR- Building Improvements	12,901	0	(12,901)	0
(2,155,301)	0	2,155,301	3130.062 Current Year RR Expenses	(2,155,301)	0	2,155,301	0
1,850	0	(1,850)	9901.006 RR Exp - Facade	1,850	0	(1,850)	0
26,233	0	(26,233)	9901.016 Roof Improvements	26,233	0	(26,233)	0
(2,114,318)	**0**	**2,114,318**	**Total Reserve Expenses**	**(2,114,318)**	**0**	**2,114,318**	**0**
2,338,596	**224,278**	**2,114,318**	**Current Year Reserves Activity**	**2,338,596**	**224,278**	**2,114,318**	**2,691,340**

BARKAN
MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
June 2020

	Actual Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
Assessments														
5110.001 Condo Assessments	532,041	532,090	532,090	532,090	532,090	532,090	532,090	532,090	532,090	532,090	532,090	532,090	6,385,026	6,364,352
5500.000 Reserve Assessments	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	2,691,340	2,689,360
Total Assessments	756,320	756,368	756,368	756,368	756,368	756,368	756,368	756,368	756,368	756,368	756,368	756,368	9,076,366	9,053,712
Other Income														
5110.000 Rental Income	3,450	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	132,073	170,940
5110.180 Clubhouse Rental	0	417	417	417	417	417	417	417	417	417	417	417	4,583	5,000
5190.000 Rent Revenue Miscellaneous	8,960	0	0	0	0	0	0	0	0	0	0	0	8,960	0
5410.000 Interest Revenue - Operations	6,200	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,366	70,000
5910.000 Laundry and Vending Revenue	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	48,000
5920.000 NSF and Late Charges	2,076	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,410	18,000
5990.000 Miscellaneous Inc	11,453	667	667	667	667	667	667	667	667	667	667	667	18,786	8,000
5990.008 In Unit Maintenance	40	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,707	40,000
5990.190 Storage Unit Fees	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	45,833	45,000
5990.210 Legal - Collection	(46)	0	0	0	0	0	0	0	0	0	0	0	(46)	0
5990.220 Resale Package	1,632	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	45,632	48,000
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	16,800
5990.600 Key Income	0	667	667	667	667	667	667	667	667	667	667	667	7,333	8,000
5991.010 Newsletter Income	0	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	25,667	40,000
Total Other Income	35,165	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	469,771	517,740
Total Operating Income	791,484	795,878	795,878	795,878	795,878	795,878	795,878	795,878	795,878	795,878	795,878	795,878	9,546,137	9,571,452
Utilities														
6450.000 Electricity	44,562	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	136,229	100,000
6451.000 Water	152,909	107,463	107,463	107,463	107,463	107,463	107,463	107,463	107,463	107,463	107,463	107,463	1,335,002	1,251,995

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
June 2020

	Actual Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
6452.000 Gas	11,186	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	212,853	240,000
Total Utilities	208,658	134,130	134,130	134,130	134,130	134,130	134,130	134,130	134,130	134,130	134,130	134,130	1,684,083	1,591,995
Contracts														
6519.000 Exterminating Contract	3,404	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	79,487	95,000
6525.000 Garbage and Trash Removal	29,668	29,415	29,415	29,415	29,415	29,415	29,415	29,415	29,415	29,415	29,415	29,415	353,229	350,071
6537.000 Grounds Contract	23,414	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	282,839	277,460
6547.000 Swim Pool Maintenance/Contract	0	9,450	9,450	9,450	9,450	9,450	9,450	9,450	9,450	9,450	9,450	9,450	103,950	104,200
6548.000 Snow Removal	0	0	0	0	1,000	2,000	5,000	5,000	5,000	2,000	0	0	20,000	20,000
6562.000 Decorating Contract	0	70,000	70,000	70,000	20,000	1,429	1,429	1,429	1,429	1,428	1,428	1,428	240,000	221,000
Total Contracts	56,486	139,365	139,365	139,365	90,365	72,794	75,794	75,794	75,794	72,793	70,793	70,793	1,079,505	1,067,731
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	2,711	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	21,044	20,000
6537.040 Landscape Repairs	14,471	12,000	10,000	15,000	10,000	10,000	10,000	1,000	1,000	6,000	15,000	20,000	124,471	120,000
6537.101 Tree Maintenance	19,773	25,000	25,000	20,000	14,000	2,000	1,500	1,500	2,000	12,000	18,000	24,000	164,773	180,000
6541.000 Repairs - General	6,492	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	98,159	100,000
6541.001 Equipment/Tools	1,002	250	250	250	250	250	250	250	250	250	250	250	3,752	3,000
6541.043 Exercise Equipment - Repairs	324	250	250	250	250	250	250	250	250	250	250	250	3,074	3,000
6541.230 Maintenance Supplies	9,182	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	41,265	35,000
6541.280 Plumbing Materials	10,270	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	37,770	30,000
6541.400 Equipment Repairs & Maintenance	0	208	208	208	208	208	208	208	208	208	208	208	2,292	2,500
6547.021 Pool Supplies & Equipment	0	3,000	1,500	0	0	0	0	0	0	0	4,000	2,500	11,000	12,000
6550.300 In-unit Supplies	0	833	833	833	833	833	833	833	833	833	833	833	9,167	10,000
6562.100 Paint Supplies	231	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	17,648	17,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,274	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	45,357	47,000

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
June 2020

	Actual Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
Total Repair & Maintenance	66,729	62,458	58,958	57,458	46,458	34,458	33,958	24,958	25,458	40,458	59,458	68,958	579,771	583,875
Personnel														
Management Payroll	153,458	198,474	132,316	132,566	132,316	132,316	132,566	198,474	132,316	132,566	132,316	132,318	1,742,002	1,733,273
6313.000 Recruitment, Relocation, Training	0	700	700	700	700	700	700	700	700	700	700	700	7,700	8,400
6518.000 Uniforms	2,183	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,516	18,000
Payroll Taxes/Benefits	56,958	71,524	62,748	62,748	62,748	62,748	62,748	71,524	62,745	62,745	62,746	62,746	764,727	762,716
Total Personnel	212,599	272,364	197,430	197,680	197,430	197,430	197,680	272,364	197,428	197,678	197,429	197,431	2,534,945	2,522,389
Professional Services														
6320.000 Management Fee	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	75,833	75,833
6340.000 Legal Expense	6,855	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	48,105	45,000
6340.100 Legal Fees - Collections	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,750	15,000
6340.800 Legal - Litigation	0	417	417	417	417	417	417	417	417	417	417	417	4,583	35,000
6350.000 Audit Expense	0	0	0	0	0	0	0	0	15,500	0	0	0	15,500	15,500
Total Professional Services	13,174	11,736	11,736	11,736	11,736	11,736	11,736	11,736	27,236	11,736	11,736	11,736	157,771	186,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	975	975	975	975	975	975	975	975	975	975	975	10,725	10,000
6311.000 Office Supplies	175	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	14,383	15,500
6311.010 Printing	0	933	933	933	933	933	933	933	933	933	933	933	10,267	11,200
6311.050 Postage	1,483	833	833	833	833	833	833	833	833	833	833	833	10,650	19,000
6311.080 Lease Computer,Fax,Copr, etc.	0	600	600	600	600	600	600	600	600	600	600	600	6,600	7,200
6311.130 IT Support Contract	2,132	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	38,799	47,000
6351.020 Computer Expenses	2,305	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	37,138	35,000
6360.000 Telephone and Answering Service	4,556	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	37,556	32,500

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
June 2020

	Actual Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
6370.000 Bad Debts	619	125	125	125	125	125	125	125	125	125	125	125	1,994	1,500
6390.000 Misc Administrative Expenses	2,072	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	29,572	33,000
6390.009 Meeting Expenses	800	0	0	1,500	0	4,000	0	2,500	0	0	6,000	0	14,800	14,000
6390.040 Credit Card & Bank Fees	189	0	0	0	0	0	0	0	0	0	0	0	189	0
6390.180 Association Unit Expense	7,690	7,657	7,657	7,657	7,657	7,657	7,657	7,657	7,657	7,657	7,657	7,657	91,921	98,127
6390.900 Misc Exp - Newsletter	375	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	29,708	38,500
6391.000 Dues & Subscriptions	310	25	25	25	25	25	25	25	25	25	25	25	585	300
6392.020 Travel - Other Operations	0	25	25	25	25	25	25	25	25	25	25	25	275	300
6393.050 Engineering Fees	0	833	833	833	833	833	833	833	833	833	833	833	9,167	15,000
Total Administrative Expenses	22,706	27,966	27,966	29,466	27,966	31,966	27,966	30,466	27,966	27,966	33,966	27,966	344,329	378,127
Taxes & Insurance														
6710.000 Real Estate Taxes	0	12,010	0	0	0	0	0	12,010	0	0	0	0	24,020	26,000
6718.010 Corporate Taxes	4,048	0	0	7,500	0	0	0	0	7,500	0	0	0	19,048	15,000
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	250	250	250	250	250	250	250	250	250	250	250	2,750	2,000
6720.000 Property & Liability Insurance (Hazard)	28,321	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	353,540	345,968
6720.030 Insurance Loss	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	45,833	50,000
6730.000 Capital Expenses	0	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	91,667	100,000
Total Taxes & Insurance	32,369	54,325	42,315	49,815	42,315	42,315	42,315	54,325	49,815	42,315	42,315	42,315	536,858	538,968
Total Operating Expenses	612,723	702,345	611,901	619,651	550,401	524,830	523,580	603,774	537,827	527,076	549,827	553,329	6,917,262	6,869,418
Net Operating Budget	178,762	93,533	183,977	176,227	245,477	271,048	272,298	192,104	258,050	268,801	246,050	242,548	2,628,875	2,702,034
RESERVES BUDGET														
9901.015 Reserve Contributions	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(2,691,340)	(2,689,360)

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
June 2020

	Actual Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
Total Reserve Contribution	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(2,691,340)	(2,689,360)
Net Operating Profit/(Loss)	(45,517)	(130,746)	(40,302)	(48,052)	21,198	46,769	48,019	(32,175)	33,772	44,523	21,772	18,270	(62,465)	0
Extraordinary Items														
9999.020 Prior Year Activity	(14,341)	0	0	0	0	0	0	0	0	0	0	0	(14,341)	0
NET CASH FLOW	(59,857)	(130,746)	(40,302)	(48,052)	21,198	46,769	48,019	(32,175)	33,772	44,523	21,772	18,270	(76,806)	0

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
June 2020

		Current Balance
	ASSETS	
	Current Assets	
1110.000	Petty Cash	856
1120.000	Operating Cash	5,000
1120.001	Operating Cash 1	693,507
1120.007	Operating Fund II	108,997
1130.000	Accounts Receivable	156,592
1132.000	Accounts Receivable	45,865
4200.000	Allowance For Bad Debt	(80,398)
1140.000	AR-other	3,442
1142.300	Due to/from Operating	445,512
1142.310	Due to/from Reserve	(445,512)
		933,861
	Restricted Deposits & Funded Reserves	
1320.000	Replacement Reserve-Cash	428,083
1320.100	Replacement Reserve-MM	277,497
1320.200	Replacement Reserve-CD	3,665,000
1320.600	Accrued Interest Receivable	10,666
		4,381,245
	Prepaid Expenses	
1240.000	Prepaid Property & Liability Insurance	145,605
1271.000	Prepaid Income Taxes	23,058
1290.000	Prepaid Expense-Operating	78,441
		247,103
	Fixed Assets	
1420.000	Buildings	875,271
1480.000	Motor Vehicles	515,816
1400.950	Accumulated Depreciation	(27,191)
		1,363,897
	Less Accumulated Deprecation	988,329
	Total Assets	**5,937,777**
	LIABILITIES & EQUITY	
	Current Liabilities	
2110.000	Accounts Payable	197,300
2120.000	Accrued Wages and Payroll Taxes Payable	254,859
2123.000	Accrued Expense	330,500
2123.060	401K Match Payble	119,110
2124.000	Accrued Income Taxes Payable	12,111
2191.050	Refund Clearing Account	(1,408)
2210.001	Prepaid Assessment	154,937
2210.100	Prepaid Assessments or Rents - Prev. Owner	6,772
2230.000	Apartment Rehabilitation Deposits (Coops)	379
2240.000	Deferred Income	87,448
2199.000	Other Current Liabilities	1,420

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
June 2020

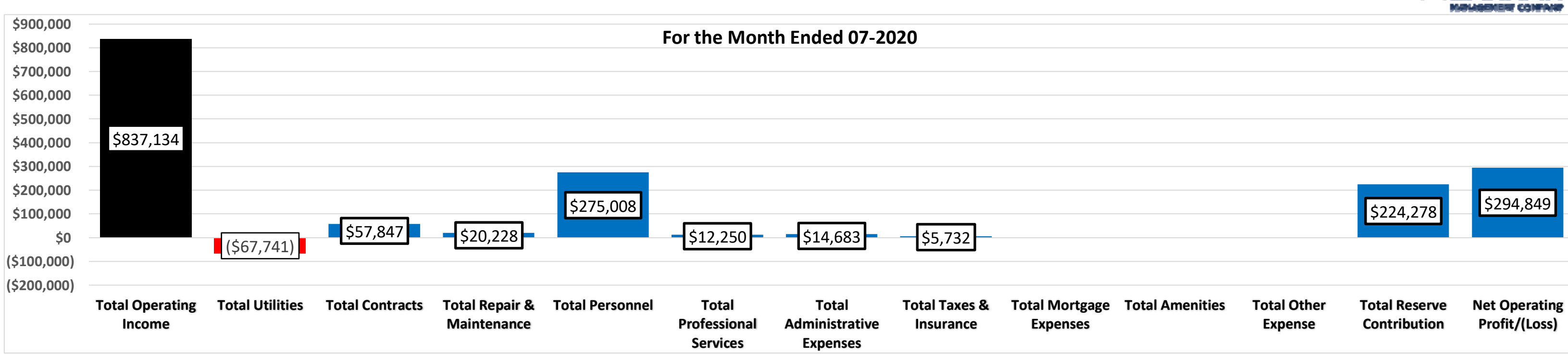
		Current Balance
		1,163,428
	Deposits Liabilities	
2191.000	Tenant Security Deposits Held in Trust (Contra)	7,829
		7,829
	Long Term Liabilities	
2320.000	Mortgage Payable	(379)
		(379)
	Total Liabilities	**1,170,878**
	EQUITY	
	Net Profit or (Loss)-current	**(100,840)**
	Owners Unappropriated Equity-prior years	
3130.030	Fund Balance	1,833
3130.850	Property Fund	375,568
3210.030	Retained Earnings Operating Fnd	809,982
	Total Owners Unappropriated Equity-prior years	**1,187,383**
	Owners Appropriated Equity-prior years	
3130.060	Capital Reserve Fund Balance	3,879,649
3130.090	Working Capital	(423,570)
	Total Owners Appropriated Equity-prior years	**3,456,078**
	Owners Appropriated Equity-current	
3130.061	Current Year RR Contributions	224,278
	Total Owners Appropriated Equity-current	**224,278**
	Total Equity	**4,766,899**
	Total Liabilities & Equity	**5,937,777**

BARKAN
MANAGEMENT COMPANY

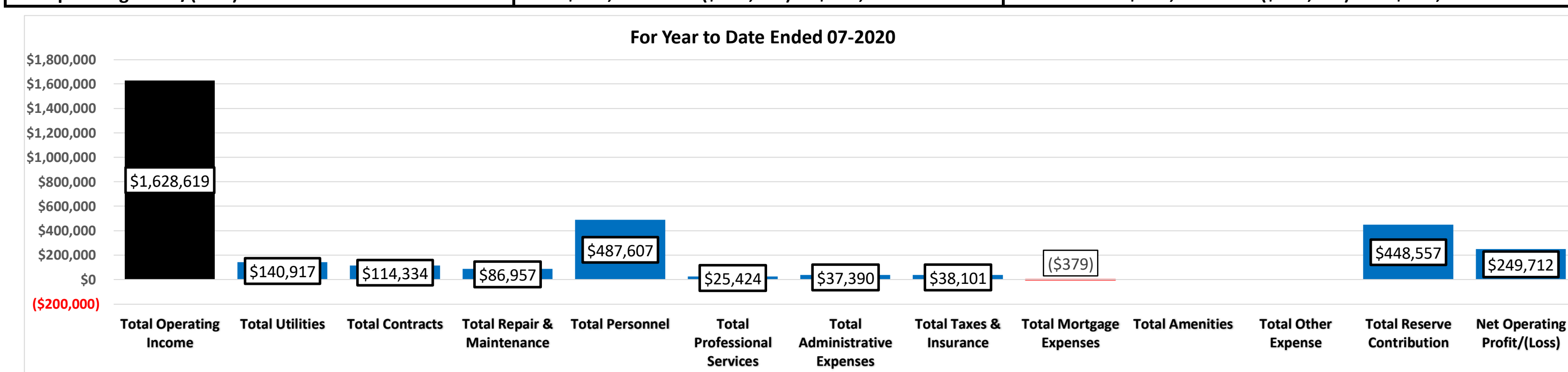
People you can trust.
Experience you can rely on.

Parkfairfax Condominium UOA Financial Reports
June, 2020

Parkfairfax Condominium UOA
Financial Statement Summary



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	$837,134	$795,878	$41,257	5%	$1,628,619	$1,591,755	$36,864	2%
OPERATING EXPENSES								
Total Utilities	($67,741)	$134,130	$201,870	151%	$140,917	$268,259	$127,342	47%
Total Contracts	$57,847	$139,365	$81,518	58%	$114,334	$208,731	$94,397	45%
Total Repair & Maintenance	$20,228	$62,458	$42,230	68%	$86,957	$133,917	$46,960	35%
Total Personnel	$275,008	$272,364	($2,644)	-1%	$487,607	$470,045	($17,562)	-4%
Total Professional Services	$12,250	$11,736	($514)	-4%	$25,424	$23,472	($1,952)	-8%
Total Administrative Expenses	$14,683	$27,966	$13,282	47%	$37,390	$55,931	$18,542	33%
Total Taxes & Insurance	$5,732	$54,325	$48,594	89%	$38,101	$96,641	$58,540	61%
Total Mortgage Expenses	$0	$0	$0	0%	($379)	$0	$379	0%
Total Amenities	$0	$0	$0	0%	$0	$0	$0	0%
Total Other Expense	$0	$0	$0	0%	$0	$0	$0	0%
Total Reserve Contribution	$224,278	$224,278	($0)	0%	$448,557	$448,557	($0)	0%
Net Operating Profit/(Loss)	**$294,849**	**($130,746)**	**$425,595**		**$249,712**	**($113,797)**	**$363,509**	



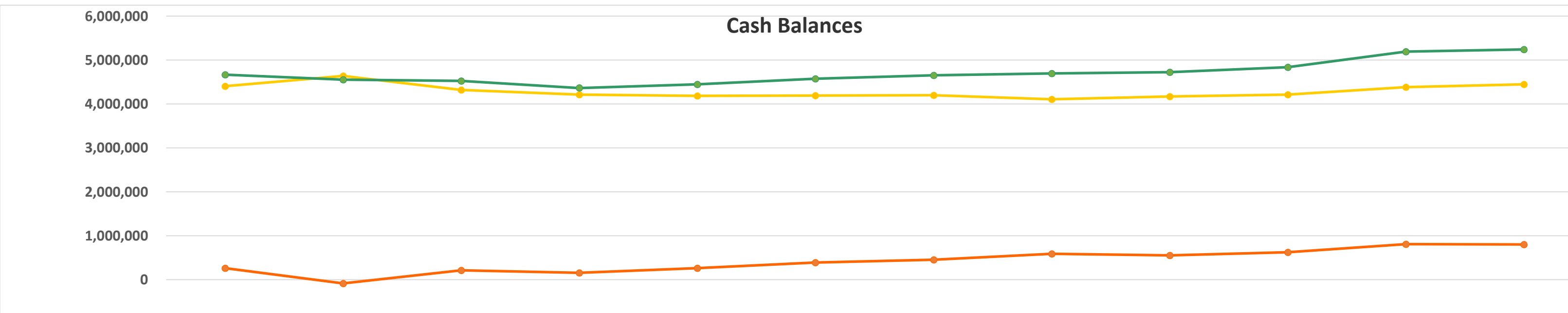
Parkfairfax Condominium UOA
Financial Statement Summary

Cash Accounts - Operating

GL	NAME	BEG	END	Chg
1110000	Petty Cash	856.05	856.05	0.00
1120000	Operating Cash	5,000.00	5,000.00	0.00
1120001	Operating Cash 1	693,506.98	793,773.69	100,266.71
1120002	Operating Cash 2	0.00	0.00	0.00
1120003	Operating Cash 3	0.00	0.00	0.00
1120004	Operating Cash 4	0.00	0.00	0.00
1120007	Operating Fund II	108,996.61	0.00	(108,996.61)
1120010	Deposits-Other	0.00	0.00	0.00
1121000	Money Market	0.00	0.00	0.00
1122000	Operating Reserve	0.00	0.00	0.00
1122001	Operating Reserve CDs	0.00	0.00	0.00
1122002	Oper Rsrv - Accrued Int Rsrv	0.00	0.00	0.00
1123000	Insurance Cash	0.00	0.00	0.00
1124000	Working Capital	0.00	0.00	0.00
1124001	Working Capital-Investment	0.00	0.00	0.00
1124002	Working Capital 2	0.00	0.00	0.00
1129000	Special Purpose	0.00	0.00	0.00
1129001	PNC Activities Account	0.00	0.00	0.00
		808,359.64	799,629.74	(8,729.90)

Cash Accounts - Reserve

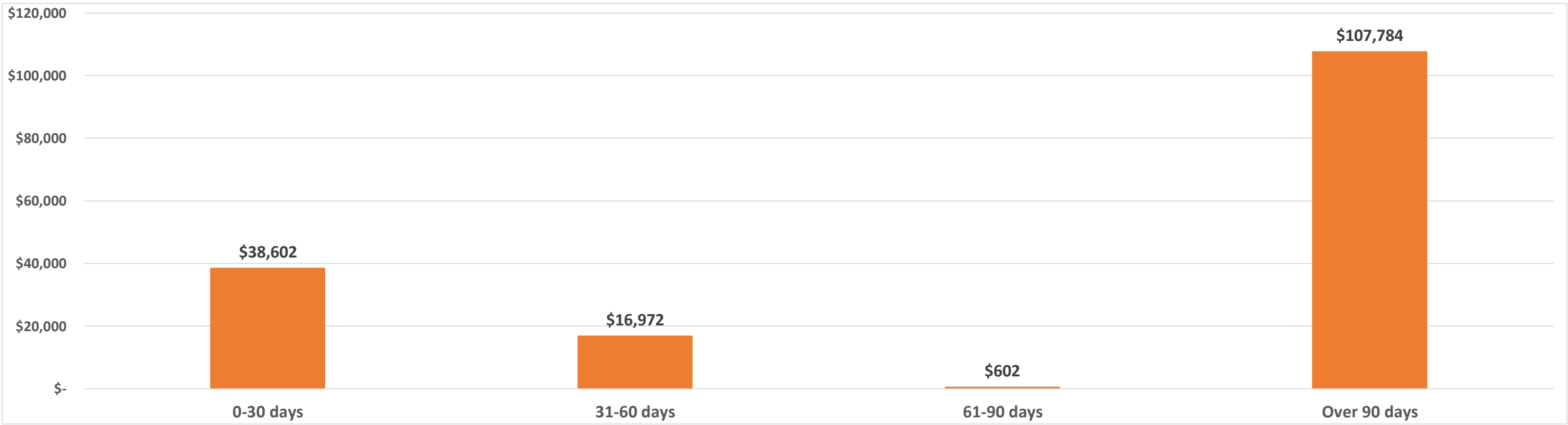
GL	NAME	BEG	END	Chg
1310020	Escrow Cash Insurance	0.00	0.00	0.00
1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1316000	Escrow Cash	0.00	0.00	0.00
1316020	Debt Service Reserve	0.00	0.00	0.00
1320000	Replacement Reserve-Cash	428,082.60	632,171.68	204,089.08
1320001	Replacement Reserve-Cash2	0.00	0.00	0.00
1320100	Replacement Reserve-MM	277,497.16	332,113.19	54,616.03
1320101	Replacement Reserve-MM1	0.00	0.00	0.00
1320102	Replacement Reserve-MM2	0.00	0.00	0.00
1320103	Replacement Reserve-MM3	0.00	0.00	0.00
1320104	Replacement Reserve-MM4	0.00	0.00	0.00
1320105	Replacement Reserve-CD	0.00	0.00	0.00
1320200	Replacement Reserve-CD	3,665,000.00	3,465,000.00	(200,000.00)
1320201	Replacement Reserve-CD1	0.00	0.00	0.00
1320202	Replacement Reserve-CD2	0.00	0.00	0.00
1320203	Replacement Reserve-CD3	0.00	0.00	0.00
1320204	Replacement Reserve-CD4	0.00	0.00	0.00
1320500	Replacement Reserve-Tbill	0.00	0.00	0.00
1320600	Accrued Interest Receivable	10,665.51	12,961.89	2,296.38
1321000	Replacement Reserve-Invest	0.00	0.00	0.00
1332000	Special Reserve	0.00	0.00	0.00
1395000	Working Capital	0.00	0.00	0.00
1395001	Working Capital-St Investment	0.00	0.00	0.00
		4,381,245.27	4,442,246.76	61,001.49



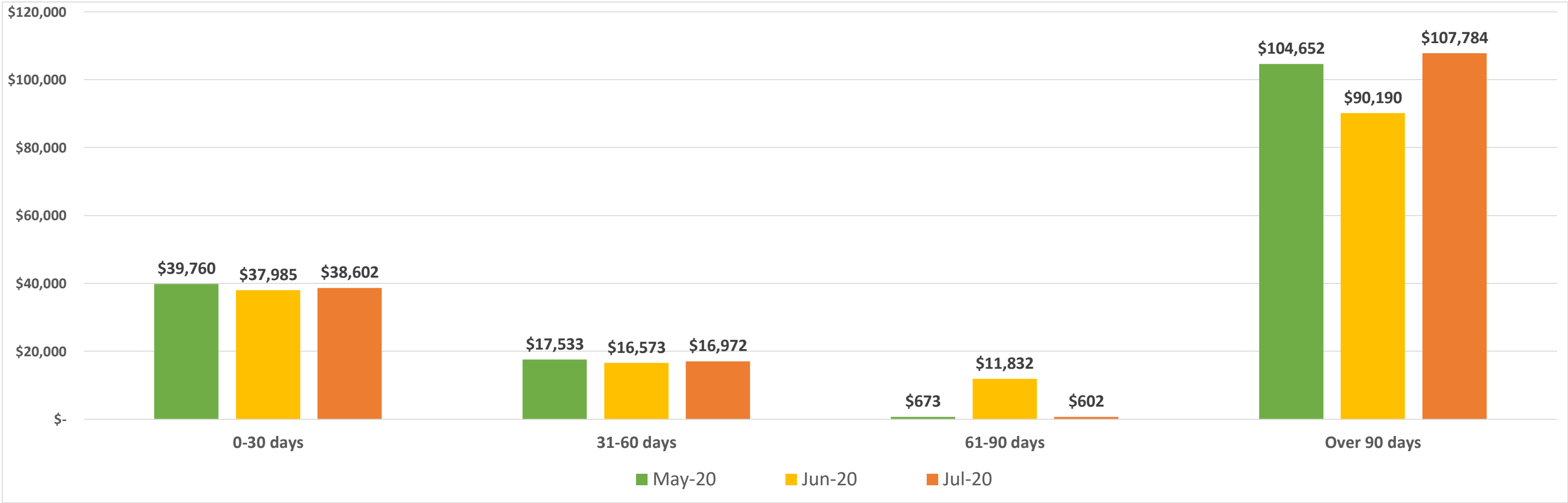
	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
Operating Cash	259,172	(86,837)	206,356	151,999	261,499	384,594	453,202	586,046	553,000	622,923	808,360	799,630
RR Cash	4,406,108	4,637,470	4,315,353	4,213,021	4,183,157	4,191,076	4,198,394	4,105,709	4,167,729	4,210,453	4,381,245	4,442,247
Total Cash	4,665,279	4,550,633	4,521,709	4,365,020	4,444,656	4,575,670	4,651,596	4,691,755	4,720,728	4,833,376	5,189,605	5,241,877

Parkfairfax Condominium UOA
Financial Statement Summary

Receivables

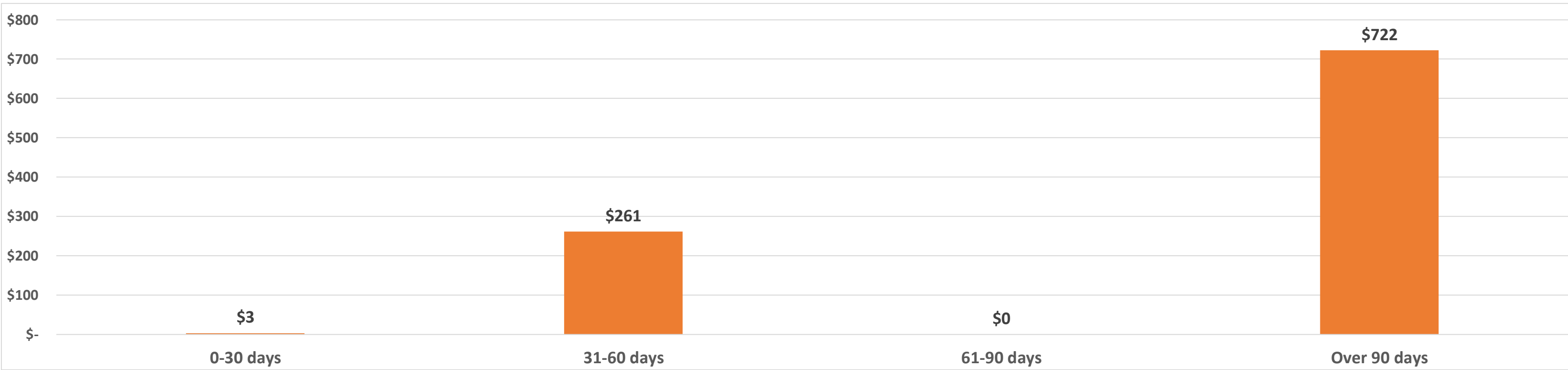


Receivables History

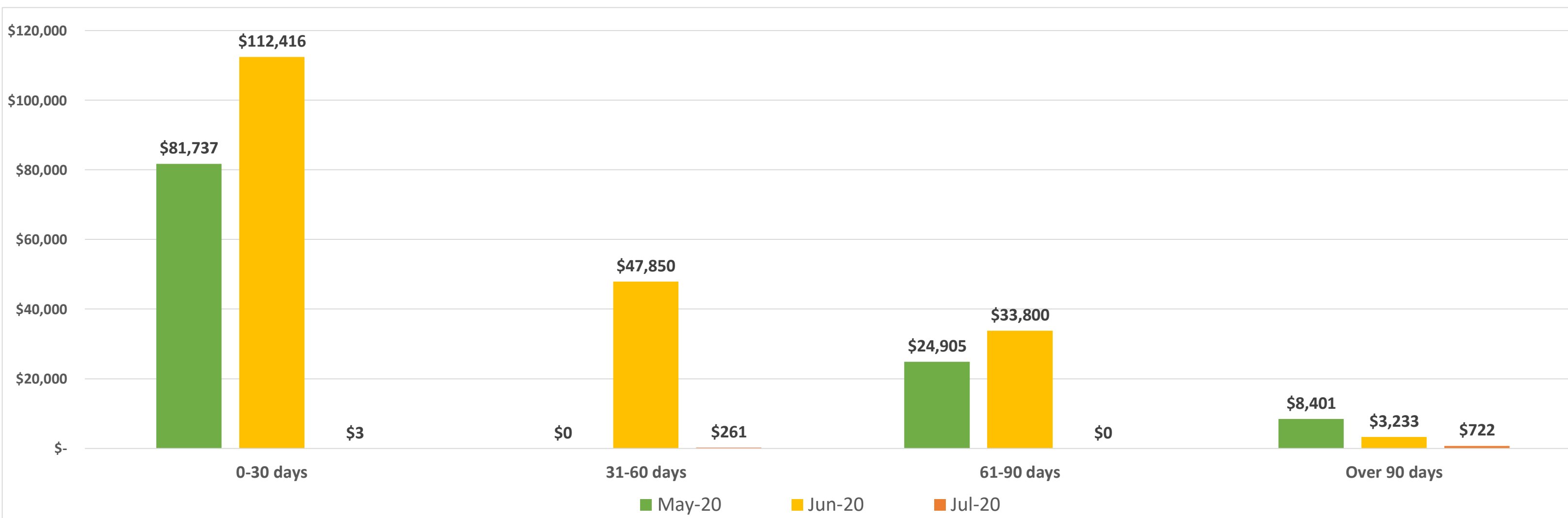


Parkfairfax Condominium UOA
Financial Statement Summary

Payables



Payables History



Parkfairfax Condominium UOA
Executive Summary
For The Period
July 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
837,134	795,878	41,257	**Total Operating Income**	1,628,619	1,591,755	36,864	9,550,530
(67,741)	134,130	201,870	**Total Utilities**	140,917	268,259	127,342	1,609,555
57,847	139,365	81,518	**Total Contracts**	114,334	208,731	94,397	1,092,384
20,228	62,458	42,230	**Total Repair & Maintenance**	86,957	133,917	46,960	584,500
275,008	272,364	(2,644)	**Total Personnel**	487,607	470,045	(17,562)	2,520,026
12,250	11,736	(514)	**Total Professional Services**	25,424	23,472	(1,952)	156,333
14,683	27,966	13,282	**Total Administrative Expenses**	37,390	55,931	18,542	349,588
5,732	54,325	48,594	**Total Taxes & Insurance**	38,101	96,641	58,540	546,804
318,007	702,345	384,338	**Total Operating Expenses**	930,730	1,256,995	326,266	6,859,190
519,127	93,533	425,595	**Net Operating Budget**	697,889	334,760	363,130	2,691,340
0	0	0	**Total Mortgage Expenses**	(379)	0	379	0
0	0	0	**Net Mortgages Budget**	(379)	0	379	0
			RESERVES BUDGET				
(224,278)	(224,278)	(0)	**Total Reserve Expenses**	(448,557)	(448,557)	(0)	(2,691,340)
(224,278)	(224,278)	(0)	**Net Reserve Budget**	(448,557)	(448,557)	(0)	(2,691,340)
294,849	(130,746)	425,595	**Net Operating Profit/(Loss)**	249,712	(113,797)	363,509	0
(2,412)	0	(2,412)	Prior Year Activity	(16,753)	0	(16,753)	0
292,437	(130,746)	423,183	**NET CASH FLOW**	232,959	(113,797)	346,756	0

Parkfairfax Condominium UOA
Budget Variance
For The Period
July 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Assessments				
532,041	532,090	(48)	5110.001 Condo Assessments	1,064,083	1,064,179	(96)	6,385,074
224,278	224,278	0	5500.000 Reserve Assessments	448,557	448,557	0	2,691,340
756,320	**756,368**	**(48)**	**Total Assessments**	**1,512,639**	**1,512,736**	**(96)**	**9,076,414**
			Other Income				
1,770	11,693	(9,923)	5110.000 Rental Income	5,220	23,386	(18,166)	140,316
0	417	(417)	5110.180 Clubhouse Rental	0	833	(833)	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	17,920	0	17,920	0
6,385	5,833	552	5410.000 Interest Revenue - Operations	12,585	11,667	919	70,000
0	3,333	(3,333)	5910.000 Laundry and Vending Revenue	0	6,667	(6,667)	40,000
2,345	1,667	679	5920.000 NSF and Late Charges	4,422	3,333	1,088	20,000
29,299	667	28,632	5990.000 Miscellaneous Inc	40,751	1,333	39,418	8,000
7,043	3,333	3,710	5990.008 In Unit Maintenance	7,083	6,667	417	40,000
10,000	4,167	5,833	5990.190 Storage Unit Fees	10,000	8,333	1,667	50,000
0	0	0	5990.210 Legal - Collection	(46)	0	(46)	0
7,612	4,000	3,612	5990.220 Resale Package	9,244	8,000	1,244	48,000
1,400	1,400	0	5990.310 Cable Income	2,800	2,800	0	16,800
0	667	(667)	5990.600 Key Income	0	1,333	(1,333)	8,000
6,000	2,333	3,667	5991.010 Newsletter Income	6,000	4,667	1,333	28,000
80,815	**39,510**	**41,305**	**Total Other Income**	**115,980**	**79,019**	**36,960**	**474,116**
837,134	**795,878**	**41,257**	**Total Operating Income**	**1,628,619**	**1,591,755**	**36,864**	**9,550,530**
			Utilities				
(31,065)	8,333	39,398	6450.000 Electricity	13,497	16,667	3,169	100,000
(56,202)	107,463	163,665	6451.000 Water	96,708	214,926	118,218	1,289,555
19,526	18,333	(1,193)	6452.000 Gas	30,712	36,667	5,954	220,000
(67,741)	**134,130**	**201,870**	**Total Utilities**	**140,917**	**268,259**	**127,342**	**1,609,555**
			Contracts				
3,404	6,917	3,513	6519.000 Exterminating Contract	6,808	13,833	7,025	83,000
31,029	29,415	(1,615)	6525.000 Garbage and Trash Removal	60,698	58,829	(1,868)	352,975
23,414	23,584	170	6537.000 Grounds Contract	46,828	47,168	340	283,009
0	9,450	9,450	6547.000 Swim Pool Maintenance/Contract	0	18,900	18,900	113,400
0	0	0	6548.000 Snow Removal	0	0	0	20,000
0	70,000	70,000	6562.000 Decorating Contract	0	70,000	70,000	240,000
57,847	**139,365**	**81,518**	**Total Contracts**	**114,334**	**208,731**	**94,397**	**1,092,384**
			Repair & Maintenance				
0	1,667	1,667	6515.000 Janitor and Cleaning Supplies	2,711	3,333	622	20,000
2,221	12,000	9,779	6537.040 Landscape Repairs	16,692	22,000	5,308	120,000
1,390	25,000	23,610	6537.101 Tree Maintenance	21,163	60,000	38,837	180,000
6,676	8,333	1,658	6541.000 Repairs - General	13,168	16,667	3,499	100,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
July 2020

BARKAN MANAGEMENT COMPANY

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	250	250	6541.001 Equipment/Tools	1,002	500	(502)	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	324	500	176	3,000
2,792	2,917	125	6541.230 Maintenance Supplies	11,974	5,833	(6,140)	35,000
5,273	2,500	(2,773)	6541.280 Plumbing Materials	15,543	5,000	(10,543)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	417	417	2,500
441	3,000	2,559	6547.021 Pool Supplies & Equipment	441	7,000	6,559	15,000
407	833	427	6550.300 In-unit Supplies	407	1,667	1,260	10,000
59	1,583	1,524	6562.100 Paint Supplies	290	3,167	2,876	19,000
969	3,917	2,947	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	3,243	7,833	4,590	47,000
20,228	**62,458**	**42,230**	**Total Repair & Maintenance**	**86,957**	**133,917**	**46,960**	**584,500**
			Personnel				
219,848	198,474	(21,374)	Management Payroll	373,306	331,040	(42,266)	1,721,110
0	700	700	6313.000 Recruitment, Relocation, Training	0	1,400	1,400	8,400
107	1,667	1,559	6518.000 Uniforms	2,290	3,333	1,043	20,000
55,052	71,524	16,471	Payroll Taxes/Benefits	112,011	134,272	22,261	770,516
275,008	**272,364**	**(2,644)**	**Total Personnel**	**487,607**	**470,045**	**(17,562)**	**2,520,026**
			Professional Services				
6,319	6,319	(0)	6320.000 Management Fee	12,639	12,639	(0)	75,833
5,930	3,750	(2,180)	6340.000 Legal Expense	12,785	7,500	(5,285)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	0	2,500	2,500	15,000
0	417	417	6340.800 Legal - Litigation	0	833	833	5,000
0	0	0	6350.000 Audit Expense	0	0	0	15,500
12,250	**11,736**	**(514)**	**Total Professional Services**	**25,424**	**23,472**	**(1,952)**	**156,333**
			Administrative Expenses				
850	975	125	6301.000 Recreation/Resident Activities	850	1,950	1,100	11,700
(15)	1,292	1,307	6311.000 Office Supplies	160	2,583	2,423	15,500
0	933	933	6311.010 Printing	0	1,867	1,867	11,200
2,100	833	(1,266)	6311.050 Postage	3,583	1,667	(1,916)	10,000
0	600	600	6311.080 Lease Computer,Fax,Copr, etc.	0	1,200	1,200	7,200
233	3,333	3,100	6311.130 IT Support Contract	2,366	6,667	4,301	40,000
163	3,167	3,004	6351.020 Computer Expenses	2,468	6,333	3,866	38,000
1,847	3,000	1,153	6360.000 Telephone and Answering Service	6,403	6,000	(403)	36,000
0	125	125	6370.000 Bad Debts	619	250	(369)	1,500
1,360	2,500	1,140	6390.000 Misc Administrative Expenses	3,433	5,000	1,567	30,000
0	0	0	6390.009 Meeting Expenses	800	0	(800)	14,000
455	0	(455)	6390.040 Credit Card & Bank Fees	644	0	(644)	0
7,690	7,657	(33)	6390.180 Association Unit Expense	15,380	15,315	(65)	91,888
0	2,667	2,667	6390.900 Misc Exp - Newsletter	375	5,333	4,958	32,000
0	25	25	6391.000 Dues & Subscriptions	310	50	(260)	300

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA
Budget Variance
For The Period
July 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
0	25	25	6392.020 Travel - Other Operations	0	50	50	300
0	833	833	6393.050 Engineering Fees	0	1,667	1,667	10,000
14,683	**27,966**	**13,282**	**Total Administrative Expenses**	**37,390**	**55,931**	**18,542**	**349,588**
			Taxes & Insurance				
0	12,010	12,010	6710.000 Real Estate Taxes	0	12,010	12,010	24,020
0	0	0	6718.010 Corporate Taxes	4,048	0	(4,048)	15,000
0	250	250	6719.000 Miscellaneous Taxes, Licenses, and Permits	0	500	500	3,000
5,732	29,565	23,834	6720.000 Property & Liability Insurance (Hazard)	34,053	59,131	25,078	354,784
0	4,167	4,167	6720.030 Insurance Loss	0	8,333	8,333	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	16,667	16,667	100,000
5,732	**54,325**	**48,594**	**Total Taxes & Insurance**	**38,101**	**96,641**	**58,540**	**546,804**
318,007	**702,345**	**384,338**	**Total Operating Expenses**	**930,730**	**1,256,995**	**326,266**	**6,859,190**
519,127	**93,533**	**425,595**	**Net Operating Budget**	**697,889**	**334,760**	**363,130**	**2,691,340**
0	0	0	2320.000 Mortgage Payable	(379)	0	379	0
0	**0**	**0**	**Total Mortgage Expenses**	**(379)**	**0**	**379**	**0**
			RESERVES BUDGET				
(224,278)	(224,278)	(0)	9901.015 Reserve Contributions	(448,557)	(448,557)	(0)	(2,691,340)
(224,278)	**(224,278)**	**(0)**	**Total Reserve Contribution**	**(448,557)**	**(448,557)**	**(0)**	**(2,691,340)**
294,849	**(130,746)**	**425,595**	**Net Operating Profit/(Loss)**	**249,712**	**(113,797)**	**363,509**	**0**
			Extraordinary Items				
(2,412)	0	(2,412)	9999.020 Prior Year Activity	(16,753)	0	(16,753)	0
292,437	**(130,746)**	**423,183**	**NET CASH FLOW**	**232,959**	**(113,797)**	**346,756**	**0**

Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
July 2020

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Revenues					
224,278	224,278	0	5500.000	Current Year RR Deposits	448,557	448,557	0	2,691,340
224,278	**224,278**	**0**	**Total Revenues**		**448,557**	**448,557**	**0**	**2,691,340**
			Reserve Expenses					
41,249	0	(41,249)	9114.210	RR- Building Improvements	54,150	0	(54,150)	0
4,175	0	(4,175)	9901.000	Reserve Expense	4,175	0	(4,175)	0
0	0	0	3130.062	Current Year RR Expenses	(2,155,301)	0	2,155,301	0
8,375	0	(8,375)	9901.006	RR Exp - Facade	10,225	0	(10,225)	0
24,750	0	(24,750)	9901.011	RR Exp - Concrete	24,750	0	(24,750)	0
13,488	0	(13,488)	9901.016	Roof Improvements	39,721	0	(39,721)	0
75,775	0	(75,775)	9901.980	Landscape Impr	75,775	0	(75,775)	0
167,812	**0**	**(167,812)**	**Total Reserve Expenses**		**(1,946,506)**	**0**	**1,946,506**	**0**
56,466	**224,278**	**(167,812)**	**Current Year Reserves Activity**		**2,395,062**	**448,557**	**1,946,506**	**2,691,340**

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
July 2020

	Actual Jun	Actual Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
Assessments														
5110.001 Condo Assessments	532,041	532,041	532,090	532,090	532,090	532,090	532,090	532,090	532,090	532,090	532,090	532,090	6,384,978	6,364,352
5500.000 Reserve Assessments	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	224,278	2,691,340	2,689,360
Total Assessments	756,320	756,320	756,368	756,368	756,368	756,368	756,368	756,368	756,368	756,368	756,368	756,368	9,076,318	9,053,712
Other Income														
5110.000 Rental Income	3,450	1,770	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	122,150	170,940
5110.180 Clubhouse Rental	0	0	417	417	417	417	417	417	417	417	417	417	4,167	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	0	0	0	0	0	0	0	0	0	0	17,920	0
5410.000 Interest Revenue - Operations	6,200	6,385	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,919	70,000
5910.000 Laundry and Vending Revenue	0	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,333	48,000
5920.000 NSF and Late Charges	2,076	2,345	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	21,088	18,000
5990.000 Miscellaneous Inc	11,453	29,299	667	667	667	667	667	667	667	667	667	667	47,418	8,000
5990.008 In Unit Maintenance	40	7,043	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,417	40,000
5990.190 Storage Unit Fees	0	10,000	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	51,667	45,000
5990.210 Legal - Collection	(46)	0	0	0	0	0	0	0	0	0	0	0	(46)	0
5990.220 Resale Package	1,632	7,612	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	49,244	48,000
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	16,800
5990.600 Key Income	0	0	667	667	667	667	667	667	667	667	667	667	6,667	8,000
5991.010 Newsletter Income	0	6,000	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	29,333	40,000
Total Other Income	35,165	80,815	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	39,510	511,076	517,740
Total Operating Income	791,484	837,134	795,878	795,878	795,878	795,878	795,878	795,878	795,878	795,878	795,878	795,878	9,587,394	9,571,452
Utilities														
6450.000 Electricity	44,562	(31,065)	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	96,831	100,000
6451.000 Water	152,909	(56,202)	107,463	107,463	107,463	107,463	107,463	107,463	107,463	107,463	107,463	107,463	1,171,337	1,251,995

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
July 2020

	Actual Jun	Actual Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
6452.000 Gas	11,186	19,526	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	214,046	240,000
Total Utilities	208,658	(67,741)	134,130	134,130	134,130	134,130	134,130	134,130	134,130	134,130	134,130	134,130	1,482,213	1,591,995
Contracts														
6519.000 Exterminating Contract	3,404	3,404	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	75,975	95,000
6525.000 Garbage and Trash Removal	29,668	31,029	29,415	29,415	29,415	29,415	29,415	29,415	29,415	29,415	29,415	29,415	354,843	350,071
6537.000 Grounds Contract	23,414	23,414	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	282,669	277,460
6547.000 Swim Pool Maintenance/Contract	0	0	9,450	9,450	9,450	9,450	9,450	9,450	9,450	9,450	9,450	9,450	94,500	104,200
6548.000 Snow Removal	0	0	0	0	1,000	2,000	5,000	5,000	5,000	2,000	0	0	20,000	20,000
6562.000 Decorating Contract	0	0	70,000	70,000	20,000	1,429	1,429	1,429	1,429	1,428	1,428	1,428	170,000	221,000
Total Contracts	56,486	57,847	139,365	139,365	90,365	72,794	75,794	75,794	75,794	72,793	70,793	70,793	997,987	1,067,731
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	2,711	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	19,378	20,000
6537.040 Landscape Repairs	14,471	2,221	10,000	15,000	10,000	10,000	10,000	1,000	1,000	6,000	15,000	20,000	114,692	120,000
6537.101 Tree Maintenance	19,773	1,390	25,000	20,000	14,000	2,000	1,500	1,500	2,000	12,000	18,000	24,000	141,163	180,000
6541.000 Repairs - General	6,492	6,676	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	96,501	100,000
6541.001 Equipment/Tools	1,002	0	250	250	250	250	250	250	250	250	250	250	3,502	3,000
6541.043 Exercise Equipment - Repairs	324	0	250	250	250	250	250	250	250	250	250	250	2,824	3,000
6541.230 Maintenance Supplies	9,182	2,792	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	41,140	35,000
6541.280 Plumbing Materials	10,270	5,273	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	40,543	30,000
6541.400 Equipment Repairs & Maintenance	0	0	208	208	208	208	208	208	208	208	208	208	2,083	2,500
6547.021 Pool Supplies & Equipment	0	441	1,500	0	0	0	0	0	0	0	4,000	2,500	8,441	12,000
6550.300 In-unit Supplies	0	407	833	833	833	833	833	833	833	833	833	833	8,740	10,000
6562.100 Paint Supplies	231	59	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	16,124	17,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,274	969	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	42,410	47,000

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
July 2020

	Actual Jun	Actual Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
Total Repair & Maintenance	66,729	20,228	58,958	57,458	46,458	34,458	33,958	24,958	25,458	40,458	59,458	68,958	537,540	583,875
Personnel														
Management Payroll	153,458	219,848	132,316	132,566	132,316	132,316	132,566	198,474	132,316	132,566	132,316	132,318	1,763,376	1,733,273
6313.000 Recruitment, Relocation, Training	0	0	700	700	700	700	700	700	700	700	700	700	7,000	8,400
6518.000 Uniforms	2,183	107	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	18,957	18,000
Payroll Taxes/Benefits	56,958	55,052	62,748	62,748	62,748	62,748	62,748	71,524	62,745	62,745	62,746	62,746	748,256	762,716
Total Personnel	212,599	275,008	197,430	197,680	197,430	197,430	197,680	272,364	197,428	197,678	197,429	197,431	2,537,589	2,522,389
Professional Services														
6320.000 Management Fee	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	75,833	75,833
6340.000 Legal Expense	6,855	5,930	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	50,285	45,000
6340.100 Legal Fees - Collections	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	12,500	15,000
6340.800 Legal - Litigation	0	0	417	417	417	417	417	417	417	417	417	417	4,167	35,000
6350.000 Audit Expense	0	0	0	0	0	0	0	0	15,500	0	0	0	15,500	15,500
Total Professional Services	13,174	12,250	11,736	11,736	11,736	11,736	11,736	11,736	27,236	11,736	11,736	11,736	158,285	186,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	850	975	975	975	975	975	975	975	975	975	975	10,600	10,000
6311.000 Office Supplies	175	(15)	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	13,077	15,500
6311.010 Printing	0	0	933	933	933	933	933	933	933	933	933	933	9,333	11,200
6311.050 Postage	1,483	2,100	833	833	833	833	833	833	833	833	833	833	11,916	19,000
6311.080 Lease Computer,Fax,Copr, etc.	0	0	600	600	600	600	600	600	600	600	600	600	6,000	7,200
6311.130 IT Support Contract	2,132	233	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	35,699	47,000
6351.020 Computer Expenses	2,305	163	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	34,134	35,000
6360.000 Telephone and Answering Service	4,556	1,847	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,403	32,500

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
July 2020

BARKAN MANAGEMENT COMPANY

	Actual Jun	Actual Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
6370.000 Bad Debts	619	0	125	125	125	125	125	125	125	125	125	125	1,869	1,500
6390.000 Misc Administrative Expenses	2,072	1,360	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	28,433	33,000
6390.009 Meeting Expenses	800	0	0	1,500	0	4,000	0	2,500	0	0	6,000	0	14,800	14,000
6390.040 Credit Card & Bank Fees	189	455	0	0	0	0	0	0	0	0	0	0	644	0
6390.180 Association Unit Expense	7,690	7,690	7,657	7,657	7,657	7,657	7,657	7,657	7,657	7,657	7,657	7,657	91,953	98,127
6390.900 Misc Exp - Newsletter	375	0	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	27,042	38,500
6391.000 Dues & Subscriptions	310	0	25	25	25	25	25	25	25	25	25	25	560	300
6392.020 Travel - Other Operations	0	0	25	25	25	25	25	25	25	25	25	25	250	300
6393.050 Engineering Fees	0	0	833	833	833	833	833	833	833	833	833	833	8,333	15,000
Total Administrative Expenses	22,706	14,683	27,966	29,466	27,966	31,966	27,966	30,466	27,966	27,966	33,966	27,966	331,046	378,127
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	0	0	0	0	0	12,010	0	0	0	0	12,010	26,000
6718.010 Corporate Taxes	4,048	0	0	7,500	0	0	0	0	7,500	0	0	0	19,048	15,000
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	250	250	250	250	250	250	250	250	250	250	2,500	2,000
6720.000 Property & Liability Insurance (Hazard)	28,321	5,732	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	329,706	345,968
6720.030 Insurance Loss	0	0	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	41,667	50,000
6730.000 Capital Expenses	0	0	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	83,333	100,000
Total Taxes & Insurance	32,369	5,732	42,315	49,815	42,315	42,315	42,315	54,325	49,815	42,315	42,315	42,315	488,264	538,968
Total Operating Expenses	612,723	318,007	611,901	619,651	550,401	524,830	523,580	603,774	537,827	527,076	549,827	553,329	6,532,925	6,869,418
Net Operating Budget	178,762	519,127	183,977	176,227	245,477	271,048	272,298	192,104	258,050	268,801	246,050	242,548	3,054,469	2,702,034
2320.000 Mortgage Payable	(379)	0	0	0	0	0	0	0	0	0	0	0	(379)	4,982
Total Mortgage Expenses	(379)	0	0	0	0	0	0	0	0	0	0	0	(379)	12,674
RESERVES BUDGET														

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
July 2020

	Actual Jun	Actual Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
9901.015 Reserve Contributions	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(2,691,340)	(2,689,360)
Total Reserve Contribution	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(224,278)	(2,691,340)	(2,689,360)
Net Operating Profit/(Loss)	(45,137)	294,849	(40,302)	(48,052)	21,198	46,769	48,019	(32,175)	33,772	44,523	21,772	18,270	363,508	0
Extraordinary Items														
9999.020 Prior Year Activity	(14,341)	(2,412)	0	0	0	0	0	0	0	0	0	0	(16,753)	0
NET CASH FLOW	(59,478)	292,437	(40,302)	(48,052)	21,198	46,769	48,019	(32,175)	33,772	44,523	21,772	18,270	346,756	0

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
July 2020

		Current Balance
	ASSETS	
	Current Assets	
1110.000	Petty Cash	856
1120.000	Operating Cash	5,000
1120.001	Operating Cash 1	793,774
1130.000	Accounts Receivable	163,972
1132.000	Accounts Receivable	45,865
4200.000	Allowance For Bad Debt	(80,398)
1140.000	AR-other	3,442
1142.300	Due to/from Operating	445,512
1142.310	Due to/from Reserve	(445,512)
		932,511
	Restricted Deposits & Funded Reserves	
1320.000	Replacement Reserve-Cash	632,172
1320.100	Replacement Reserve-MM	332,113
1320.200	Replacement Reserve-CD	3,465,000
1320.600	Accrued Interest Receivable	12,962
		4,442,247
	Prepaid Expenses	
1240.000	Prepaid Property & Liability Insurance	139,873
1271.000	Prepaid Income Taxes	23,058
1290.000	Prepaid Expense-Operating	78,381
		241,312
	Fixed Assets	
1420.000	Buildings	875,271
1480.000	Motor Vehicles	515,816
1400.950	Accumulated Depreciation	(27,191)
		1,363,897
	Less Accumulated Deprecation	988,329
	Total Assets	**5,991,637**
	LIABILITIES & EQUITY	
	Current Liabilities	
2110.000	Accounts Payable	986
2120.000	Accrued Wages and Payroll Taxes Payable	255,657
2123.000	Accrued Expense	191,103
2123.060	401K Match Payble	134,779
2124.000	Accrued Income Taxes Payable	12,111
2191.050	Refund Clearing Account	(1,408)
2210.001	Prepaid Assessment	181,728
2210.100	Prepaid Assessments or Rents - Prev. Owner	6,772
2240.000	Deferred Income	86,048
2199.000	Other Current Liabilities	1,420
		869,196
	Deposits Liabilities	