2019-2020 Year End Financials
Resolution Worksheet

Date: August 19, 2020

Suggested Motion:

"I move to approve the move of the net cash flow surplus in the amount of $242,426.00 to owners equity."

2nd:

Summary:

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
James Konkel				
Dave Bush				
Nicholas Soto				
Maria Wildes				
Robin Woods				
Jeff Lisanick				

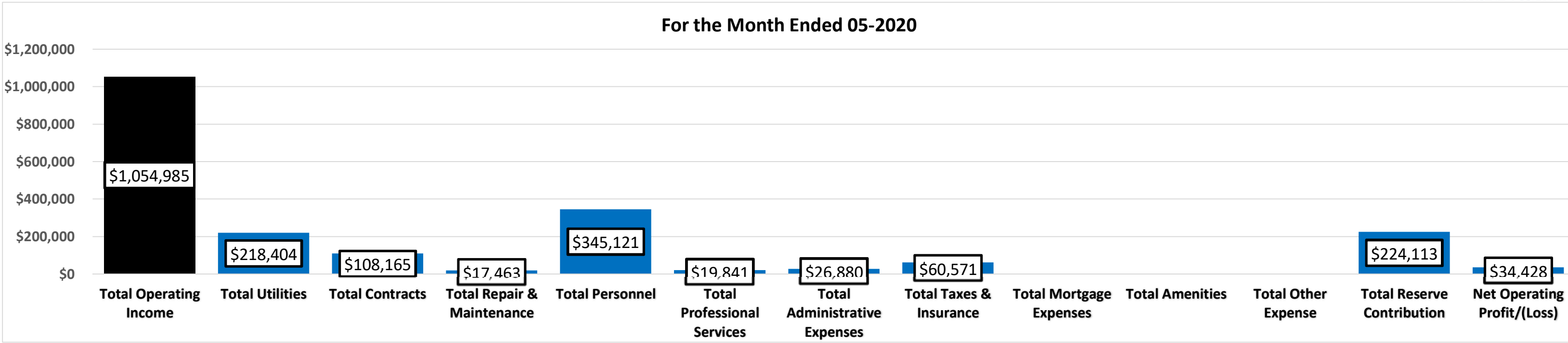
BARKAN
MANAGEMENT COMPANY

People you can trust.
Experience you can rely on.

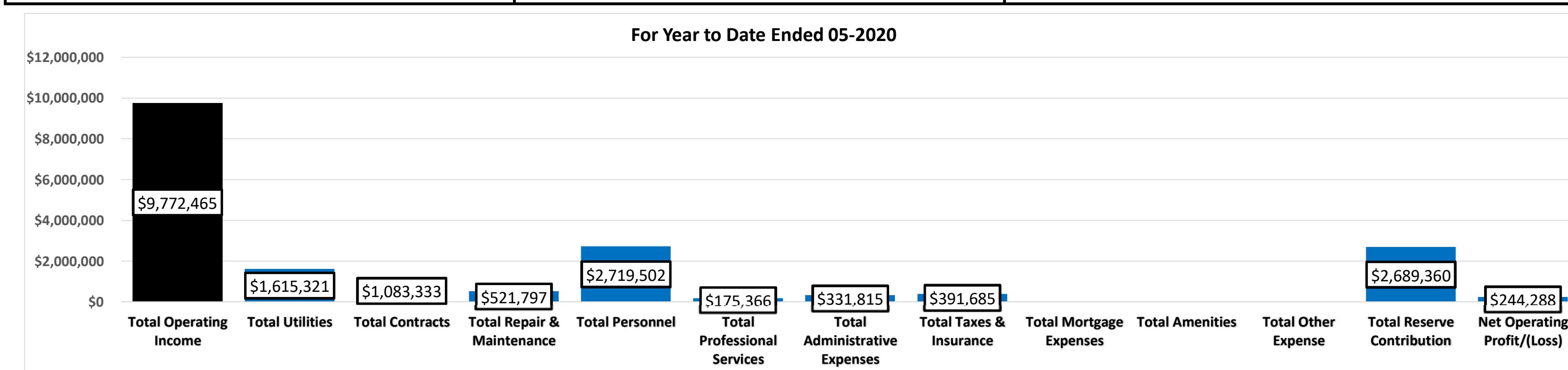
Parkfairfax Condominium UOA Financial Reports
May, 2020

Parkfairfax Condominium UOA

Financial Statement Summary



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	$1,054,985	$797,621	$257,364	32%	$9,772,465	$9,571,452	$201,013	2%
OPERATING EXPENSES								
Total Utilities	$218,404	$132,666	($85,738)	-65%	$1,615,321	$1,591,995	($23,326)	-1%
Total Contracts	$108,165	$70,269	($37,895)	-54%	$1,083,333	$1,067,731	($15,602)	-1%
Total Repair & Maintenance	$17,463	$69,156	$51,693	75%	$521,797	$583,875	$62,078	11%
Total Personnel	$345,121	$210,199	($134,921)	-64%	$2,719,502	$2,522,389	($197,113)	-8%
Total Professional Services	$19,841	$14,236	($5,605)	-39%	$175,366	$186,333	$10,967	6%
Total Administrative Expenses	$26,880	$30,344	$3,464	11%	$331,815	$378,127	$46,312	12%
Total Taxes & Insurance	$60,571	$42,747	($17,824)	-42%	$391,685	$538,968	$147,283	27%
Total Mortgage Expenses	$0	$1,056	$1,056	100%	$0	$12,674	$12,674	100%
Total Amenities	$0	$0	$0	0%	$0	$0	$0	0%
Total Other Expense	$0	$0	$0	0%	$0	$0	$0	0%
Total Reserve Contribution	$224,113	$224,113	$0	0%	$2,689,360	$2,689,360	$0	0%
Net Operating Profit/(Loss)	**$34,428**	**$2,833**	**$31,595**		**$244,288**	**$0**	**$244,288**	



Parkfairfax Condominium UOA
Financial Statement Summary

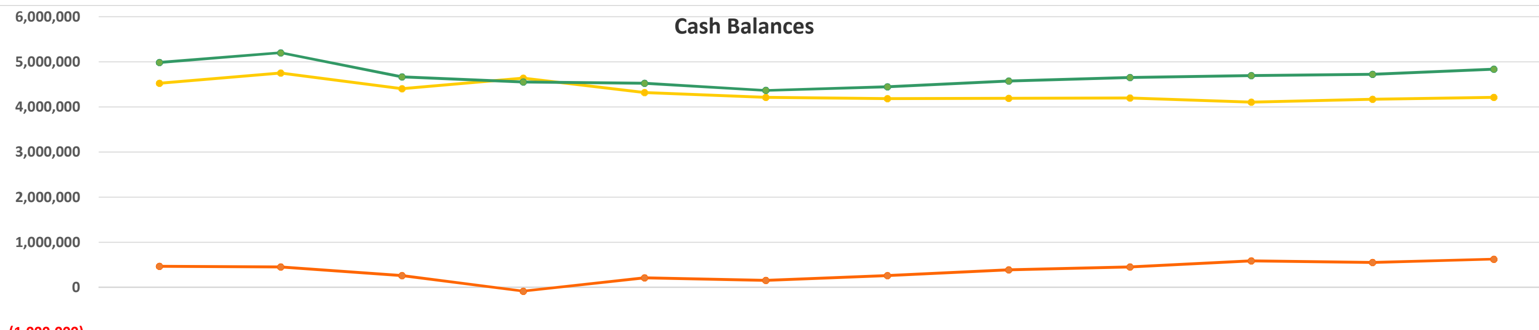
BARKAN

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	438,147.01	508,069.96	69,922.95
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
		552,999.67	622,922.62	69,922.95

Cash Accounts - Reserve

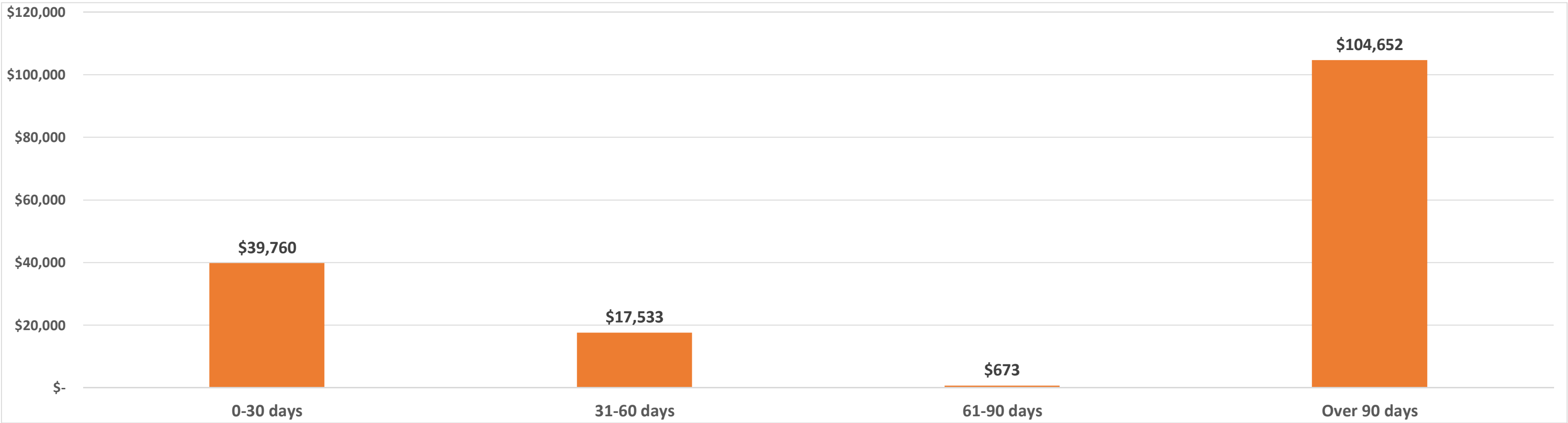
GL	NAME	BEG	END	Chg
1310020	Escrow Cash Insurance	0.00	0.00	0.00
1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1316000	Escrow Cash	0.00	0.00	0.00
1316020	Debt Service Reserve	0.00	0.00	0.00
1320000	Replacement Reserve-Cash	466,411.51	720,417.57	254,006.06
1320001	Replacement Reserve-Cash2	0.00	0.00	0.00
1320100	Replacement Reserve-MM	76,775.38	112,905.16	36,129.78
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	3,610,000.00	3,365,000.00	(245,000.00)
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	14,541.79	12,130.74	(2,411.05)
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
		4,167,728.68	4,210,453.47	42,724.79



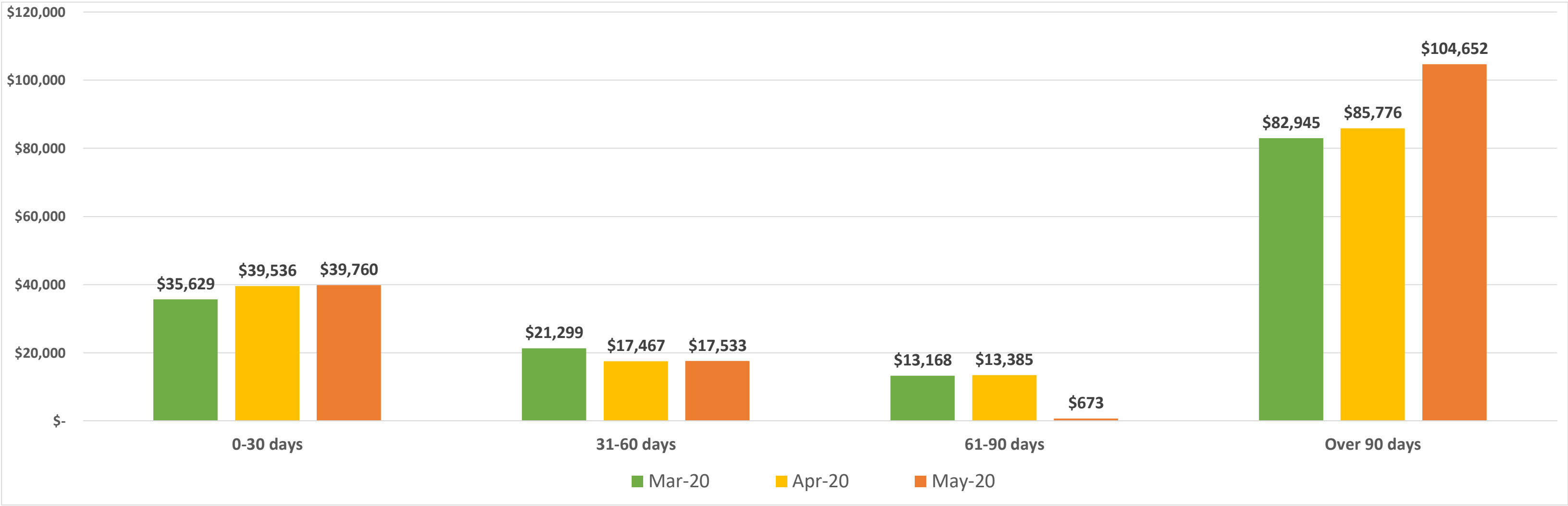
	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20
Operating Cash	465,036	450,490	259,172	(86,837)	206,356	151,999	261,499	384,594	453,202	586,046	553,000	622,923
RR Cash	4,520,051	4,749,451	4,406,108	4,637,470	4,315,353	4,213,021	4,183,157	4,191,076	4,198,394	4,105,709	4,167,729	4,210,453
Total Cash	4,985,087	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

Parkfairfax Condominium UOA
Financial Statement Summary

Receivables

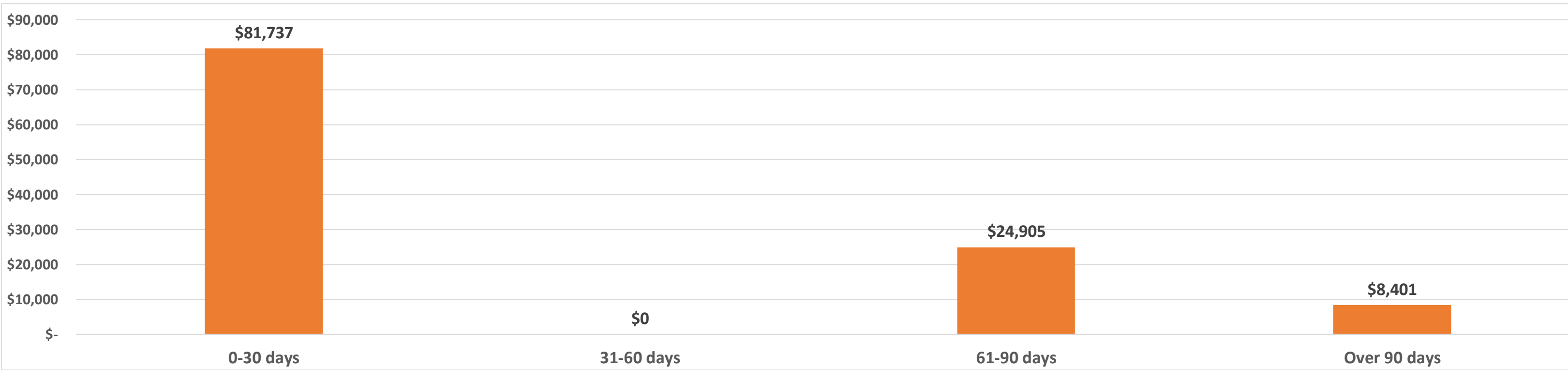


Receivables History

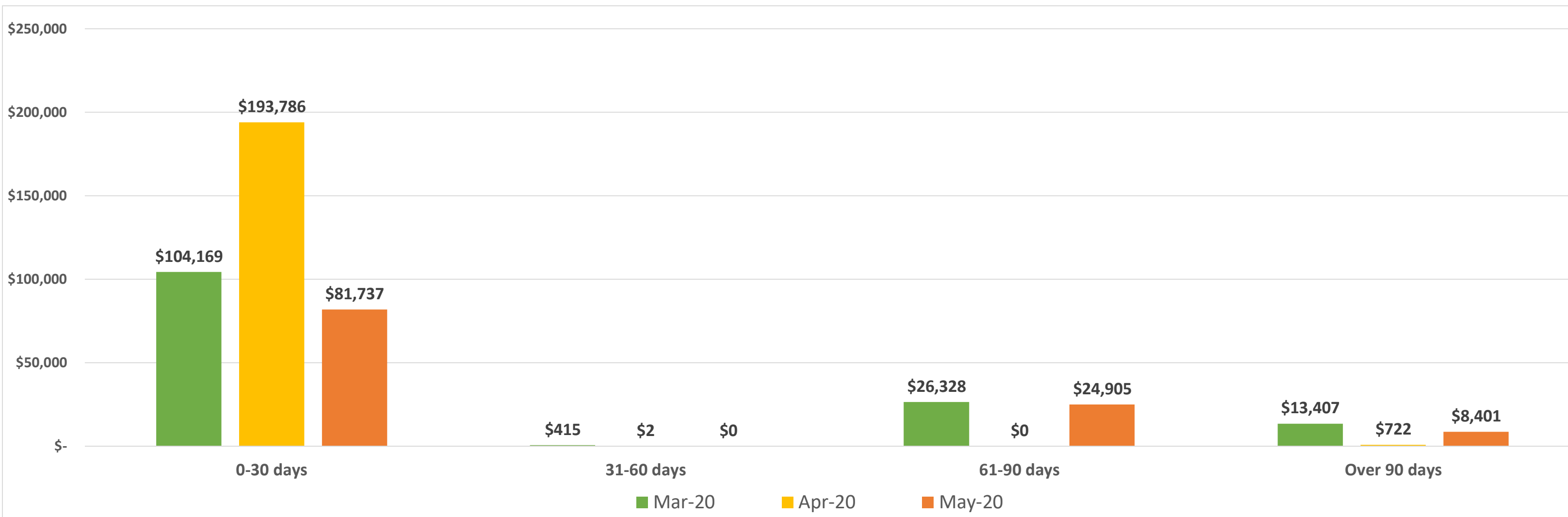


Parkfairfax Condominium UOA
Financial Statement Summary

Payables



Payables History



Parkfairfax Condominium UOA
Executive Summary
For The Period
May 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
1,054,985	797,621	257,364	**Total Operating Income**	9,772,465	9,571,452	201,013	9,571,452
218,404	132,666	(85,738)	**Total Utilities**	1,615,321	1,591,995	(23,326)	1,591,995
108,165	70,269	(37,895)	**Total Contracts**	1,083,333	1,067,731	(15,602)	1,067,731
17,463	69,156	51,693	**Total Repair & Maintenance**	521,797	583,875	62,078	583,875
345,121	210,199	(134,921)	**Total Personnel**	2,719,502	2,522,389	(197,113)	2,522,389
19,841	14,236	(5,605)	**Total Professional Services**	175,366	186,333	10,967	186,333
26,880	30,344	3,464	**Total Administrative Expenses**	331,815	378,127	46,312	378,127
60,571	42,747	(17,824)	**Total Taxes & Insurance**	391,685	538,968	147,283	538,968
796,444	569,618	(226,826)	**Total Operating Expenses**	6,838,818	6,869,418	30,600	6,869,418
258,541	228,003	30,538	**Net Operating Budget**	2,933,647	2,702,034	231,613	2,702,034
0	1,056	1,056	**Total Mortgage Expenses**	0	12,674	12,674	12,674
0	1,056	1,056	**Net Mortgages Budget**	0	12,674	12,674	12,674
			RESERVES BUDGET				
(224,113)	(224,113)	0	**Total Reserve Expenses**	(2,689,360)	(2,689,360)	0	(2,689,360)
(224,113)	(224,113)	0	**Net Reserve Budget**	(2,689,360)	(2,689,360)	0	(2,689,360)
34,428	2,833	31,595	**Net Operating Profit/(Loss)**	244,288	0	244,288	0
0	0	0	Prior Year Activity	(1,861)	0	(1,861)	0
34,428	2,833	31,595	**NET CASH FLOW**	242,426	0	242,426	0

Parkfairfax Condominium UOA
Budget Variance
For The Period
May 2020

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Assessments					
530,238	530,363	(124)	5110.001	Condo Assessments	6,362,862	6,364,352	(1,490)	6,364,352
224,113	224,113	(0)	5500.000	Reserve Assessments	2,689,360	2,689,360	(0)	2,689,360
754,352	**754,476**	**(124)**	**Total Assessments**		**9,052,221**	**9,053,712**	**(1,491)**	**9,053,712**
			Other Income					
271,257	14,245	257,012	5110.000	Rental Income	380,954	170,940	210,014	170,940
0	417	(417)	5110.180	Clubhouse Rental	4,400	5,000	(600)	5,000
8,960	0	8,960	5190.000	Rent Revenue Miscellaneous	43,180	0	43,180	0
6,595	5,833	762	5410.000	Interest Revenue - Operations	84,788	70,000	14,788	70,000
4,749	4,000	749	5910.000	Laundry and Vending Revenue	32,884	48,000	(15,116)	48,000
2,824	1,500	1,324	5920.000	NSF and Late Charges	28,832	18,000	10,832	18,000
0	0	0	5920.020	Finance Charge	1,975	0	1,975	0
0	0	0	5920.030	Other Fine Income	129	0	129	0
1,363	667	696	5990.000	Miscellaneous Inc	17,504	8,000	9,504	8,000
0	3,333	(3,333)	5990.008	In Unit Maintenance	22,943	40,000	(17,057)	40,000
0	0	0	5990.010	Expense Reimbursement	2,268	0	2,268	0
0	0	0	5990.035	Transfer fees	450	0	450	0
0	0	0	5990.160	Utility Reimbursement	2	0	2	0
0	3,750	(3,750)	5990.190	Storage Unit Fees	21,504	45,000	(23,496)	45,000
363	0	363	5990.210	Legal - Collection	15,676	0	15,676	0
3,123	4,000	(877)	5990.220	Resale Package	26,259	48,000	(21,741)	48,000
1,400	1,400	0	5990.310	Cable Income	16,800	16,800	0	16,800
0	667	(667)	5990.600	Key Income	5,355	8,000	(2,645)	8,000
0	3,333	(3,333)	5991.010	Newsletter Income	14,342	40,000	(25,658)	40,000
300,634	**43,145**	**257,489**	**Total Other Income**		**720,244**	**517,740**	**202,504**	**517,740**
1,054,985	**797,621**	**257,364**	**Total Operating Income**		**9,772,465**	**9,571,452**	**201,013**	**9,571,452**
			Utilities					
8,528	8,333	(194)	6450.000	Electricity	102,442	100,000	(2,442)	100,000
194,291	104,333	(89,958)	6451.000	Water	1,274,568	1,251,995	(22,573)	1,251,995
15,585	20,000	4,415	6452.000	Gas	238,310	240,000	1,690	240,000
218,404	**132,666**	**(85,738)**	**Total Utilities**		**1,615,321**	**1,591,995**	**(23,326)**	**1,591,995**
			Contracts					
333	7,917	7,584	6519.000	Exterminating Contract	41,334	95,000	53,666	95,000
33,765	29,173	(4,593)	6525.000	Garbage and Trash Removal	355,224	350,071	(5,153)	350,071
23,414	23,122	(292)	6537.000	Grounds Contract	268,387	277,460	9,073	277,460
44,375	0	(44,375)	6537.010	Landscaping Contract	61,815	0	(61,815)	0
225	8,683	8,458	6547.000	Swim Pool Maintenance/Contract	108,443	104,200	(4,243)	104,200
0	0	0	6548.000	Snow Removal	0	20,000	20,000	20,000
6,053	1,375	(4,678)	6562.000	Decorating Contract	248,130	221,000	(27,130)	221,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
May 2020

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
108,165	**70,269**	**(37,895)**	**Total Contracts**	**1,083,333**	**1,067,731**	**(15,602)**	**1,067,731**
			Repair & Maintenance				
1,999	1,667	(332)	6515.000 Janitor and Cleaning Supplies	24,297	20,000	(4,297)	20,000
0	0	0	6537.015 Plantings	2,383	0	(2,383)	0
935	20,000	19,065	6537.040 Landscape Repairs	45,584	120,000	74,416	120,000
0	24,000	24,000	6537.101 Tree Maintenance	171,034	180,000	8,966	180,000
0	0	0	6537.990 Landscaping-Other	(2,891)	0	2,891	0
6,948	8,333	1,385	6541.000 Repairs - General	119,209	100,000	(19,209)	100,000
0	250	250	6541.001 Equipment/Tools	2,231	3,000	769	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	3,000	3,000	3,000
1,815	2,917	1,101	6541.230 Maintenance Supplies	32,576	35,000	2,424	35,000
2,694	2,500	(194)	6541.280 Plumbing Materials	37,312	30,000	(7,312)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	2,500	2,500	2,500
525	2,500	1,975	6547.021 Pool Supplies & Equipment	18,928	12,000	(6,928)	12,000
0	833	833	6550.300 In-unit Supplies	5,090	10,000	4,910	10,000
0	0	0	6562.020 Painting	(9,468)	0	9,468	0
583	1,417	834	6562.100 Paint Supplies	18,282	17,000	(1,282)	17,000
1,964	3,917	1,953	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	57,231	47,000	(10,231)	47,000
0	365	365	6590.380 Prior Year's Loss	0	4,375	4,375	4,375
17,463	**69,156**	**51,693**	**Total Repair & Maintenance**	**521,797**	**583,875**	**62,078**	**583,875**
			Personnel				
217,606	144,439	(73,166)	Management Payroll	1,882,820	1,733,273	(149,547)	1,733,273
0	700	700	6313.000 Recruitment, Relocation, Training	9,475	8,400	(1,075)	8,400
1,149	1,500	351	6518.000 Uniforms	31,119	18,000	(13,119)	18,000
126,366	63,560	(62,807)	Payroll Taxes/Benefits	796,088	762,716	(33,372)	762,716
345,121	**210,199**	**(134,921)**	**Total Personnel**	**2,719,502**	**2,522,389**	**(197,113)**	**2,522,389**
			Professional Services				
6,319	6,319	(0)	6320.000 Management Fee	75,843	75,833	(10)	75,833
4,205	3,750	(455)	6340.000 Legal Expense	61,688	45,000	(16,688)	45,000
0	1,250	1,250	6340.100 Legal Fees - Collections	12,719	15,000	2,281	15,000
9,317	2,917	(6,400)	6340.800 Legal - Litigation	9,616	35,000	25,384	35,000
0	0	0	6350.000 Audit Expense	15,500	15,500	0	15,500
19,841	**14,236**	**(5,605)**	**Total Professional Services**	**175,366**	**186,333**	**10,967**	**186,333**
			Administrative Expenses				
0	833	833	6301.000 Recreation/Resident Activities	4,783	10,000	5,217	10,000
1,831	1,292	(540)	6311.000 Office Supplies	15,044	15,500	456	15,500
0	933	933	6311.010 Printing	10,643	11,200	557	11,200
1,196	1,583	387	6311.050 Postage	19,610	19,000	(610)	19,000
1,182	600	(582)	6311.080 Lease Computer,Fax,Copr, etc.	6,204	7,200	996	7,200

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA
Budget Variance
For The Period
May 2020

Current Actual	Current Budget	Current Variance			YTD Actual	YTD Budget	YTD Variance	Annual Budget
457	3,917	3,460	6311.130	IT Support Contract	31,150	47,000	15,850	47,000
2,325	2,917	592	6351.020	Computer Expenses	30,531	35,000	4,469	35,000
4,341	2,708	(1,632)	6360.000	Telephone and Answering Service	40,394	32,500	(7,894)	32,500
0	125	125	6370.000	Bad Debts	0	1,500	1,500	1,500
6,126	2,750	(3,376)	6390.000	Misc Administrative Expenses	24,915	33,000	8,085	33,000
814	0	(814)	6390.009	Meeting Expenses	10,691	14,000	3,309	14,000
175	0	(175)	6390.040	Credit Card & Bank Fees	615	0	(615)	0
8,059	8,177	118	6390.180	Association Unit Expense	96,711	98,127	1,416	98,127
375	3,208	2,833	6390.900	Misc Exp - Newsletter	30,703	38,500	7,797	38,500
0	25	25	6391.000	Dues & Subscriptions	(2,705)	300	3,005	300
0	25	25	6392.020	Travel - Other Operations	0	300	300	300
0	1,250	1,250	6393.050	Engineering Fees	12,525	15,000	2,475	15,000
26,880	**30,344**	**3,464**	**Total Administrative Expenses**		**331,815**	**378,127**	**46,312**	**378,127**
			Taxes & Insurance					
9,322	0	(9,322)	6710.000	Real Estate Taxes	18,845	26,000	7,155	26,000
0	0	0	6717.000	State Taxes	4,000	0	(4,000)	0
0	0	0	6718.000	Federal Taxes	3,943	0	(3,943)	0
(871)	1,250	2,121	6718.010	Corporate Taxes	(1)	15,000	15,001	15,000
0	0	0	6718.020	Personal Property Taxes	10,939	0	(10,939)	0
0	167	167	6719.000	Miscellaneous Taxes, Licenses, and Permits	2,231	2,000	(231)	2,000
52,120	28,831	(23,290)	6720.000	Property & Liability Insurance (Hazard)	344,949	345,968	1,019	345,968
0	4,167	4,167	6720.030	Insurance Loss	6,779	50,000	43,221	50,000
0	8,333	8,333	6730.000	Capital Expenses	0	100,000	100,000	100,000
60,571	**42,747**	**(17,824)**	**Total Taxes & Insurance**		**391,685**	**538,968**	**147,283**	**538,968**
796,444	**569,618**	**(226,826)**	**Total Operating Expenses**		**6,838,818**	**6,869,418**	**30,600**	**6,869,418**
258,541	**228,003**	**30,538**	**Net Operating Budget**		**2,933,647**	**2,702,034**	**231,613**	**2,702,034**
0	415	415	2320.000	Mortgage Payable	0	4,982	4,982	4,982
0	641	641	6820.000	Interest on Mortgage Payable	0	7,692	7,692	7,692
0	**1,056**	**1,056**	**Total Mortgage Expenses**		**0**	**12,674**	**12,674**	**12,674**
			RESERVES BUDGET					
(224,113)	(224,113)	0	9901.015	Reserve Contributions	(2,689,360)	(2,689,360)	0	(2,689,360)
(224,113)	**(224,113)**	**0**	**Total Reserve Contribution**		**(2,689,360)**	**(2,689,360)**	**0**	**(2,689,360)**
34,428	**2,833**	**31,595**	**Net Operating Profit/(Loss)**		**244,288**	**0**	**244,288**	**0**
			Extraordinary Items					
0	0	0	9999.020	Prior Year Activity	(1,861)	0	(1,861)	0
34,428	**2,833**	**31,595**	**NET CASH FLOW**		**242,426**	**0**	**242,426**	**0**

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Revenues				
224,113	224,113	(0)	5500.000 Current Year RR Deposits	2,689,360	2,689,360	(0)	2,689,360
224,113	**224,113**	**(0)**	**Total Revenues**	**2,689,360**	**2,689,360**	**(0)**	**2,689,360**
			Reserve Expenses				
51,276	0	(51,276)	9114.210 RR- Building Improvements	500,462	0	(500,462)	0
0	0	0	3130.062 Current Year RR Expenses	2,083,842	0	(2,083,842)	0
0	0	0	9901.004 Common Area Refurbishment	5,881	0	(5,881)	0
9,320	0	(9,320)	9901.006 RR Exp - Facade	20,430	0	(20,430)	0
17,277	0	(17,277)	9901.008 RR Exp-Mechanical Equipment	69,123	0	(69,123)	0
0	0	0	9901.010 RR Exp - Lighting	3,132	0	(3,132)	0
0	0	0	9901.011 RR Exp - Concrete	16,990	0	(16,990)	0
7,748	0	(7,748)	9901.016 Roof Improvements	71,249	0	(71,249)	0
0	0	0	9901.870 Unit Appliance Repl	6,801	0	(6,801)	0
9,680	0	(9,680)	9901.980 Landscape Impr	131,908	0	(131,908)	0
95,301	**0**	**(95,301)**	**Total Reserve Expenses**	**2,909,819**	**0**	**(2,909,819)**	**0**
128,813	**224,113**	**(95,301)**	**Current Year Reserves Activity**	**(220,459)**	**2,689,360**	**(2,909,819)**	**2,689,360**

BARKAN
MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
May 2020

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Actual May	Total	Annual Budget
Assessments														
5110.001 Condo Assessments	529,708	530,627	531,333	530,556	530,081	528,564	530,145	530,145	530,145	531,080	530,238	530,238	6,362,862	6,364,352
5500.000 Reserve Assessments	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	224,113	2,689,360	2,689,360
Total Assessments	753,821	754,740	755,446	754,669	754,194	752,678	754,258	754,258	754,258	755,194	754,352	754,352	9,052,221	9,053,712
Other Income														
5110.000 Rental Income	13,793	13,635	13,060	14,960	14,010	14,010	12,430	3,450	3,450	3,450	3,450	271,257	380,954	170,940
5110.180 Clubhouse Rental	0	0	450	450	1,200	150	1,400	450	300	0	0	0	4,400	5,000
5190.000 Rent Revenue Miscellaneous	0	0	0	0	0	0	0	12,140	4,160	8,960	8,960	8,960	43,180	0
5410.000 Interest Revenue - Operations	0	0	0	29,608	7,247	6,929	7,196	6,007	7,566	6,908	6,733	6,595	84,788	70,000
5910.000 Laundry and Vending Revenue	4,842	4,842	4,842	5,159	(5,234)	154	1,280	4,032	5,102	3,115	0	4,749	32,884	48,000
5920.000 NSF and Late Charges	0	50	4,293	3,595	2,977	2,983	2,519	2,177	2,395	2,563	2,456	2,824	28,832	18,000
5920.020 Finance Charge	0	1,806	0	0	0	169	0	0	0	0	0	0	1,975	0
5920.030 Other Fine Income	0	80	0	0	0	0	0	0	49	0	0	0	129	0
5990.000 Miscellaneous Inc	0	4,126	700	163	600	292	1,086	227	2,459	5,398	1,090	1,363	17,504	8,000
5990.008 In Unit Maintenance	0	85	2,919	2,941	3,215	3,511	3,594	2,627	3,824	228	0	0	22,943	40,000
5990.010 Expense Reimbursement	0	0	150	0	0	0	(150)	0	0	2,268	0	0	2,268	0
5990.035 Transfer fees	0	450	0	0	0	0	0	0	0	0	0	0	450	0
5990.160 Utility Reimbursement	0	0	0	0	0	0	0	2	0	0	0	0	2	0
5990.190 Storage Unit Fees	116	0	3,460	503	2,190	8,371	5,280	1,343	240	0	0	0	21,504	45,000
5990.210 Legal - Collection	0	5,889	(178)	1,123	0	2,756	1,544	0	867	3,051	262	363	15,676	0
5990.220 Resale Package	0	6,246	2,666	1,682	2,878	1,225	2,521	1,246	2,089	1,740	843	3,123	26,259	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
5990.400 Processing Fees	0	295	0	0	0	0	(295)	0	0	0	0	0	0	0
5990.600 Key Income	180	0	1,950	761	355	405	410	645	649	0	0	0	5,355	8,000
5991.010 Newsletter Income	0	0	996	978	974	790	4,711	3,216	2,677	0	0	0	14,342	40,000
Total Other Income	20,331	38,903	36,708	63,322	31,812	43,144	44,926	38,961	37,227	39,081	25,194	300,634	720,244	517,740

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

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For the Period
May 2020

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Actual May	Total	Annual Budget
Total Operating Income	774,152	793,644	792,154	817,992	786,006	795,822	799,184	793,220	791,485	794,275	779,546	1,054,985	9,772,465	9,571,452
Utilities														
6450.000 Electricity	2,758	10,375	8,360	5,341	3,645	6,823	12,905	24,180	1,993	11,201	6,333	8,528	102,442	100,000
6451.000 Water	96,077	218,468	25,045	116,480	136,494	94,665	97,536	75,427	93,954	91,105	35,027	194,291	1,274,568	1,251,995
6452.000 Gas	15,241	21,381	14,509	15,963	20,998	10,276	26,069	32,552	25,878	27,684	12,172	15,585	238,310	240,000
Total Utilities	114,076	250,225	47,915	137,784	161,137	111,765	136,509	132,159	121,825	129,991	53,532	218,404	1,615,321	1,591,995
Contracts														
6519.000 Exterminating Contract	0	6,879	5,791	4,338	6,826	7,762	3,015	2,074	2,275	2,042	0	333	41,334	95,000
6525.000 Garbage and Trash Removal	27,287	36,721	26,741	26,825	32,401	30,859	30,045	28,443	27,662	26,166	28,309	33,765	355,224	350,071
6537.000 Grounds Contract	23,311	22,955	24,925	22,955	22,955	22,955	22,955	46,828	11,720	23,414	0	23,414	268,387	277,460
6537.010 Landscaping Contract	0	0	0	0	0	0	0	0	17,440	0	0	44,375	61,815	0
6547.000 Swim Pool Maintenance/Contract	10,012	10,007	9,432	3,238	9,432	15,764	3,233	0	0	28,260	18,840	225	108,443	104,200
6562.000 Decorating Contract	0	18,870	136,088	87,003	0	116	0	0	0	0	0	6,053	248,130	221,000
Total Contracts	60,610	95,431	202,977	144,359	71,614	77,456	59,248	77,345	59,097	79,882	47,149	108,165	1,083,333	1,067,731
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	431	5,441	2,827	891	729	1,649	1,453	1,796	1,720	1,206	4,155	1,999	24,297	20,000
6518.030 Uniform Cleaning	527	0	0	0	0	0	(527)	0	0	0	0	0	0	0
6537.015 Plantings	0	2,383	0	0	0	0	0	0	0	0	0	0	2,383	0
6537.040 Landscape Repairs	4,918	13,253	(4,333)	3,687	5,723	6,327	3,230	0	155	3,660	8,029	935	45,584	120,000
6537.101 Tree Maintenance	3,095	35,355	48,603	45,811	3,630	21,115	0	0	0	0	13,425	0	171,034	180,000
6537.990 Landscaping-Other	(2,891)	0	0	0	0	0	0	0	0	0	0	0	(2,891)	0
6541.000 Repairs - General	(4,431)	17,755	7,044	2,715	2,309	27,413	17,795	19,179	11,014	7,374	4,096	6,948	119,209	100,000
6541.001 Equipment/Tools	58	0	0	43	0	0	418	1,260	159	0	293	0	2,231	3,000
6541.230 Maintenance Supplies	4,553	3,123	1,615	3,677	738	2,211	2,217	2,399	402	5,136	4,690	1,815	32,576	35,000
6541.280 Plumbing Materials	32	5,627	2,957	669	3,110	4,984	1,099	6,949	96	6,748	2,347	2,694	37,312	30,000
6547.021 Pool Supplies & Equipment	3,176	5,686	1,650	1,699	0	2,466	0	340	0	0	3,386	525	18,928	12,000

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

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For the Period
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	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Actual May	Total	Annual Budget
6550.300 In-unit Supplies	532	1,756	0	19	0	779	347	621	0	1,023	12	0	5,090	10,000
6562.020 Painting	(9,468)	0	0	0	0	0	0	0	0	0	0	0	(9,468)	0
6562.100 Paint Supplies	1,173	4,414	1,234	1,879	1,029	1,518	783	1,369	1,283	2,448	569	583	18,282	17,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	118	2,374	617	17,026	5,431	13,893	4,298	4,679	2,247	851	3,732	1,964	57,231	47,000
Total Repair & Maintenance	1,825	97,168	62,213	78,117	22,699	82,355	31,112	38,593	17,076	28,445	44,732	17,463	521,797	583,875
Personnel														
Management Payroll	128,353	136,550	216,845	136,137	135,144	139,290	143,460	209,119	138,931	137,458	143,929	217,606	1,882,820	1,733,273
6313.000 Recruitment, Relocation, Training	0	0	0	6,675	0	0	1,995	0	805	0	0	0	9,475	8,400
6518.000 Uniforms	(1,911)	4,987	1,707	2,422	1,649	6,517	7,986	1,940	1,098	973	2,603	1,149	31,119	18,000
Payroll Taxes/Benefits	99,897	42,885	57,318	86,321	50,404	62,279	82,024	62,418	49,010	8,735	68,431	126,366	796,088	762,716
Total Personnel	226,338	184,422	275,870	231,554	187,196	208,087	235,464	273,477	189,844	147,165	214,962	345,121	2,719,502	2,522,389
Professional Services														
6320.000 Management Fee	6,319	6,329	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	75,843	75,833
6340.000 Legal Expense	0	4,398	1,734	7,809	3,209	23,744	3,213	3,203	0	0	10,174	4,205	61,688	45,000
6340.100 Legal Fees - Collections	10,000	0	0	0	0	0	0	0	2,719	0	0	0	12,719	15,000
6340.800 Legal - Litigation	0	0	0	0	0	0	0	299	0	0	0	9,317	9,616	35,000
6350.000 Audit Expense	0	0	0	0	0	0	15,000	0	500	0	0	0	15,500	15,500
Total Professional Services	16,319	10,727	8,053	14,128	9,529	30,063	24,532	9,822	9,538	6,319	16,494	19,841	175,366	186,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	583	2,547	371	0	0	0	1,167	116	0	0	0	0	4,783	10,000
6301.001 Activities Committee	0	0	623	0	0	0	(623)	0	0	0	0	0	0	0
6311.000 Office Supplies	1,132	1,458	1,819	0	842	2,890	1,073	14	1,493	471	2,020	1,831	15,044	15,500
6311.010 Printing	0	424	455	1,501	2,776	3,687	1,110	692	0	0	0	0	10,643	11,200
6311.050 Postage	67	2,338	525	(425)	280	1,275	615	1,623	4,493	1,961	5,664	1,196	19,610	19,000

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6311.080 Lease Computer,Fax,Copr, etc.	0	0	209	0	209	209	211	2,102	691	211	1,182	1,182	6,204	7,200
6311.130 IT Support Contract	0	1,280	1,280	0	0	9,367	5,436	2,431	3,383	7,188	329	457	31,150	47,000
6351.020 Computer Expenses	(2,864)	8,772	1,431	3,502	2,502	1,727	1,182	3,437	1,270	1,317	5,930	2,325	30,531	35,000
6360.000 Telephone and Answering Service	3,403	3,639	1,988	5,210	3,342	3,738	2,452	2,904	3,069	1,442	4,868	4,341	40,394	32,500
6390.000 Misc Administrative Expenses	(542)	2,861	(292)	1,806	1,804	4,789	1,091	4,937	1,327	438	568	6,126	24,915	33,000
6390.009 Meeting Expenses	0	0	0	0	900	0	0	0	3,783	0	5,194	814	10,691	14,000
6390.040 Credit Card & Bank Fees	0	0	0	0	0	0	0	0	143	0	296	175	615	0
6390.180 Association Unit Expense	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	8,059	96,711	98,127
6390.900 Misc Exp - Newsletter	3,080	750	3,094	3,044	750	5,605	2,525	375	2,525	5,680	2,900	375	30,703	38,500
6391.000 Dues & Subscriptions	(2,705)	0	0	0	0	0	0	0	0	0	0	0	(2,705)	300
6393.050 Engineering Fees	0	0	0	0	0	0	0	0	0	12,525	0	0	12,525	15,000
Total Administrative Expenses	10,214	32,129	19,560	22,696	21,464	41,345	24,298	26,689	30,237	39,292	37,011	26,880	331,815	378,127
Taxes & Insurance														
6710.000 Real Estate Taxes	0	0	722	0	8,801	0	0	0	0	0	0	9,322	18,845	26,000
6717.000 State Taxes	0	0	4,000	0	0	0	0	0	0	0	0	0	4,000	0
6718.000 Federal Taxes	0	0	0	4,000	0	0	0	0	(57)	0	0	0	3,943	0
6718.010 Corporate Taxes	0	0	0	0	0	0	0	0	0	0	871	(871)	(1)	15,000
6718.020 Personal Property Taxes	0	0	10,627	311	0	0	0	0	0	0	0	0	10,939	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	505	1,055	226	0	0	0	0	55	391	0	2,231	2,000
6720.000 Property & Liability Insurance (Hazard)	28,831	28,831	28,831	28,831	28,831	28,831	28,831	28,831	28,831	28,831	4,522	52,120	344,949	345,968
6720.030 Insurance Loss	0	6,779	0	0	0	0	0	0	0	0	0	0	6,779	50,000
Total Taxes & Insurance	28,831	35,609	44,685	34,197	37,858	28,831	28,831	28,831	28,774	28,885	5,783	60,571	391,685	538,968
Total Operating Expenses	458,213	705,712	661,274	662,835	511,496	579,901	539,995	586,914	456,391	459,980	419,662	796,444	6,838,818	6,869,418
Net Operating Budget	315,939	87,932	130,881	155,156	274,510	215,921	259,190	206,305	335,094	334,295	359,884	258,541	2,933,647	2,702,034

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

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For the Period
May 2020

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Actual May	Total	Annual Budget
RESERVES BUDGET														
9901.015 Reserve Contributions	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(2,689,360)	(2,689,360)
Total Reserve Contribution	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(224,113)	(2,689,360)	(2,689,360)
Net Operating Profit/(Loss)	91,826	(136,182)	(93,232)	(68,957)	50,397	(8,192)	35,076	(17,808)	110,981	110,182	135,770	34,428	244,288	0
Extraordinary Items														
9999.020 Prior Year Activity	0	0	0	0	0	0	0	0	(377)	(1,484)	0	0	(1,861)	0
NET CASH FLOW	91,826	(136,182)	(93,232)	(68,957)	50,397	(8,192)	35,076	(17,808)	110,604	108,698	135,770	34,428	242,426	0

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
May 2020

		Current Balance
	ASSETS	
	Current Assets	
1110.000	Petty Cash	856
1120.000	Operating Cash	5,000
1120.001	Operating Cash 1	508,070
1120.007	Operating Fund II	108,997
1130.000	Accounts Receivable	163,116
1132.000	Accounts Receivable	43,192
4200.000	Allowance For Bad Debt	(80,398)
1140.000	AR-other	6,166
1142.300	Due to/from Operating	445,512
1142.310	Due to/from Reserve	(445,512)
		754,998
	Restricted Deposits & Funded Reserves	
1320.000	Replacement Reserve-Cash	720,418
1320.100	Replacement Reserve-MM	112,905
1320.200	Replacement Reserve-CD	3,365,000
1320.600	Accrued Interest Receivable	12,131
		4,210,453
	Prepaid Expenses	
1240.000	Prepaid Property & Liability Insurance	152,061
1271.000	Prepaid Income Taxes	23,058
1290.000	Prepaid Expense-Operating	78,171
		253,290
	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	**5,594,309**
	LIABILITIES & EQUITY	
	Current Liabilities	
2110.000	Accounts Payable	117,027
2120.000	Accrued Wages and Payroll Taxes Payable	254,103
2123.000	Accrued Expense	254,472
2123.060	401K Match Payble	107,827
2124.000	Accrued Income Taxes Payable	12,111
2191.050	Refund Clearing Account	(1,408)
2210.001	Prepaid Assessment	101,848
2210.100	Prepaid Assessments or Rents - Prev. Owner	6,772
2230.000	Apartment Rehabilitation Deposits (Coops)	379
2240.000	Deferred Income	88,848
2199.000	Other Current Liabilities	1,420