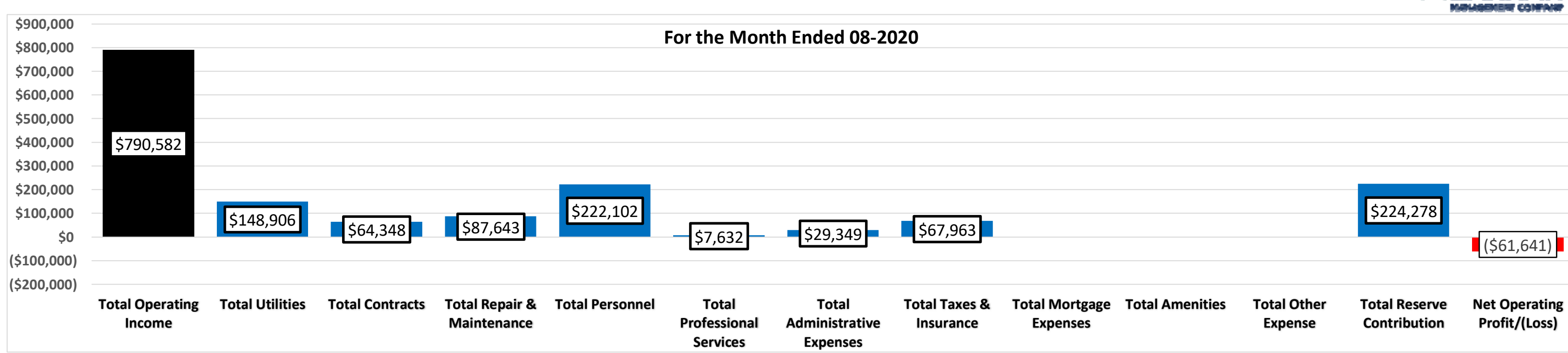
BARKAN
MANAGEMENT COMPANY

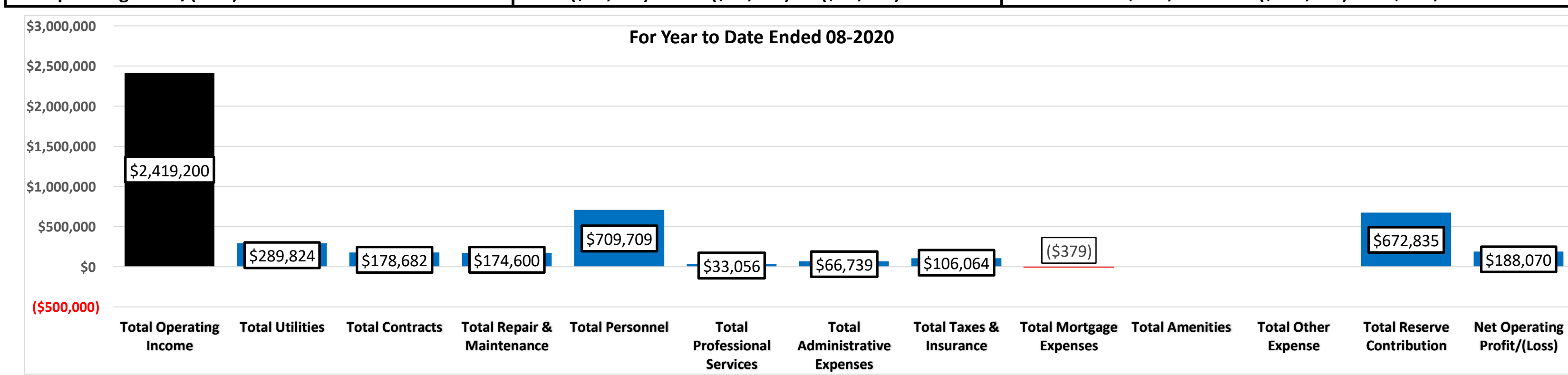
People you can trust.
Experience you can rely on.

# Parkfairfax Condominium UOA Financial Reports
## August, 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** | $790,582 | $795,878 | -$5,296 | -1% | $2,419,200 | $2,387,633 | $31,568 | 1% |
| **OPERATING EXPENSES** | | | | | | | | |
| **Total Utilities** | $148,906 | $134,130 | ($14,777) | -11% | $289,824 | $402,389 | $112,565 | 28% |
| **Total Contracts** | $64,348 | $139,365 | $75,017 | 54% | $178,682 | $348,096 | $169,414 | 49% |
| **Total Repair & Maintenance** | $87,643 | $58,958 | ($28,685) | -49% | $174,600 | $192,875 | $18,275 | 9% |
| **Total Personnel** | $222,102 | $197,430 | ($24,671) | -12% | $709,709 | $667,475 | ($42,234) | -6% |
| **Total Professional Services** | $7,632 | $11,736 | $4,104 | 35% | $33,056 | $35,208 | $2,152 | 6% |
| **Total Administrative Expenses** | $29,349 | $27,966 | ($1,384) | -5% | $66,739 | $83,897 | $17,158 | 20% |
| **Total Taxes & Insurance** | $67,963 | $42,315 | ($25,648) | -61% | $106,064 | $138,956 | $32,892 | 24% |
| **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% | $672,835 | $672,835 | ($0) | 0% |
| **Net Operating Profit/(Loss)** | **($61,641)** | **($40,302)** | **($21,340)** | | **$188,070** | **($154,099)** | **$342,169** | |



# Parkfairfax Condominium UOA

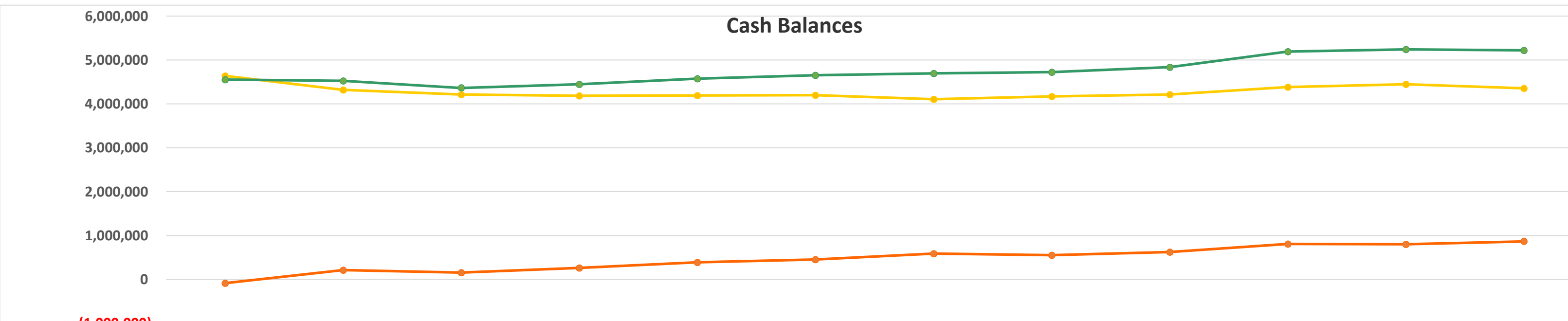
## Financial Statement Summary

### 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 | 793,773.69 | 861,403.04 | 67,629.35 |
| 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 | 0.00 | 0.00 | 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 |
| | | 799,629.74 | 867,259.09 | 67,629.35 |

### Cash Accounts - Reserve

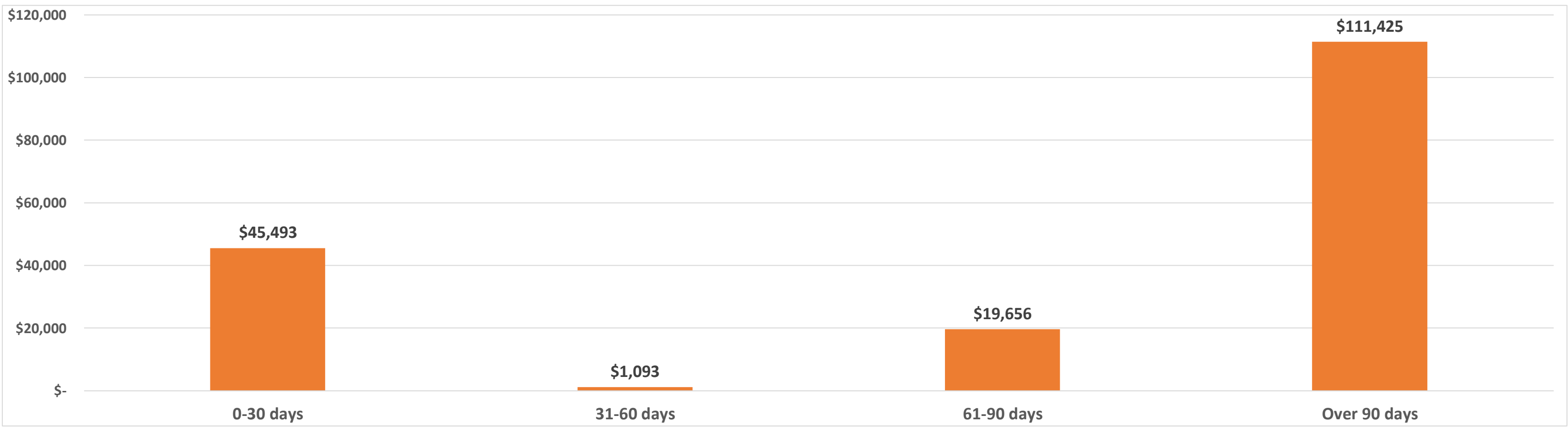
| GL | NAME | BEG | END | Chg |
|---|---|---|---|---|
| 1310020 | Escrow Cash Insurance | 0.00 | 0.00 | 0.00 |
| 1314000 | Real Estate Tax Escrow | 0.00 | 0.00 | 0.00 |
| 1316000 | Escrow Cash | 0.00 | 0.00 | 0.00 |
| 1316020 | Debt Service Reserve | 0.00 | 0.00 | 0.00 |
| 1320000 | Replacement Reserve-Cash | 632,171.68 | 637,964.52 | 5,792.84 |
| 1320001 | Replacement Reserve-Cash2 | 0.00 | 0.00 | 0.00 |
| 1320100 | Replacement Reserve-MM | 332,113.19 | 238,162.89 | (93,950.30) |
| 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 | 3,465,000.00 | 3,465,000.00 | 0.00 |
| 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 | 12,961.89 | 12,961.89 | 0.00 |
| 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 |
| | | 4,442,246.76 | 4,354,089.30 | (88,157.46) |



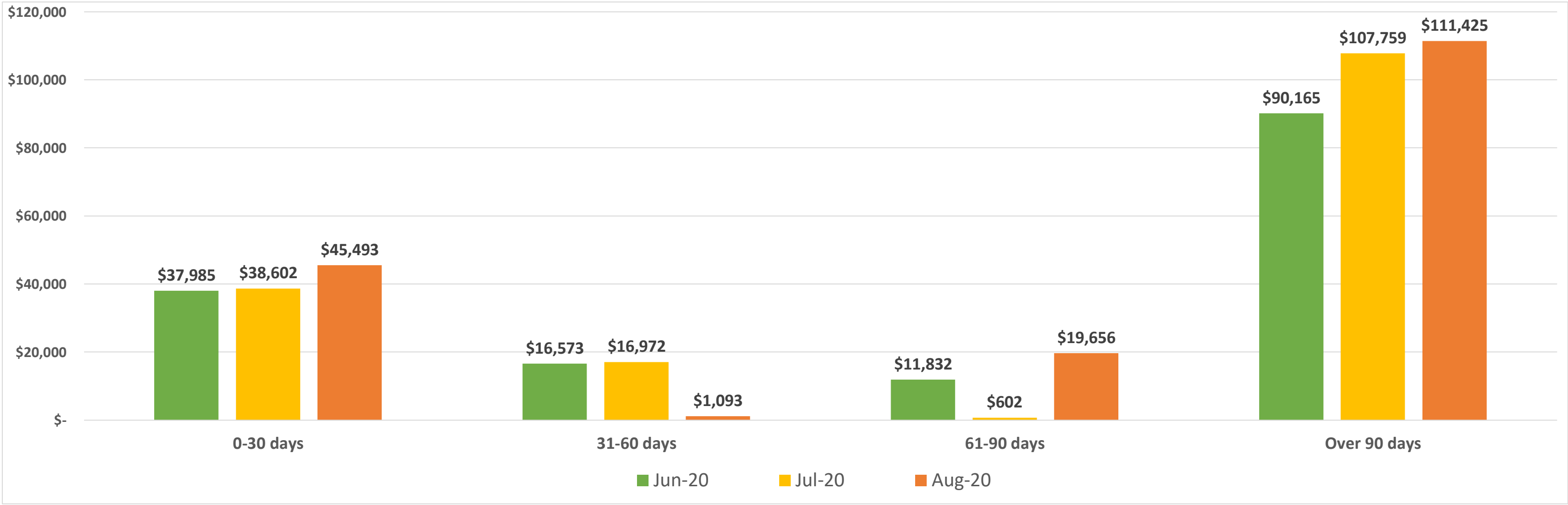

| | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 | Mar-20 | Apr-20 | May-20 | Jun-20 | Jul-20 | Aug-20 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Operating Cash | (86,837) | 206,356 | 151,999 | 261,499 | 384,594 | 453,202 | 586,046 | 553,000 | 622,923 | 808,360 | 799,630 | 867,259 |
| RR Cash | 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 | 4,354,089 |
| Total Cash | 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 | 5,221,348 |

**Parkfairfax Condominium UOA**
**Financial Statement Summary**

## Receivables



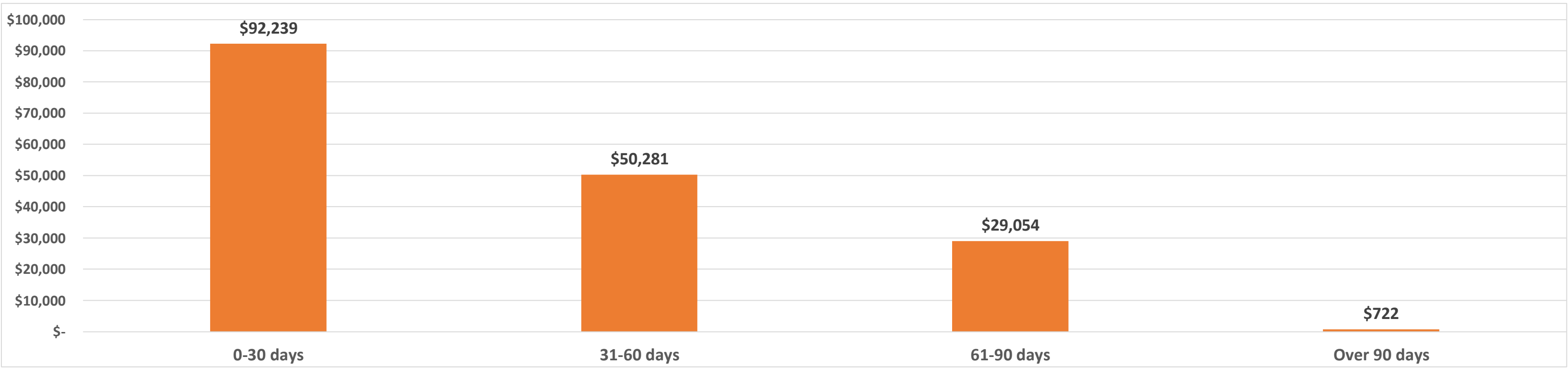

## Receivables History



# Parkfairfax Condominium UOA

## Financial Statement Summary

### Payables




### Payables History

# Parkfairfax Condominium UOA
## Executive Summary
## For The Period
## August 2020

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 790,582 | 795,878 | (5,296) | **Total Operating Income** | 2,419,200 | 2,387,633 | 31,568 | 9,550,530 |
| 148,906 | 134,130 | (14,777) | **Total Utilities** | 289,824 | 402,389 | 112,565 | 1,609,555 |
| 64,348 | 139,365 | 75,017 | **Total Contracts** | 178,682 | 348,096 | 169,414 | 1,092,384 |
| 87,643 | 58,958 | (28,685) | **Total Repair & Maintenance** | 174,600 | 192,875 | 18,275 | 584,500 |
| 222,102 | 197,430 | (24,671) | **Total Personnel** | 709,709 | 667,475 | (42,234) | 2,520,026 |
| 7,632 | 11,736 | 4,104 | **Total Professional Services** | 33,056 | 35,208 | 2,152 | 156,333 |
| 29,349 | 27,966 | (1,384) | **Total Administrative Expenses** | 66,739 | 83,897 | 17,158 | 349,588 |
| 67,963 | 42,315 | (25,648) | **Total Taxes & Insurance** | 106,064 | 138,956 | 32,892 | 546,804 |
| 627,944 | 611,901 | (16,044) | **Total Operating Expenses** | 1,558,674 | 1,868,896 | 310,222 | 6,859,190 |
| 162,637 | 183,977 | (21,340) | **Net Operating Budget** | 860,526 | 518,736 | 341,790 | 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** | (672,835) | (672,835) | (0) | (2,691,340) |
| (224,278) | (224,278) | (0) | **Net Reserve Budget** | (672,835) | (672,835) | (0) | (2,691,340) |
| (61,641) | (40,302) | (21,340) | **Net Operating Profit/(Loss)** | 188,070 | (154,099) | 342,169 | 0 |
| (2,729) | 0 | (2,729) | Prior Year Activity | (19,481) | 0 | (19,481) | 0 |
| (64,370) | (40,302) | (24,068) | **NET CASH FLOW** | 168,589 | (154,099) | 322,688 | 0 |

Parkfairfax Condominium UOA
Budget Variance
For The Period
August 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 | 1,596,124 | 1,596,269 | (145) | 6,385,074 |
| 224,278 | 224,278 | 0 | 5500.000 Reserve Assessments | 672,835 | 672,835 | 0 | 2,691,340 |
| **756,320** | **756,368** | **(48)** | **Total Assessments** | **2,268,959** | **2,269,103** | **(145)** | **9,076,414** |
| | | | **Other Income** | | | | |
| 1,742 | 11,693 | (9,951) | 5110.000 Rental Income | 6,962 | 35,079 | (28,117) | 140,316 |
| 0 | 417 | (417) | 5110.180 Clubhouse Rental | 0 | 1,250 | (1,250) | 5,000 |
| 8,960 | 0 | 8,960 | 5190.000 Rent Revenue Miscellaneous | 26,880 | 0 | 26,880 | 0 |
| 5,793 | 5,833 | (40) | 5410.000 Interest Revenue - Operations | 18,378 | 17,500 | 878 | 70,000 |
| 5,312 | 3,333 | 1,979 | 5910.000 Laundry and Vending Revenue | 5,312 | 10,000 | (4,688) | 40,000 |
| 2,316 | 1,667 | 649 | 5920.000 NSF and Late Charges | 6,738 | 5,000 | 1,738 | 20,000 |
| 2,766 | 667 | 2,099 | 5990.000 Miscellaneous Inc | 43,517 | 2,000 | 41,517 | 8,000 |
| 0 | 3,333 | (3,333) | 5990.008 In Unit Maintenance | 7,083 | 10,000 | (2,917) | 40,000 |
| 190 | 0 | 190 | 5990.010 Expense Reimbursement | 190 | 0 | 190 | 0 |
| 0 | 4,167 | (4,167) | 5990.190 Storage Unit Fees | 10,000 | 12,500 | (2,500) | 50,000 |
| 3,993 | 0 | 3,993 | 5990.210 Legal - Collection | 3,947 | 0 | 3,947 | 0 |
| 1,736 | 4,000 | (2,264) | 5990.220 Resale Package | 10,980 | 12,000 | (1,020) | 48,000 |
| 1,400 | 1,400 | 0 | 5990.310 Cable Income | 4,200 | 4,200 | 0 | 16,800 |
| 54 | 0 | 54 | 5990.400 Processing Fees | 54 | 0 | 54 | 0 |
| 0 | 667 | (667) | 5990.600 Key Income | 0 | 2,000 | (2,000) | 8,000 |
| 0 | 2,333 | (2,333) | 5991.010 Newsletter Income | 6,000 | 7,000 | (1,000) | 28,000 |
| **34,262** | **39,510** | **(5,248)** | **Total Other Income** | **150,241** | **118,529** | **31,712** | **474,116** |
| **790,582** | **795,878** | **(5,296)** | **Total Operating Income** | **2,419,200** | **2,387,633** | **31,568** | **9,550,530** |
| | | | **Utilities** | | | | |
| 6,511 | 8,333 | 1,822 | 6450.000 Electricity | 20,008 | 25,000 | 4,992 | 100,000 |
| 123,869 | 107,463 | (16,406) | 6451.000 Water | 220,577 | 322,389 | 101,812 | 1,289,555 |
| 18,527 | 18,333 | (193) | 6452.000 Gas | 49,239 | 55,000 | 5,761 | 220,000 |
| **148,906** | **134,130** | **(14,777)** | **Total Utilities** | **289,824** | **402,389** | **112,565** | **1,609,555** |
| | | | **Contracts** | | | | |
| 4,878 | 6,917 | 2,039 | 6519.000 Exterminating Contract | 11,686 | 20,750 | 9,064 | 83,000 |
| 36,056 | 29,415 | (6,642) | 6525.000 Garbage and Trash Removal | 96,754 | 88,244 | (8,510) | 352,975 |
| 23,414 | 23,584 | 170 | 6537.000 Grounds Contract | 70,242 | 70,752 | 510 | 283,009 |
| 0 | 9,450 | 9,450 | 6547.000 Swim Pool Maintenance/Contract | 0 | 28,350 | 28,350 | 113,400 |
| 0 | 0 | 0 | 6548.000 Snow Removal | 0 | 0 | 0 | 20,000 |
| 0 | 70,000 | 70,000 | 6562.000 Decorating Contract | 0 | 140,000 | 140,000 | 240,000 |
| **64,348** | **139,365** | **75,017** | **Total Contracts** | **178,682** | **348,096** | **169,414** | **1,092,384** |
| | | | **Repair & Maintenance** | | | | |
| 307 | 1,667 | 1,359 | 6515.000 Janitor and Cleaning Supplies | 3,018 | 5,000 | 1,982 | 20,000 |
| 25,819 | 10,000 | (15,819) | 6537.040 Landscape Repairs | 42,511 | 32,000 | (10,511) | 120,000 |

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## August 2020

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 32,310 | 25,000 | (7,310) | 6537.101 Tree Maintenance | 53,473 | 85,000 | 31,527 | 180,000 |
| 11,461 | 8,333 | (3,128) | 6541.000 Repairs - General | 24,629 | 25,000 | 371 | 100,000 |
| 423 | 250 | (173) | 6541.001 Equipment/Tools | 1,425 | 750 | (675) | 3,000 |
| 324 | 250 | (74) | 6541.043 Exercise Equipment - Repairs | 648 | 750 | 102 | 3,000 |
| 4,018 | 2,917 | (1,102) | 6541.230 Maintenance Supplies | 15,992 | 8,750 | (7,242) | 35,000 |
| 5,216 | 2,500 | (2,716) | 6541.280 Plumbing Materials | 20,759 | 7,500 | (13,259) | 30,000 |
| 0 | 208 | 208 | 6541.400 Equipment Repairs & Maintenance | 0 | 625 | 625 | 2,500 |
| 2,498 | 1,500 | (998) | 6547.021 Pool Supplies & Equipment | 2,939 | 8,500 | 5,561 | 15,000 |
| 519 | 833 | 314 | 6550.300 In-unit Supplies | 926 | 2,500 | 1,574 | 10,000 |
| 1,874 | 1,583 | (291) | 6562.100 Paint Supplies | 2,165 | 4,750 | 2,585 | 19,000 |
| 2,873 | 3,917 | 1,044 | 6570.000 Vehicle and Maintenance Equipment Operation and Repairs | 6,116 | 11,750 | 5,634 | 47,000 |
| **87,643** | **58,958** | **(28,685)** | **Total Repair & Maintenance** | **174,600** | **192,875** | **18,275** | **584,500** |
| | | | **Personnel** | | | | |
| 133,674 | 132,316 | (1,358) | Management Payroll | 506,980 | 463,356 | (43,624) | 1,721,110 |
| 3,040 | 700 | (2,340) | 6313.000 Recruitment, Relocation, Training | 3,040 | 2,100 | (940) | 8,400 |
| 1,231 | 1,667 | 436 | 6518.000 Uniforms | 3,521 | 5,000 | 1,479 | 20,000 |
| 84,156 | 62,748 | (21,409) | Payroll Taxes/Benefits | 196,167 | 197,019 | 852 | 770,516 |
| **222,102** | **197,430** | **(24,671)** | **Total Personnel** | **709,709** | **667,475** | **(42,234)** | **2,520,026** |
| | | | **Professional Services** | | | | |
| 6,319 | 6,319 | (0) | 6320.000 Management Fee | 18,958 | 18,958 | (0) | 75,833 |
| 0 | 3,750 | 3,750 | 6340.000 Legal Expense | 12,785 | 11,250 | (1,535) | 45,000 |
| 0 | 1,250 | 1,250 | 6340.100 Legal Fees - Collections | 0 | 3,750 | 3,750 | 15,000 |
| 1,313 | 417 | (896) | 6340.800 Legal - Litigation | 1,313 | 1,250 | (62) | 5,000 |
| 0 | 0 | 0 | 6350.000 Audit Expense | 0 | 0 | 0 | 15,500 |
| **7,632** | **11,736** | **4,104** | **Total Professional Services** | **33,056** | **35,208** | **2,152** | **156,333** |
| | | | **Administrative Expenses** | | | | |
| 750 | 975 | 225 | 6301.000 Recreation/Resident Activities | 1,600 | 2,925 | 1,325 | 11,700 |
| 0 | 1,292 | 1,292 | 6311.000 Office Supplies | 160 | 3,875 | 3,715 | 15,500 |
| 0 | 933 | 933 | 6311.010 Printing | 0 | 2,800 | 2,800 | 11,200 |
| 18 | 833 | 815 | 6311.050 Postage | 3,601 | 2,500 | (1,101) | 10,000 |
| 785 | 600 | (185) | 6311.080 Lease Computer,Fax,Copr, etc. | 785 | 1,800 | 1,015 | 7,200 |
| 1,119 | 3,333 | 2,214 | 6311.130 IT Support Contract | 3,485 | 10,000 | 6,515 | 40,000 |
| 5,685 | 3,167 | (2,518) | 6351.020 Computer Expenses | 8,152 | 9,500 | 1,348 | 38,000 |
| 5,342 | 3,000 | (2,342) | 6360.000 Telephone and Answering Service | 11,745 | 9,000 | (2,745) | 36,000 |
| 0 | 125 | 125 | 6370.000 Bad Debts | 619 | 375 | (244) | 1,500 |
| 1,554 | 2,500 | 946 | 6390.000 Misc Administrative Expenses | 4,987 | 7,500 | 2,513 | 30,000 |
| 0 | 0 | 0 | 6390.009 Meeting Expenses | 800 | 0 | (800) | 14,000 |
| 471 | 0 | (471) | 6390.040 Credit Card & Bank Fees | 1,114 | 0 | (1,114) | 0 |
| 7,690 | 7,657 | (33) | 6390.180 Association Unit Expense | 23,070 | 22,972 | (98) | 91,888 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## August 2020

| Current Actual | Current Budget | Current Variance | | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| 509 | 2,667 | 2,158 | 6390.900 | Misc Exp - Newsletter | 884 | 8,000 | 7,116 | 32,000 |
| 0 | 25 | 25 | 6391.000 | Dues & Subscriptions | 310 | 75 | (235) | 300 |
| 0 | 25 | 25 | 6392.020 | Travel - Other Operations | 0 | 75 | 75 | 300 |
| 5,426 | 833 | (4,593) | 6393.050 | Engineering Fees | 5,426 | 2,500 | (2,926) | 10,000 |
| **29,349** | **27,966** | **(1,384)** | **Total Administrative Expenses** | | **66,739** | **83,897** | **17,158** | **349,588** |
| | | | **Taxes & Insurance** | | | | | |
| 0 | 0 | 0 | 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 |
| 280 | 0 | (280) | 6718.020 | Personal Property Taxes | 280 | 0 | (280) | 0 |
| 0 | 250 | 250 | 6719.000 | Miscellaneous Taxes, Licenses, and Permits | 0 | 750 | 750 | 3,000 |
| 50,910 | 29,565 | (21,345) | 6720.000 | Property & Liability Insurance (Hazard) | 84,963 | 88,696 | 3,733 | 354,784 |
| 16,773 | 4,167 | (12,606) | 6720.030 | Insurance Loss | 16,773 | 12,500 | (4,273) | 50,000 |
| 0 | 8,333 | 8,333 | 6730.000 | Capital Expenses | 0 | 25,000 | 25,000 | 100,000 |
| **67,963** | **42,315** | **(25,648)** | **Total Taxes & Insurance** | | **106,064** | **138,956** | **32,892** | **546,804** |
| **627,944** | **611,901** | **(16,044)** | **Total Operating Expenses** | | **1,558,674** | **1,868,896** | **310,222** | **6,859,190** |
| **162,637** | **183,977** | **(21,340)** | **Net Operating Budget** | | **860,526** | **518,736** | **341,790** | **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 | (672,835) | (672,835) | (0) | (2,691,340) |
| **(224,278)** | **(224,278)** | **(0)** | **Total Reserve Contribution** | | **(672,835)** | **(672,835)** | **(0)** | **(2,691,340)** |
| **(61,641)** | **(40,302)** | **(21,340)** | **Net Operating Profit/(Loss)** | | **188,070** | **(154,099)** | **342,169** | **0** |
| | | | **Extraordinary Items** | | | | | |
| (2,729) | 0 | (2,729) | 9999.020 | Prior Year Activity | (19,481) | 0 | (19,481) | 0 |
| **(64,370)** | **(40,302)** | **(24,068)** | **NET CASH FLOW** | | **168,589** | **(154,099)** | **322,688** | **0** |

# Parkfairfax Condominium UOA
## Statement of Revenue and Expense Reserve Fund
## For The Period
## August 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 | 672,835 | 672,835 | 0 | 2,691,340 |
| **224,278** | **224,278** | **0** | **Total Revenues** | **672,835** | **672,835** | **0** | **2,691,340** |
| | | | **Reserve Expenses** | | | | |
| (54,150) | 0 | 54,150 | 9114.210 RR- Building Improvements | 0 | 0 | 0 | 0 |
| (4,175) | 0 | 4,175 | 9901.000 Reserve Expense | 0 | 0 | 0 | 0 |
| 542,349 | 0 | (542,349) | 3130.062 Current Year RR Expenses | 542,349 | 0 | (542,349) | 0 |
| (10,225) | 0 | 10,225 | 9901.006 RR Exp - Facade | 0 | 0 | 0 | 0 |
| (24,750) | 0 | 24,750 | 9901.011 RR Exp - Concrete | 0 | 0 | 0 | 0 |
| (39,721) | 0 | 39,721 | 9901.016 Roof Improvements | 0 | 0 | 0 | 0 |
| (75,775) | 0 | 75,775 | 9901.980 Landscape Impr | 0 | 0 | 0 | 0 |
| **333,554** | **0** | **(333,554)** | **Total Reserve Expenses** | **542,349** | **0** | **(542,349)** | **0** |
| **(109,275)** | **224,278** | **(333,554)** | **Current Year Reserves Activity** | **130,486** | **672,835** | **(542,349)** | **2,691,340** |

**Parkfairfax Condominium UOA**

**Statement of Income & Forecast**
**For the Period**
**August 2020**

| | Actual Jun | Actual Jul | Actual 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 | 532,041 | 532,090 | 532,090 | 532,090 | 532,090 | 532,090 | 532,090 | 532,090 | 532,090 | 532,090 | 6,384,929 | 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 | 756,320 | 756,368 | 756,368 | 756,368 | 756,368 | 756,368 | 756,368 | 756,368 | 756,368 | 756,368 | 9,076,269 | 9,053,712 |
| Other Income | | | | | | | | | | | | | | |
| 5110.000 Rental Income | 3,450 | 1,770 | 1,742 | 11,693 | 11,693 | 11,693 | 11,693 | 11,693 | 11,693 | 11,693 | 11,693 | 11,693 | 112,199 | 170,940 |
| 5110.180 Clubhouse Rental | 0 | 0 | 0 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 3,750 | 5,000 |
| 5190.000 Rent Revenue Miscellaneous | 8,960 | 8,960 | 8,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,880 | 0 |
| 5410.000 Interest Revenue - Operations | 6,200 | 6,385 | 5,793 | 5,833 | 5,833 | 5,833 | 5,833 | 5,833 | 5,833 | 5,833 | 5,833 | 5,833 | 70,878 | 70,000 |
| 5910.000 Laundry and Vending Revenue | 0 | 0 | 5,312 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 35,312 | 48,000 |
| 5920.000 NSF and Late Charges | 2,076 | 2,345 | 2,316 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 21,738 | 18,000 |
| 5990.000 Miscellaneous Inc | 11,453 | 29,299 | 2,766 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 49,517 | 8,000 |
| 5990.008 In Unit Maintenance | 40 | 7,043 | 0 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 37,083 | 40,000 |
| 5990.010 Expense Reimbursement | 0 | 0 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 190 | 0 |
| 5990.190 Storage Unit Fees | 0 | 10,000 | 0 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 47,500 | 45,000 |
| 5990.210 Legal - Collection | (46) | 0 | 3,993 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,947 | 0 |
| 5990.220 Resale Package | 1,632 | 7,612 | 1,736 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 46,980 | 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 | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 0 |
| 5990.600 Key Income | 0 | 0 | 0 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 6,000 | 8,000 |
| 5991.010 Newsletter Income | 0 | 6,000 | 0 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 27,000 | 40,000 |
| **Total Other Income** | 35,165 | 80,815 | 34,262 | 39,510 | 39,510 | 39,510 | 39,510 | 39,510 | 39,510 | 39,510 | 39,510 | 39,510 | 505,828 | 517,740 |
| **Total Operating Income** | 791,484 | 837,134 | 790,582 | 795,878 | 795,878 | 795,878 | 795,878 | 795,878 | 795,878 | 795,878 | 795,878 | 795,878 | 9,582,098 | 9,571,452 |
| Utilities | | | | | | | | | | | | | | |
| 6450.000 Electricity | 44,562 | (31,065) | 6,511 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 95,008 | 100,000 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## August 2020

| | Actual Jun | Actual Jul | Actual Aug | Budget Sep | Budget Oct | Budget Nov | Budget Dec | Budget Jan | Budget Feb | Budget Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6451.000 Water | 152,909 | (56,202) | 123,869 | 107,463 | 107,463 | 107,463 | 107,463 | 107,463 | 107,463 | 107,463 | 107,463 | 107,463 | 1,187,743 | 1,251,995 |
| 6452.000 Gas | 11,186 | 19,526 | 18,527 | 18,333 | 18,333 | 18,333 | 18,333 | 18,333 | 18,333 | 18,333 | 18,333 | 18,333 | 214,239 | 240,000 |
| **Total Utilities** | 208,658 | (67,741) | 148,906 | 134,130 | 134,130 | 134,130 | 134,130 | 134,130 | 134,130 | 134,130 | 134,130 | 134,130 | 1,496,990 | 1,591,995 |
| Contracts | | | | | | | | | | | | | | |
| 6519.000 Exterminating Contract | 3,404 | 3,404 | 4,878 | 6,917 | 6,917 | 6,917 | 6,917 | 6,917 | 6,917 | 6,917 | 6,917 | 6,917 | 73,936 | 95,000 |
| 6525.000 Garbage and Trash Removal | 29,668 | 31,029 | 36,056 | 29,415 | 29,415 | 29,415 | 29,415 | 29,415 | 29,415 | 29,415 | 29,415 | 29,415 | 361,485 | 350,071 |
| 6537.000 Grounds Contract | 23,414 | 23,414 | 23,414 | 23,584 | 23,584 | 23,584 | 23,584 | 23,584 | 23,584 | 23,584 | 23,584 | 23,584 | 282,499 | 277,460 |
| 6547.000 Swim Pool Maintenance/Contract | 0 | 0 | 0 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 9,450 | 85,050 | 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 | 0 | 70,000 | 20,000 | 1,429 | 1,429 | 1,429 | 1,429 | 1,428 | 1,428 | 1,428 | 100,000 | 221,000 |
| **Total Contracts** | 56,486 | 57,847 | 64,348 | 139,365 | 90,365 | 72,794 | 75,794 | 75,794 | 75,794 | 72,793 | 70,793 | 70,793 | 922,970 | 1,067,731 |
| Repair & Maintenance | | | | | | | | | | | | | | |
| 6515.000 Janitor and Cleaning Supplies | 2,711 | 0 | 307 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 18,018 | 20,000 |
| 6537.040 Landscape Repairs | 14,471 | 2,221 | 25,819 | 15,000 | 10,000 | 10,000 | 10,000 | 1,000 | 1,000 | 6,000 | 15,000 | 20,000 | 130,511 | 120,000 |
| 6537.101 Tree Maintenance | 19,773 | 1,390 | 32,310 | 20,000 | 14,000 | 2,000 | 1,500 | 1,500 | 2,000 | 12,000 | 18,000 | 24,000 | 148,473 | 180,000 |
| 6541.000 Repairs - General | 6,492 | 6,676 | 11,461 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 99,629 | 100,000 |
| 6541.001 Equipment/Tools | 1,002 | 0 | 423 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 3,675 | 3,000 |
| 6541.043 Exercise Equipment - Repairs | 324 | 0 | 324 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 2,898 | 3,000 |
| 6541.230 Maintenance Supplies | 9,182 | 2,792 | 4,018 | 2,917 | 2,917 | 2,917 | 2,917 | 2,917 | 2,917 | 2,917 | 2,917 | 2,917 | 42,242 | 35,000 |
| 6541.280 Plumbing Materials | 10,270 | 5,273 | 5,216 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 43,259 | 30,000 |
| 6541.400 Equipment Repairs & Maintenance | 0 | 0 | 0 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 1,875 | 2,500 |
| 6547.021 Pool Supplies & Equipment | 0 | 441 | 2,498 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,000 | 2,500 | 9,439 | 12,000 |
| 6550.300 In-unit Supplies | 0 | 407 | 519 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 8,426 | 10,000 |
| 6562.100 Paint Supplies | 231 | 59 | 1,874 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 | 16,415 | 17,000 |

BARKAN
MANAGEMENT COMPANY

**Parkfairfax Condominium UOA**

**Statement of Income & Forecast**
**For the Period**
**August 2020**

| | Actual | Actual | Actual | Budget | Budget | Budget | Budget | Budget | Budget | Budget | Budget | Budget | | Annual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Jun** | **Jul** | **Aug** | **Sep** | **Oct** | **Nov** | **Dec** | **Jan** | **Feb** | **Mar** | **Apr** | **May** | **Total** | **Budget** |
| 6570.000 Vehicle and Maintenance Equipment Operation and Repairs | 2,274 | 969 | 2,873 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 41,366 | 47,000 |
| **Total Repair & Maintenance** | 66,729 | 20,228 | 87,643 | 57,458 | 46,458 | 34,458 | 33,958 | 24,958 | 25,458 | 40,458 | 59,458 | 68,958 | 566,225 | 583,875 |
| Personnel | | | | | | | | | | | | | | |
| **Management Payroll** | 153,458 | 219,848 | 133,674 | 132,566 | 132,316 | 132,316 | 132,566 | 198,474 | 132,316 | 132,566 | 132,316 | 132,318 | 1,764,734 | 1,733,273 |
| 6313.000 Recruitment, Relocation, Training | 0 | 0 | 3,040 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 9,340 | 8,400 |
| 6518.000 Uniforms | 2,183 | 107 | 1,231 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 18,521 | 18,000 |
| **Payroll Taxes/Benefits** | 56,958 | 55,052 | 84,156 | 62,748 | 62,748 | 62,748 | 62,748 | 71,524 | 62,745 | 62,745 | 62,746 | 62,746 | 769,664 | 762,716 |
| **Total Personnel** | 212,599 | 275,008 | 222,102 | 197,680 | 197,430 | 197,430 | 197,680 | 272,364 | 197,428 | 197,678 | 197,429 | 197,431 | 2,562,260 | 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 | 0 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 46,535 | 45,000 |
| 6340.100 Legal Fees - Collections | 0 | 0 | 0 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 11,250 | 15,000 |
| 6340.800 Legal - Litigation | 0 | 0 | 1,313 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 5,062 | 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 | 7,632 | 11,736 | 11,736 | 11,736 | 11,736 | 11,736 | 27,236 | 11,736 | 11,736 | 11,736 | 154,181 | 186,333 |
| Administrative Expenses | | | | | | | | | | | | | | |
| 6301.000 Recreation/Resident Activities | 0 | 850 | 750 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 10,375 | 10,000 |
| 6311.000 Office Supplies | 175 | (15) | 0 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 11,785 | 15,500 |
| 6311.010 Printing | 0 | 0 | 0 | 933 | 933 | 933 | 933 | 933 | 933 | 933 | 933 | 933 | 8,400 | 11,200 |
| 6311.050 Postage | 1,483 | 2,100 | 18 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 11,101 | 19,000 |
| 6311.080 Lease Computer,Fax,Copr, etc. | 0 | 0 | 785 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 6,185 | 7,200 |
| 6311.130 IT Support Contract | 2,132 | 233 | 1,119 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 33,485 | 47,000 |
| 6351.020 Computer Expenses | 2,305 | 163 | 5,685 | 3,167 | 3,167 | 3,167 | 3,167 | 3,167 | 3,167 | 3,167 | 3,167 | 3,167 | 36,652 | 35,000 |

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## August 2020

| | Actual Jun | Actual Jul | Actual Aug | Budget Sep | Budget Oct | Budget Nov | Budget Dec | Budget Jan | Budget Feb | Budget Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6360.000 Telephone and Answering Service | 4,556 | 1,847 | 5,342 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 38,745 | 32,500 |
| 6370.000 Bad Debts | 619 | 0 | 0 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 1,744 | 1,500 |
| 6390.000 Misc Administrative Expenses | 2,072 | 1,360 | 1,554 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 27,487 | 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 | 471 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,114 | 0 |
| 6390.180 Association Unit Expense | 7,690 | 7,690 | 7,690 | 7,657 | 7,657 | 7,657 | 7,657 | 7,657 | 7,657 | 7,657 | 7,657 | 7,657 | 91,986 | 98,127 |
| 6390.900 Misc Exp - Newsletter | 375 | 0 | 509 | 2,667 | 2,667 | 2,667 | 2,667 | 2,667 | 2,667 | 2,667 | 2,667 | 2,667 | 24,884 | 38,500 |
| 6391.000 Dues & Subscriptions | 310 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 535 | 300 |
| 6392.020 Travel - Other Operations | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 225 | 300 |
| 6393.050 Engineering Fees | 0 | 0 | 5,426 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 12,926 | 15,000 |
| **Total Administrative Expenses** | 22,706 | 14,683 | 29,349 | 29,466 | 27,966 | 31,966 | 27,966 | 30,466 | 27,966 | 27,966 | 33,966 | 27,966 | 332,430 | 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 |
| 6718.020 Personal Property Taxes | 0 | 0 | 280 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 280 | 0 |
| 6719.000 Miscellaneous Taxes, Licenses, and Permits | 0 | 0 | 0 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 2,250 | 2,000 |
| 6720.000 Property & Liability Insurance (Hazard) | 28,321 | 5,732 | 50,910 | 29,565 | 29,565 | 29,565 | 29,565 | 29,565 | 29,565 | 29,565 | 29,565 | 29,565 | 351,051 | 345,968 |
| 6720.030 Insurance Loss | 0 | 0 | 16,773 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 54,273 | 50,000 |
| 6730.000 Capital Expenses | 0 | 0 | 0 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 75,000 | 100,000 |
| **Total Taxes & Insurance** | 32,369 | 5,732 | 67,963 | 49,815 | 42,315 | 42,315 | 42,315 | 54,325 | 49,815 | 42,315 | 42,315 | 42,315 | 513,912 | 538,968 |
| **Total Operating Expenses** | 612,723 | 318,007 | 627,944 | 619,651 | 550,401 | 524,830 | 523,580 | 603,774 | 537,827 | 527,076 | 549,827 | 553,329 | 6,548,968 | 6,869,418 |
| **Net Operating Budget** | 178,762 | 519,127 | 162,637 | 176,227 | 245,477 | 271,048 | 272,298 | 192,104 | 258,050 | 268,801 | 246,050 | 242,548 | 3,033,130 | 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 |

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## August 2020

| | Actual Jun | Actual Jul | Actual Aug | Budget Sep | Budget Oct | Budget Nov | Budget Dec | Budget Jan | Budget Feb | Budget Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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) |
| **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 | (61,641) | (48,052) | 21,198 | 46,769 | 48,019 | (32,175) | 33,772 | 44,523 | 21,772 | 18,270 | 342,169 | 0 |
| Extraordinary Items | | | | | | | | | | | | | | |
| 9999.020 Prior Year Activity | (14,341) | (2,412) | (2,729) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (19,481) | 0 |
| **NET CASH FLOW** | (59,478) | 292,437 | (64,370) | (48,052) | 21,198 | 46,769 | 48,019 | (32,175) | 33,772 | 44,523 | 21,772 | 18,270 | 322,687 | 0 |

**Parkfairfax Condominium UOA**
**Balance Sheet**
**For the period ending**
**August 2020**

| | | Current Balance |
|---|---|---|
| | **ASSETS** | |
| | **Current Assets** | |
| 1110.000 | Petty Cash | 856 |
| 1120.000 | Operating Cash | 5,000 |
| 1120.001 | Operating Cash 1 | 861,403 |
| 1130.000 | Accounts Receivable | 177,681 |
| 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) |
| | | **1,013,849** |
| | **Restricted Deposits & Funded Reserves** | |
| 1320.000 | Replacement Reserve-Cash | 637,965 |
| 1320.100 | Replacement Reserve-MM | 238,163 |
| 1320.200 | Replacement Reserve-CD | 3,465,000 |
| 1320.600 | Accrued Interest Receivable | 12,962 |
| | | 4,354,089 |
| | **Prepaid Expenses** | |
| 1240.000 | Prepaid Property & Liability Insurance | 156,731 |
| 1271.000 | Prepaid Income Taxes | 23,058 |
| 1290.000 | Prepaid Expense-Operating | 57,579 |
| | | 237,368 |
| | **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** | **5,980,874** |
| | **LIABILITIES & EQUITY** | |
| | **Current Liabilities** | |
| 2110.000 | Accounts Payable | 172,296 |
| 2120.000 | Accrued Wages and Payroll Taxes Payable | 256,413 |
| 2123.000 | Accrued Expense | 190,118 |
| 2123.060 | 401K Match Payble | 145,025 |
| 2124.000 | Accrued Income Taxes Payable | 12,111 |
| 2191.050 | Refund Clearing Account | (1,408) |
| 2210.001 | Prepaid Assessment | 164,683 |
| 2210.100 | Prepaid Assessments or Rents - Prev. Owner | 6,772 |
| 2240.000 | Deferred Income | 84,648 |
| 2199.000 | Other Current Liabilities | 1,420 |
| | | 1,032,078 |
| | **Deposits Liabilities** | |

**Parkfairfax Condominium UOA**
**Balance Sheet**
**For the period ending**
**August 2020**

| | | Current Balance |
|---|---|---|
| 2191.000 | Tenant Security Deposits Held in Trust (Contra) | 7,829 |
| | | 7,829 |
| | **Long Term Liabilities** | |
| | **Total Liabilities** | **1,039,907** |
| | **EQUITY** | |
| | **Net Profit or (Loss)-current** | **167,020** |
| | **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 | 672,835 |
| 3130.062 | Current Year RR Expenditures | (542,349) |
| | **Total Owners Appropriated Equity-current** | **130,486** |
| | **Total Equity** | **4,940,967** |
| | **Total Liabilities & Equity** | **5,980,874** |