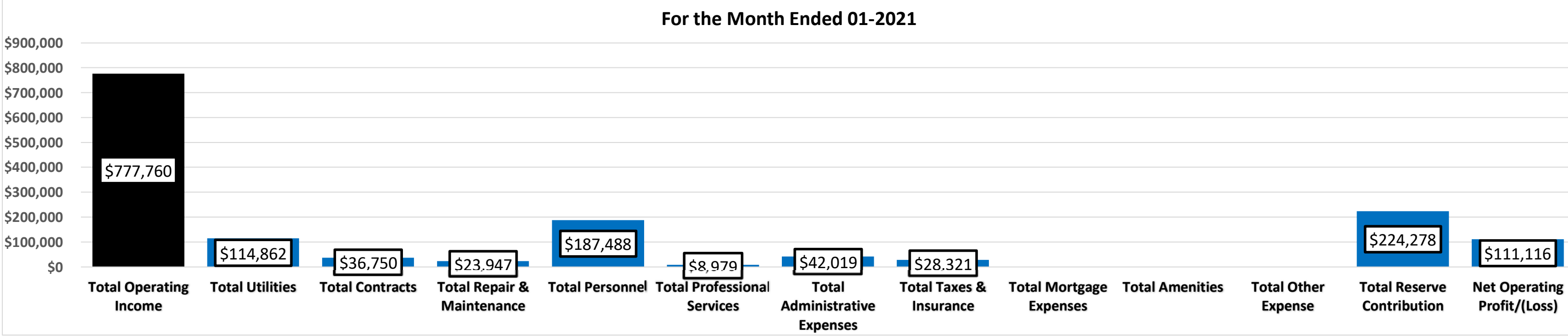
BARKAN
MANAGEMENT COMPANY

People you can trust.
Experience you can rely on.

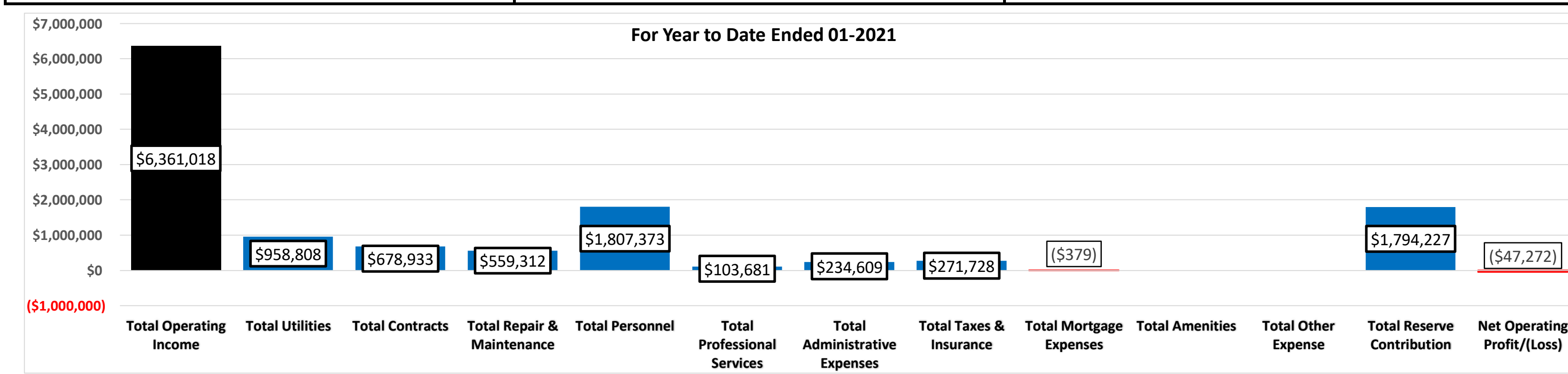
Parkfairfax Condominium UOA Financial Reports

January, 2021

Parkfairfax Condominium UOA
Financial Statement Summary



	Month To Date				Year To Date			
	Actual	Budget	Var	Var %	Actual	Budget	Var	Var %
REVENUE								
Total Operating Income	$777,760	$795,878	-$18,118	-2%	$6,361,018	$6,367,020	($6,002)	0%
OPERATING EXPENSES								
Total Utilities	$114,862	$134,130	$19,268	14%	$958,808	$1,073,037	$114,229	11%
Total Contracts	$36,750	$75,794	$39,044	52%	$678,933	$802,210	$123,276	15%
Total Repair & Maintenance	$23,947	$24,958	$1,011	4%	$559,312	$390,167	($169,145)	-43%
Total Personnel	$187,488	$199,372	$11,885	6%	$1,807,373	$1,730,061	($77,312)	-4%
Total Professional Services	$8,979	$11,736	$2,757	23%	$103,681	$93,889	($9,792)	-10%
Total Administrative Expenses	$42,019	$30,466	($11,553)	-38%	$234,609	$231,725	($2,883)	-1%
Total Taxes & Insurance	$28,321	$54,325	$26,004	48%	$271,728	$370,043	$98,315	27%
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%	$1,794,227	$1,794,227	($0)	0%
Net Operating Profit/(Loss)	**$111,116**	**$40,817**	**$70,299**		**($47,272)**	**($118,338)**	**$71,065**	



Parkfairfax Condominium UOA

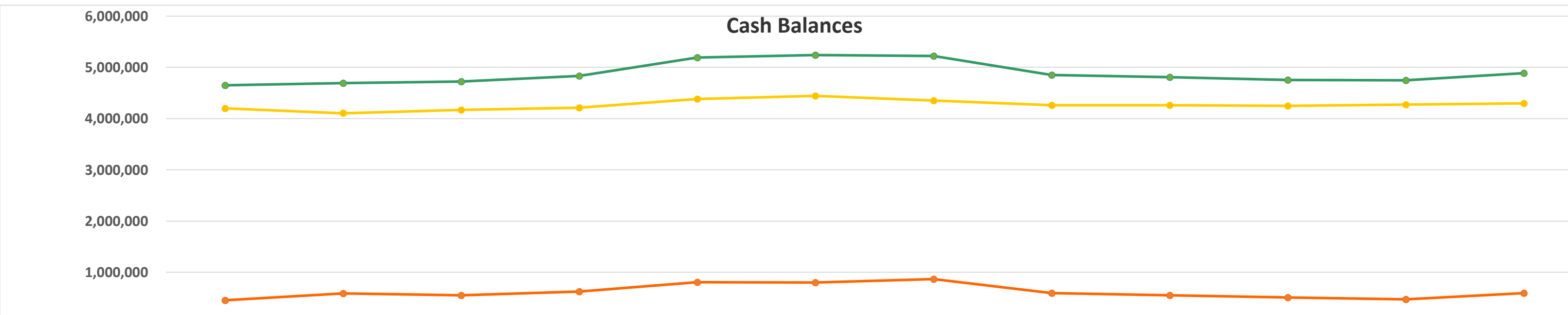
Financial Statement Summary

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	466,803.71	584,425.59	117,621.88
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
		472,659.76	590,281.64	117,621.88

Cash Accounts - Reserve

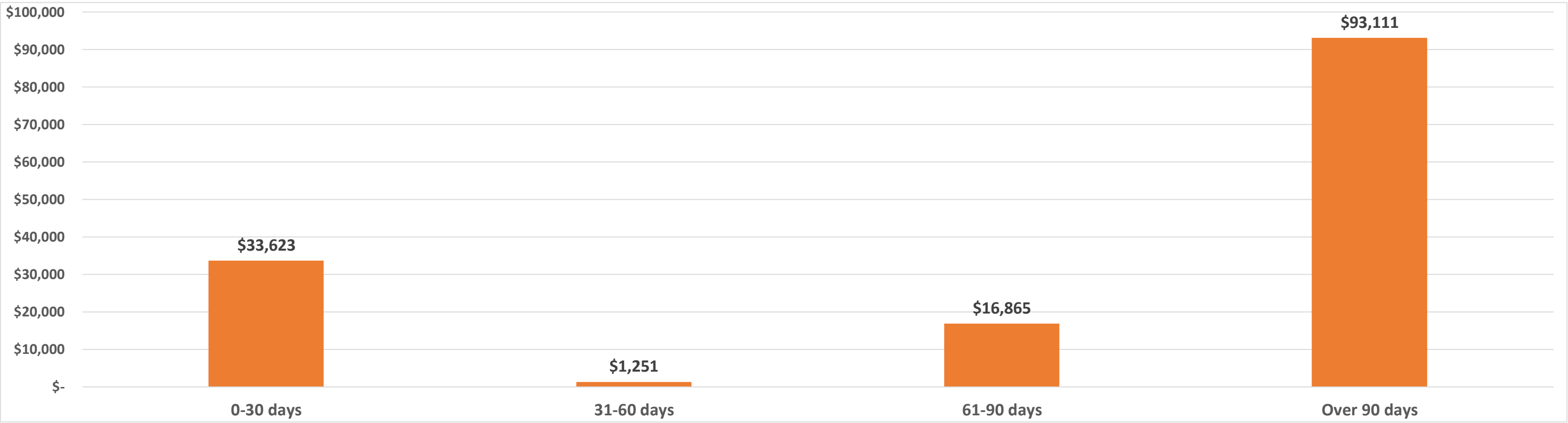
GL	NAME	BEG	END	Chg
1310020	Escrow Cash Insurance	0.00	0.00	0.00
1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1316000	Escrow Cash	0.00	0.00	0.00
1316020	Debt Service Reserve	0.00	0.00	0.00
1320000	Replacement Reserve-Cash	965,981.02	967,827.56	1,846.54
1320001	Replacement Reserve-Cash2	0.00	0.00	0.00
1320100	Replacement Reserve-MM	129,573.25	153,275.61	23,702.36
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	3,165,000.00	3,165,000.00	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	10,741.91	12,345.20	1,603.29
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
		4,271,296.18	4,298,448.37	27,152.19



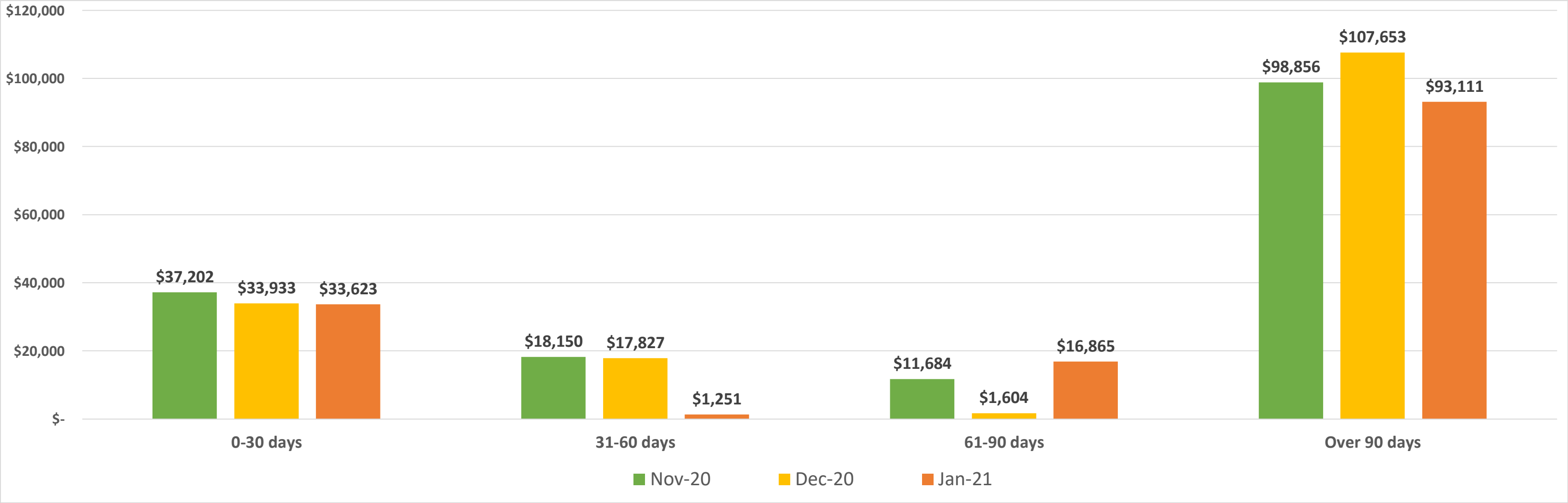
	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21
Operating Cash	453,202	586,046	553,000	622,923	808,360	799,630	867,259	590,521	550,573	510,293	472,660	590,282
RR Cash	4,198,394	4,105,709	4,167,729	4,210,453	4,381,245	4,442,247	4,354,089	4,261,801	4,259,743	4,244,853	4,271,296	4,298,448
Total Cash	4,651,596	4,691,755	4,720,728	4,833,376	5,189,605	5,241,877	5,221,348	4,852,322	4,810,316	4,755,146	4,743,956	4,888,730

Parkfairfax Condominium UOA
Financial Statement Summary

Receivables



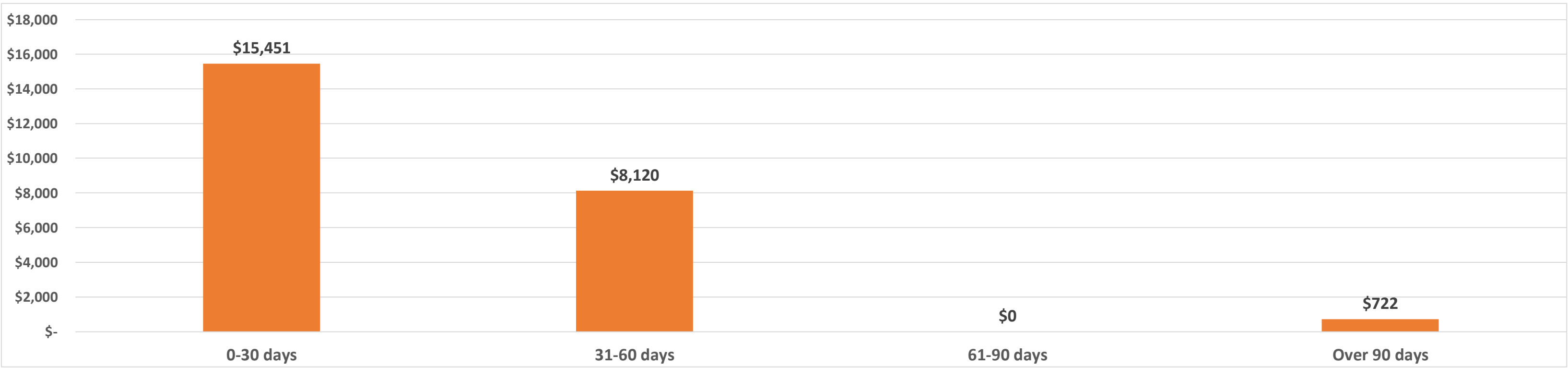
Receivables History



Parkfairfax Condominium UOA

Financial Statement Summary

Payables



Payables History

Parkfairfax Condominium UOA
Executive Summary
For The Period
January 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
777,760	795,878	(18,118)	**Total Operating Income**	6,361,018	6,367,020	(6,002)	9,550,530
114,862	134,130	19,268	**Total Utilities**	958,808	1,073,037	114,229	1,609,555
36,750	75,794	39,044	**Total Contracts**	678,933	802,210	123,276	1,092,384
23,947	24,958	1,011	**Total Repair & Maintenance**	559,312	390,167	(169,145)	584,500
187,488	199,372	11,885	**Total Personnel**	1,807,373	1,730,061	(77,312)	2,520,026
8,979	11,736	2,757	**Total Professional Services**	103,681	93,889	(9,792)	156,333
42,019	30,466	(11,553)	**Total Administrative Expenses**	234,609	231,725	(2,883)	349,588
28,321	54,325	26,004	**Total Taxes & Insurance**	271,728	370,043	98,315	546,804
442,365	530,782	88,416	**Total Operating Expenses**	4,614,443	4,691,131	76,688	6,859,190
335,394	265,096	70,299	**Net Operating Budget**	1,746,575	1,675,889	70,686	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**	(1,794,227)	(1,794,227)	(0)	(2,691,340)
(224,278)	(224,278)	(0)	**Net Reserve Budget**	(1,794,227)	(1,794,227)	(0)	(2,691,340)
111,116	40,817	70,299	**Net Operating Profit/(Loss)**	(47,272)	(118,338)	71,065	0
0	0	0	Prior Year Activity	(20,122)	0	(20,122)	0
111,116	40,817	70,299	**NET CASH FLOW**	(67,394)	(118,338)	50,943	0

Parkfairfax Condominium UOA
Budget Variance
For The Period
January 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Assessments				
532,041	532,090	(48)	5110.001 Condo Assessments	4,256,330	4,256,716	(386)	6,385,074
224,278	224,278	0	5500.000 Reserve Assessments	1,794,227	1,794,227	0	2,691,340
756,320	**756,368**	**(48)**	**Total Assessments**	**6,050,556**	**6,050,943**	**(386)**	**9,076,414**
			Other Income				
12,361	11,693	668	5110.000 Rental Income	80,851	93,544	(12,693)	140,316
0	417	(417)	5110.180 Clubhouse Rental	0	3,333	(3,333)	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	17,120	0	17,120	0
1,847	5,833	(3,987)	5410.000 Interest Revenue - Operations	47,717	46,667	1,051	70,000
0	3,333	(3,333)	5910.000 Laundry and Vending Revenue	13,669	26,667	(12,997)	40,000
1,837	1,667	170	5920.000 NSF and Late Charges	16,668	13,333	3,335	20,000
0	0	0	5920.020 Finance Charge	10	0	10	0
(50,882)	667	(51,549)	5990.000 Miscellaneous Inc	19,074	5,333	13,741	8,000
14,731	3,333	11,398	5990.008 In Unit Maintenance	22,181	26,667	(4,486)	40,000
0	0	0	5990.010 Expense Reimbursement	190	0	190	0
16,823	4,167	12,656	5990.190 Storage Unit Fees	27,483	33,333	(5,850)	50,000
367	0	367	5990.210 Legal - Collection	7,969	0	7,969	0
1,338	4,000	(2,662)	5990.220 Resale Package	25,164	32,000	(6,837)	48,000
1,400	1,400	0	5990.310 Cable Income	11,200	11,200	0	16,800
0	0	0	5990.400 Processing Fees	54	0	54	0
5,620	667	4,953	5990.600 Key Income	5,620	5,333	287	8,000
7,039	2,333	4,706	5991.010 Newsletter Income	15,492	18,667	(3,175)	28,000
21,440	**39,510**	**(18,070)**	**Total Other Income**	**310,462**	**316,077**	**(5,615)**	**474,116**
777,760	**795,878**	**(18,118)**	**Total Operating Income**	**6,361,018**	**6,367,020**	**(6,002)**	**9,550,530**
			Utilities				
14,821	8,333	(6,488)	6450.000 Electricity	63,712	66,667	2,954	100,000
78,937	107,463	28,526	6451.000 Water	757,593	859,703	102,111	1,289,555
21,104	18,333	(2,770)	6452.000 Gas	137,503	146,667	9,164	220,000
114,862	**134,130**	**19,268**	**Total Utilities**	**958,808**	**1,073,037**	**114,229**	**1,609,555**
			Contracts				
8,051	6,917	(1,134)	6519.000 Exterminating Contract	35,525	55,333	19,808	83,000
5,285	29,415	24,129	6525.000 Garbage and Trash Removal	252,084	235,317	(16,767)	352,975
23,414	23,584	170	6537.000 Grounds Contract	187,312	188,673	1,361	283,009
0	9,450	9,450	6547.000 Swim Pool Maintenance/Contract	(8,540)	75,600	84,140	113,400
0	5,000	5,000	6548.000 Snow Removal	2,242	13,000	10,758	20,000
0	1,429	1,429	6562.000 Decorating Contract	210,310	234,287	23,977	240,000
36,750	**75,794**	**39,044**	**Total Contracts**	**678,933**	**802,210**	**123,276**	**1,092,384**
			Repair & Maintenance				
942	1,667	725	6515.000 Janitor and Cleaning Supplies	23,891	13,333	(10,558)	20,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
January 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
3,217	1,000	(2,217)	6537.040 Landscape Repairs	68,881	78,000	9,119	120,000
0	1,500	1,500	6537.101 Tree Maintenance	242,250	124,000	(118,250)	180,000
5,298	8,333	3,035	6541.000 Repairs - General	71,974	66,667	(5,307)	100,000
0	250	250	6541.001 Equipment/Tools	5,575	2,000	(3,575)	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	648	2,000	1,352	3,000
6,544	2,917	(3,628)	6541.230 Maintenance Supplies	51,702	23,333	(28,368)	35,000
4,163	2,500	(1,663)	6541.280 Plumbing Materials	39,573	20,000	(19,573)	30,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	1,667	1,667	2,500
0	0	0	6547.021 Pool Supplies & Equipment	1,358	8,500	7,142	15,000
661	833	172	6550.300 In-unit Supplies	5,500	6,667	1,167	10,000
437	1,583	1,146	6562.100 Paint Supplies	10,418	12,667	2,249	19,000
2,685	3,917	1,232	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	37,542	31,333	(6,209)	47,000
23,947	**24,958**	**1,011**	**Total Repair & Maintenance**	**559,312**	**390,167**	**(169,145)**	**584,500**
			Personnel				
135,957	132,316	(3,641)	Management Payroll	1,242,814	1,191,594	(51,220)	1,721,110
564	700	136	6313.000 Recruitment, Relocation, Training	8,022	5,600	(2,422)	8,400
4,607	1,667	(2,940)	6518.000 Uniforms	27,446	13,333	(14,113)	20,000
46,360	64,690	18,330	Payroll Taxes/Benefits	529,091	519,534	(9,557)	770,516
187,488	**199,372**	**11,885**	**Total Personnel**	**1,807,373**	**1,730,061**	**(77,312)**	**2,520,026**
			Professional Services				
6,319	6,319	(0)	6320.000 Management Fee	50,556	50,555	(0)	75,833
0	3,750	3,750	6340.000 Legal Expense	30,672	30,000	(672)	45,000
2,659	1,250	(1,409)	6340.100 Legal Fees - Collections	2,659	10,000	7,341	15,000
0	417	417	6340.800 Legal - Litigation	4,190	3,333	(856)	5,000
0	0	0	6350.000 Audit Expense	15,604	0	(15,604)	15,500
8,979	**11,736**	**2,757**	**Total Professional Services**	**103,681**	**93,889**	**(9,792)**	**156,333**
			Administrative Expenses				
0	975	975	6301.000 Recreation/Resident Activities	4,082	7,800	3,718	11,700
1,003	1,292	289	6311.000 Office Supplies	4,177	10,333	6,157	15,500
1,939	933	(1,006)	6311.010 Printing	4,434	7,467	3,033	11,200
1,937	833	(1,103)	6311.050 Postage	17,248	6,667	(10,581)	10,000
1,932	600	(1,332)	6311.080 Lease Computer,Fax,Copr, etc.	7,740	4,800	(2,940)	7,200
9,878	3,333	(6,545)	6311.130 IT Support Contract	22,412	26,667	4,255	40,000
3,022	3,167	144	6351.020 Computer Expenses	30,370	25,333	(5,036)	38,000
3,849	3,000	(849)	6360.000 Telephone and Answering Service	27,916	24,000	(3,916)	36,000
131	125	(6)	6370.000 Bad Debts	751	1,000	249	1,500
3,684	2,500	(1,184)	6390.000 Misc Administrative Expenses	14,713	20,000	5,287	30,000
3,862	2,500	(1,362)	6390.009 Meeting Expenses	4,662	8,000	3,338	14,000
226	0	(226)	6390.040 Credit Card & Bank Fees	2,306	0	(2,306)	0

Parkfairfax Condominium UOA
Budget Variance
For The Period
January 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
7,690	7,657	(33)	6390.180 Association Unit Expense	61,519	61,259	(260)	91,888
2,489	2,667	177	6390.900 Misc Exp - Newsletter	25,757	21,333	(4,423)	32,000
0	25	25	6391.000 Dues & Subscriptions	310	200	(110)	300
0	25	25	6392.020 Travel - Other Operations	0	200	200	300
376	833	457	6393.050 Engineering Fees	6,213	6,667	454	10,000
42,019	**30,466**	**(11,553)**	**Total Administrative Expenses**	**234,609**	**231,725**	**(2,883)**	**349,588**
			Taxes & Insurance				
0	12,010	12,010	6710.000 Real Estate Taxes	0	24,020	24,020	24,020
0	0	0	6718.010 Corporate Taxes	12,823	7,500	(5,323)	15,000
0	0	0	6718.020 Personal Property Taxes	31,992	0	(31,992)	0
0	250	250	6719.000 Miscellaneous Taxes, Licenses, and Permits	345	2,000	1,655	3,000
28,321	29,565	1,244	6720.000 Property & Liability Insurance (Hazard)	226,568	236,523	9,954	354,784
0	4,167	4,167	6720.030 Insurance Loss	0	33,333	33,333	50,000
0	8,333	8,333	6730.000 Capital Expenses	0	66,667	66,667	100,000
28,321	**54,325**	**26,004**	**Total Taxes & Insurance**	**271,728**	**370,043**	**98,315**	**546,804**
442,365	**530,782**	**88,416**	**Total Operating Expenses**	**4,614,443**	**4,691,131**	**76,688**	**6,859,190**
335,394	**265,096**	**70,299**	**Net Operating Budget**	**1,746,575**	**1,675,889**	**70,686**	**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	(1,794,227)	(1,794,227)	(0)	(2,691,340)
(224,278)	**(224,278)**	**(0)**	**Total Reserve Contribution**	**(1,794,227)**	**(1,794,227)**	**(0)**	**(2,691,340)**
111,116	**40,817**	**70,299**	**Net Operating Profit/(Loss)**	**(47,272)**	**(118,338)**	**71,065**	**0**
			Extraordinary Items				
0	0	0	9999.020 Prior Year Activity	(20,122)	0	(20,122)	0
111,116	**40,817**	**70,299**	**NET CASH FLOW**	**(67,394)**	**(118,338)**	**50,943**	**0**

Parkfairfax Condominium UOA
Statement of Revenue and Expense Reserve Fund
For The Period
January 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Revenues				
1,603	0	1,603	3130.063 Current Year RR Interest	(93)	0	(93)	0
224,278	224,278	0	5500.000 Current Year RR Deposits	1,794,227	1,794,227	0	2,691,340
225,882	**224,278**	**1,603**	**Total Revenues**	**1,794,134**	**1,794,227**	**(93)**	**2,691,340**
			Reserve Expenses				
76,803	0	(76,803)	9114.210 RR- Building Improvements	386,040	0	(386,040)	0
0	0	0	9801.520 Pool Furniture	1,798	0	(1,798)	0
0	0	0	3130.062 Current Year RR Expenses	1,086,121	0	(1,086,121)	0
6,730	0	(6,730)	9901.006 RR Exp - Facade	14,800	0	(14,800)	0
53,364	0	(53,364)	9901.008 RR Exp-Mechanical Equipment	112,822	0	(112,822)	0
400	0	(400)	9901.010 RR Exp - Lighting	2,966	0	(2,966)	0
3,790	0	(3,790)	9901.011 RR Exp - Concrete	7,956	0	(7,956)	0
29,178	0	(29,178)	9901.016 Roof Improvements	94,576	0	(94,576)	0
1,828	0	(1,828)	9901.870 Unit Appliance Repl	1,828	0	(1,828)	0
67	0	(67)	9901.980 Landscape Impr	17,231	0	(17,231)	0
172,159	**0**	**(172,159)**	**Total Reserve Expenses**	**1,726,137**	**0**	**(1,726,137)**	**0**
53,723	**224,278**	**(170,556)**	**Current Year Reserves Activity**	**67,997**	**1,794,227**	**(1,726,230)**	**2,691,340**

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
January 2021

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
Assessments														
5110.001 Condo Assessments	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,041	532,090	532,090	532,090	532,090	6,384,688	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	756,320	756,320	756,320	756,319	756,320	756,368	756,368	756,368	756,368	9,076,028	9,053,712
Other Income														
5110.000 Rental Income	3,450	1,770	1,742	1,742	1,742	55,502	2,542	12,361	11,693	11,693	11,693	11,693	127,623	170,940
5110.180 Clubhouse Rental	0	0	0	0	0	0	0	0	417	417	417	417	1,667	5,000
5190.000 Rent Revenue Miscellaneous	8,960	8,960	8,960	8,960	8,960	(44,800)	8,160	8,960	0	0	0	0	17,120	0
5410.000 Interest Revenue - Operations	6,200	6,385	5,793	6,073	6,035	7,638	7,746	1,847	5,833	5,833	5,833	5,833	71,051	70,000
5910.000 Laundry and Vending Revenue	0	0	5,312	0	1,167	3,598	3,592	0	3,333	3,333	3,333	3,333	27,003	48,000
5920.000 NSF and Late Charges	2,076	2,345	2,316	1,882	1,999	2,364	1,848	1,837	1,667	1,667	1,667	1,667	23,335	18,000
5920.020 Finance Charge	0	0	0	0	0	0	10	0	0	0	0	0	10	0
5990.000 Miscellaneous Inc	11,453	29,299	2,766	2,779	4,237	9,320	10,103	(50,882)	667	667	667	667	21,741	8,000
5990.008 In Unit Maintenance	40	7,043	0	43	324	0	0	14,731	3,333	3,333	3,333	3,333	35,514	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	0	660	0	0	16,823	4,167	4,167	4,167	4,167	44,150	45,000
5990.210 Legal - Collection	(46)	0	3,993	187	482	0	2,986	367	0	0	0	0	7,969	0
5990.220 Resale Package	1,632	7,612	1,736	4,759	3,509	1,941	2,637	1,338	4,000	4,000	4,000	4,000	41,164	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	0	0	0	0	5,620	667	667	667	667	8,287	8,000
5991.010 Newsletter Income	0	6,000	0	2,365	88	0	0	7,039	2,333	2,333	2,333	2,333	24,825	40,000
Total Other Income	35,165	80,815	34,262	30,189	30,604	36,962	41,025	21,440	39,510	39,510	39,510	39,510	468,501	517,740
Total Operating Income	791,484	837,134	790,582	786,509	786,924	793,282	797,344	777,760	795,878	795,878	795,878	795,878	9,544,528	9,571,452
Utilities														

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
January 2021

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
6450.000 Electricity	44,562	(31,065)	6,511	6,857	3,592	4,607	13,827	14,821	8,333	8,333	8,333	8,333	97,046	100,000
6451.000 Water	152,909	(56,202)	123,869	111,815	157,911	55,573	132,780	78,937	107,463	107,463	107,463	107,463	1,187,444	1,251,995
6452.000 Gas	11,186	19,526	18,527	11,925	16,172	17,171	21,891	21,104	18,333	18,333	18,333	18,333	210,836	240,000
Total Utilities	208,658	(67,741)	148,906	130,598	177,675	77,351	168,498	114,862	134,130	134,130	134,130	134,130	1,495,326	1,591,995
Contracts														
6519.000 Exterminating Contract	3,404	3,404	4,878	2,800	4,672	2,187	6,130	8,051	6,917	6,917	6,917	6,917	63,192	95,000
6525.000 Garbage and Trash Removal	29,668	31,029	36,056	52,100	34,921	28,094	34,929	5,285	29,415	29,415	29,415	29,415	369,742	350,071
6537.000 Grounds Contract	23,414	23,414	23,414	46,828	23,414	0	23,414	23,414	23,584	23,584	23,584	23,584	281,648	277,460
6547.000 Swim Pool Maintenance/Contract	0	0	0	(8,540)	0	0	0	0	9,450	9,450	9,450	9,450	29,260	104,200
6548.000 Snow Removal	0	0	0	0	2,242	0	0	0	5,000	2,000	0	0	9,242	20,000
6562.000 Decorating Contract	0	0	0	146,847	63,138	0	325	0	1,429	1,428	1,428	1,428	216,023	221,000
Total Contracts	56,486	57,847	64,348	240,035	128,387	30,281	64,798	36,750	75,794	72,793	70,793	70,793	969,108	1,067,731
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	2,711	0	307	8,259	7,358	764	3,550	942	1,667	1,667	1,667	1,667	30,558	20,000
6537.040 Landscape Repairs	14,471	2,221	25,819	7,850	5,090	8,554	1,660	3,217	1,000	6,000	15,000	20,000	110,881	120,000
6537.101 Tree Maintenance	19,773	1,390	32,310	83,195	11,560	45,650	48,372	0	2,000	12,000	18,000	24,000	298,250	180,000
6541.000 Repairs - General	6,492	6,676	11,461	0	16,378	13,473	12,195	5,298	8,333	8,333	8,333	8,333	105,307	100,000
6541.001 Equipment/Tools	1,002	0	423	2,988	68	199	895	0	250	250	250	250	6,575	3,000
6541.043 Exercise Equipment - Repairs	324	0	324	0	0	0	0	0	250	250	250	250	1,648	3,000
6541.230 Maintenance Supplies	9,182	2,792	4,018	8,856	6,985	7,932	5,392	6,544	2,917	2,917	2,917	2,917	63,368	35,000
6541.280 Plumbing Materials	10,270	5,273	5,216	2,898	6,701	783	4,269	4,163	2,500	2,500	2,500	2,500	49,573	30,000
6541.400 Equipment Repairs & Maintenance	0	0	0	0	0	0	0	0	208	208	208	208	833	2,500
6547.021 Pool Supplies & Equipment	0	441	2,498	(1,581)	0	0	0	0	0	0	4,000	2,500	7,858	12,000
6550.300 In-unit Supplies	0	407	519	1,291	726	269	1,627	661	833	833	833	833	8,833	10,000

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
January 2021

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
6562.100 Paint Supplies	231	59	1,874	3,215	2,381	1,253	967	437	1,583	1,583	1,583	1,583	16,751	17,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	2,274	969	2,873	3,478	7,526	10,372	7,366	2,685	3,917	3,917	3,917	3,917	53,209	47,000
Total Repair & Maintenance	66,729	20,228	87,643	120,448	64,772	89,250	86,294	23,947	25,458	40,458	59,458	68,958	753,645	583,875
Personnel														
Management Payroll	153,458	219,848	133,674	130,144	128,199	138,612	202,922	135,957	132,316	132,566	132,316	132,318	1,772,330	1,733,273
6313.000 Recruitment, Relocation, Training	0	0	3,040	0	0	1,551	2,867	564	700	700	700	700	10,822	8,400
6518.000 Uniforms	2,183	107	1,231	5,896	4,868	3,182	5,372	4,607	1,667	1,667	1,667	1,667	34,113	18,000
Payroll Taxes/Benefits	56,958	55,052	84,156	97,855	65,763	52,206	70,741	46,360	62,745	62,745	62,746	62,746	780,073	762,716
Total Personnel	212,599	275,008	222,102	233,894	198,830	195,551	281,902	187,488	197,428	197,678	197,429	197,431	2,597,338	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	9,210	(94)	4,789	3,982	0	3,750	3,750	3,750	3,750	45,672	45,000
6340.100 Legal Fees - Collections	0	0	0	0	0	0	0	2,659	1,250	1,250	1,250	1,250	7,659	15,000
6340.800 Legal - Litigation	0	0	1,313	0	1,975	697	205	0	417	417	417	417	5,856	35,000
6350.000 Audit Expense	0	0	0	0	15,104	500	0	0	15,500	0	0	0	31,104	15,500
Total Professional Services	13,174	12,250	7,632	15,529	23,305	12,305	10,507	8,979	27,236	11,736	11,736	11,736	166,125	186,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	850	750	0	1,223	1,259	0	0	975	975	975	975	7,982	10,000
6311.000 Office Supplies	175	(15)	0	0	1,378	504	1,132	1,003	1,292	1,292	1,292	1,292	9,343	15,500
6311.010 Printing	0	0	0	0	0	1,247	1,247	1,939	933	933	933	933	8,167	11,200
6311.050 Postage	1,483	2,100	18	2,397	4,528	2,272	2,514	1,937	833	833	833	833	20,581	19,000
6311.080 Lease Computer,Fax,Copr, etc.	0	0	785	1,267	1,347	0	2,409	1,932	600	600	600	600	10,140	7,200
6311.130 IT Support Contract	2,132	233	1,119	1,318	989	3,694	3,048	9,878	3,333	3,333	3,333	3,333	35,745	47,000

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
January 2021

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
6351.020 Computer Expenses	2,305	163	5,685	3,871	159	8,324	6,842	3,022	3,167	3,167	3,167	3,167	43,036	35,000
6360.000 Telephone and Answering Service	4,556	1,847	5,342	2,531	2,154	4,034	3,603	3,849	3,000	3,000	3,000	3,000	39,916	32,500
6370.000 Bad Debts	619	0	0	0	0	0	0	131	125	125	125	125	1,251	1,500
6390.000 Misc Administrative Expenses	2,072	1,360	1,554	851	2,512	1,803	878	3,684	2,500	2,500	2,500	2,500	24,713	33,000
6390.009 Meeting Expenses	800	0	0	0	0	0	0	3,862	0	0	6,000	0	10,662	14,000
6390.040 Credit Card & Bank Fees	189	455	471	207	182	250	326	226	0	0	0	0	2,306	0
6390.180 Association Unit Expense	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,690	7,657	7,657	7,657	7,657	92,148	98,127
6390.900 Misc Exp - Newsletter	375	0	509	5,953	11,411	2,322	2,697	2,489	2,667	2,667	2,667	2,667	36,423	38,500
6391.000 Dues & Subscriptions	310	0	0	0	0	0	0	0	25	25	25	25	410	300
6392.020 Travel - Other Operations	0	0	0	0	0	0	0	0	25	25	25	25	100	300
6393.050 Engineering Fees	0	0	5,426	410	0	0	0	376	833	833	833	833	9,546	15,000
Total Administrative Expenses	22,706	14,683	29,349	26,493	33,573	33,398	32,386	42,019	27,966	27,966	33,966	27,966	352,471	378,127
Taxes & Insurance														
6718.010 Corporate Taxes	4,048	0	0	0	0	0	8,775	0	7,500	0	0	0	20,323	15,000
6718.020 Personal Property Taxes	0	0	280	23,809	0	7,902	0	0	0	0	0	0	31,992	0
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	0	0	0	345	0	0	0	250	250	250	250	1,345	2,000
6720.000 Property & Liability Insurance (Hazard)	28,321	5,732	50,910	28,321	22,616	34,026	28,321	28,321	29,565	29,565	29,565	29,565	344,830	345,968
6720.030 Insurance Loss	0	0	16,773	0	0	0	(16,773)	0	4,167	4,167	4,167	4,167	16,667	50,000
6730.000 Capital Expenses	0	0	0	0	0	0	0	0	8,333	8,333	8,333	8,333	33,333	100,000
Total Taxes & Insurance	32,369	5,732	67,963	52,130	22,962	41,928	20,323	28,321	49,815	42,315	42,315	42,315	448,489	538,968
Total Operating Expenses	612,723	318,007	627,944	819,129	649,503	480,064	664,708	442,365	537,827	527,076	549,827	553,329	6,782,503	6,869,418
Net Operating Budget	178,762	519,127	162,637	(32,620)	137,421	313,218	132,636	335,394	258,050	268,801	246,050	242,548	2,762,026	2,702,034
2320.000 Mortgage Payable	(379)	0	0	0	0	0	0	0	0	0	0	0	(379)	4,982

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
January 2021

	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Actual Dec	Actual Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
Total Mortgage Expenses	(379)	0	0	0	0	0	0	0	0	0	0	0	(379)	12,674
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)	(256,898)	(86,858)	88,940	(91,643)	111,116	33,772	44,523	21,772	18,270	71,065	0
Extraordinary Items														
9999.020 Prior Year Activity	(14,341)	(2,412)	(2,729)	0	0	0	(641)	0	0	0	0	0	(20,122)	0
NET CASH FLOW	(59,478)	292,437	(64,370)	(256,898)	(86,858)	88,940	(92,283)	111,116	33,772	44,523	21,772	18,270	50,943	0

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
January 2021

		Current Balance
	ASSETS	
	Current Assets	
1110.000	Petty Cash	856
1120.000	Operating Cash	5,000
1120.001	Operating Cash 1	584,426
1130.000	Accounts Receivable	144,832
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)
		704,023
	Restricted Deposits & Funded Reserves	
1320.000	Replacement Reserve-Cash	967,828
1320.100	Replacement Reserve-MM	153,276
1320.200	Replacement Reserve-CD	3,165,000
1320.600	Accrued Interest Receivable	12,345
		4,298,448
	Prepaid Expenses	
1240.000	Prepaid Property & Liability Insurance	82,975
1271.000	Prepaid Income Taxes	23,058
1290.000	Prepaid Expense-Operating	89,859
		195,892
	Fixed Assets	
1420.000	Buildings	875,271
1480.000	Motor Vehicles	540,796
1400.950	Accumulated Depreciation	(27,191)
		1,388,877
	Less Accumulated Deprecation	988,329
	Total Assets	**5,598,911**
	LIABILITIES & EQUITY	
	Current Liabilities	
2110.000	Accounts Payable	24,293
2120.000	Accrued Wages and Payroll Taxes Payable	260,172
2123.000	Accrued Expense	239,765
2123.060	401K Match Payble	206,156
2124.000	Accrued Income Taxes Payable	12,111
2191.050	Refund Clearing Account	(1,408)
2210.001	Prepaid Assessment	153,948
2210.100	Prepaid Assessments or Rents - Prev. Owner	6,772
2240.000	Deferred Income	77,648
2199.000	Other Current Liabilities	1,420
		980,877
	Deposits Liabilities	

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
January 2021

		Current Balance
2191.000	Tenant Security Deposits Held in Trust (Contra)	7,829
		7,829
	Long Term Liabilities	
	Total Liabilities	**988,706**
	EQUITY	
	Net Profit or (Loss)-current	**(708,979)**
	Owners Unappropriated Equity-prior years	
3130.030	Fund Balance	1,833
3130.850	Property Fund	343,278
3210.030	Retained Earnings Operating Fnd	809,982
	Total Owners Unappropriated Equity-prior years	**1,155,094**
	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	1,794,227
3130.062	Current Year RR Expenditures	(1,086,121)
3130.063	Current Year RR Interest	(93)
	Total Owners Appropriated Equity-current	**708,012**
	Total Equity	**4,610,205**
	Total Liabilities & Equity	**5,598,911**