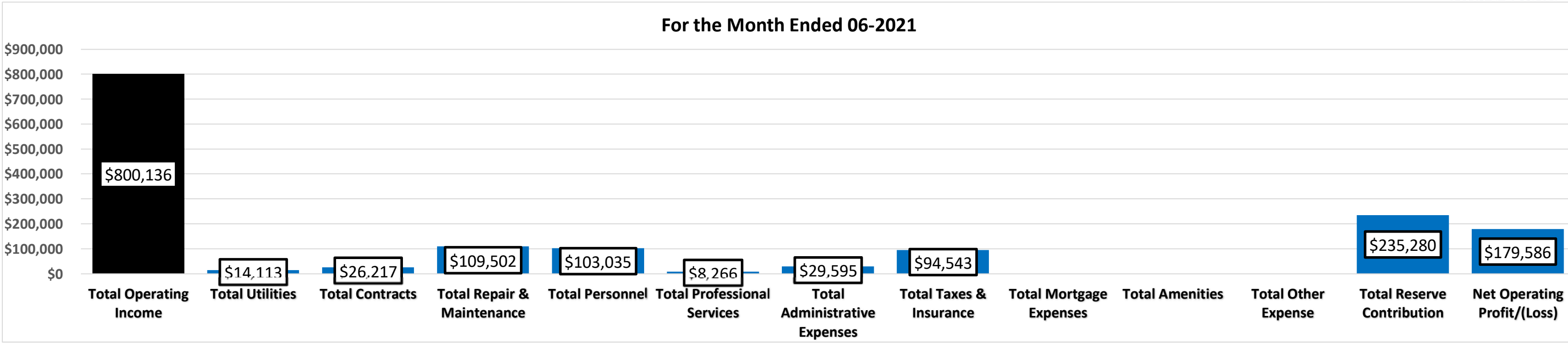
BARKAN
MANAGEMENT COMPANY

People you can trust.
Experience you can rely on.

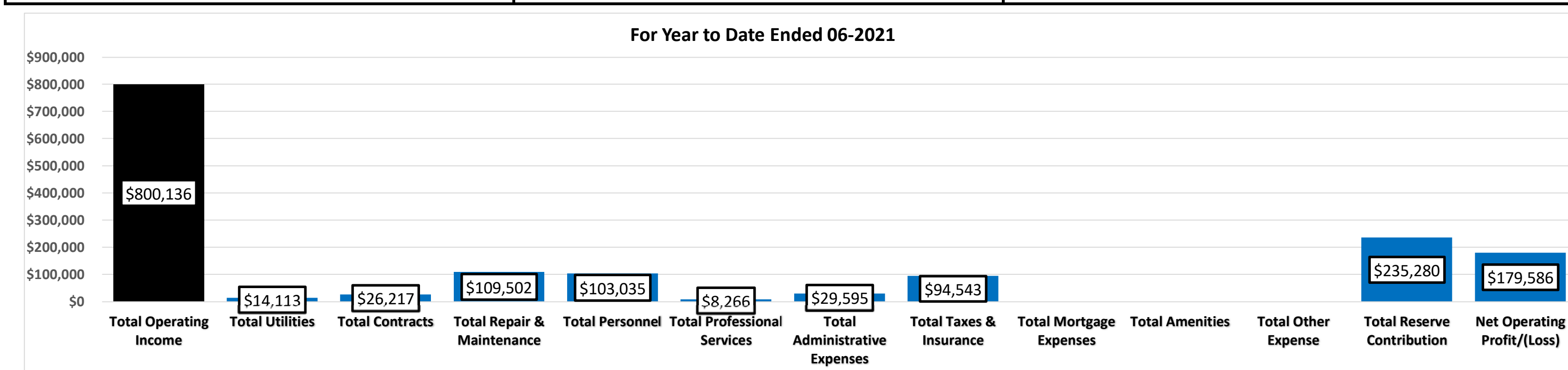
Parkfairfax Condominium UOA Financial Reports

June, 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	$800,136	$811,287	-$11,151	-1%	$800,136	$811,287	($11,151)	-1%
OPERATING EXPENSES								
Total Utilities	$14,113	$136,104	$121,991	90%	$14,113	$136,104	$121,991	90%
Total Contracts	$26,217	$73,678	$47,462	64%	$26,217	$73,678	$47,462	64%
Total Repair & Maintenance	$109,502	$82,958	($26,543)	-32%	$109,502	$82,958	($26,543)	-32%
Total Personnel	$103,035	$200,472	$97,437	49%	$103,035	$200,472	$97,437	49%
Total Professional Services	$8,266	$13,819	$5,554	40%	$8,266	$13,819	$5,554	40%
Total Administrative Expenses	$29,595	$27,127	($2,468)	-9%	$29,595	$27,127	($2,468)	-9%
Total Taxes & Insurance	$94,543	$39,399	($55,144)	-140%	$94,543	$39,399	($55,144)	-140%
Total Mortgage Expenses	$0	$0	$0	0%	$0	$0	$0	0%
Total Amenities	$0	$0	$0	0%	$0	$0	$0	0%
Total Other Expense	$0	$0	$0	0%	$0	$0	$0	0%
Total Reserve Contribution	$235,280	$235,280	$0	0%	$235,280	$235,280	$0	0%
Net Operating Profit/(Loss)	**$179,586**	**$2,450**	**$177,136**		**$179,586**	**$2,450**	**$177,136**	



Parkfairfax Condominium UOA

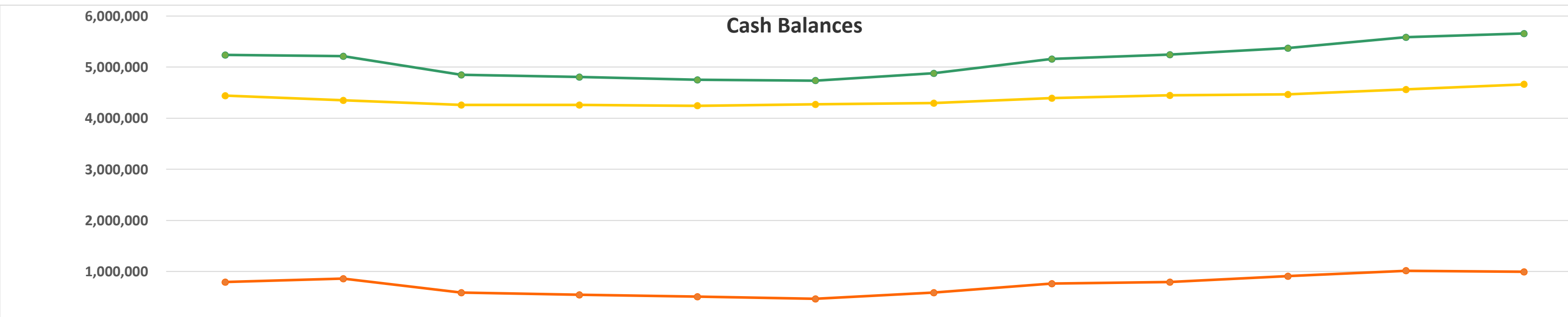
Financial Statement Summary

Cash Accounts - Operating

GL	NAME	BEG	END	Chg
1110000	Petty Cash	500.00	500.00	0.00
1120000	Operating Cash	0.00	0.00	0.00
1120001	Operating Cash 1	1,017,521.07	995,646.72	(21,874.35)
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
		1,018,021.07	996,146.72	(21,874.35)

Cash Accounts - Reserve

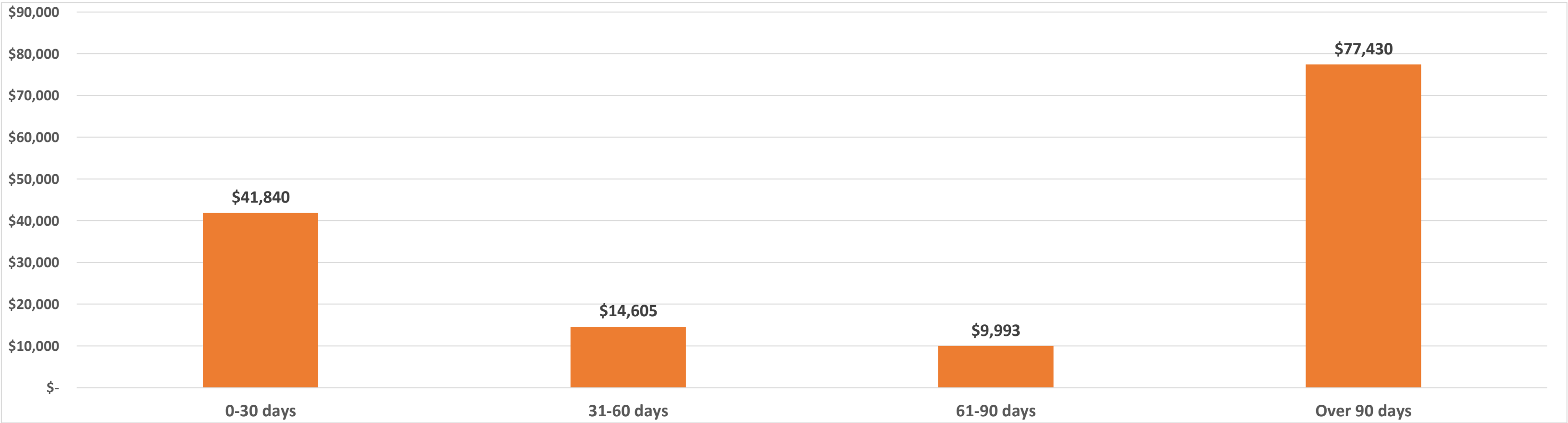
GL	NAME	BEG	END	Chg
1310020	Escrow Cash Insurance	0.00	0.00	0.00
1314000	Real Estate Tax Escrow	0.00	0.00	0.00
1316000	Escrow Cash	0.00	0.00	0.00
1316020	Debt Service Reserve	0.00	0.00	0.00
1320000	Replacement Reserve-Cash	1,091,553.22	1,344,001.39	252,448.17
1320001	Replacement Reserve-Cash2	0.00	0.00	0.00
1320100	Replacement Reserve-MM	398,858.67	492,192.95	93,334.28
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	3,065,000.00	2,820,000.00	(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	9,512.74	9,512.74	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
		4,564,924.63	4,665,707.08	100,782.45



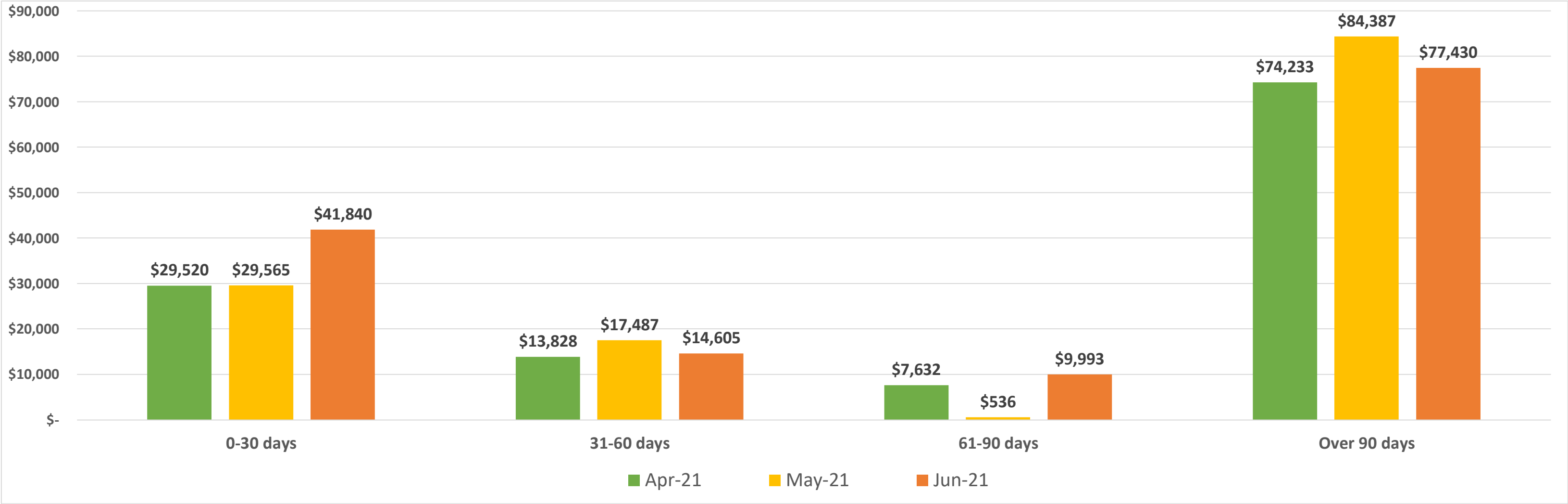
	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Operating Cash	794,274	861,903	585,165	545,216	504,937	467,304	584,926	765,425	795,809	911,134	1,018,021	996,147
RR Cash	4,442,247	4,354,089	4,261,801	4,259,743	4,244,853	4,271,296	4,298,448	4,392,606	4,450,050	4,463,910	4,564,925	4,665,707
Total Cash	5,236,520	5,215,992	4,846,966	4,804,960	4,749,790	4,738,600	4,883,374	5,158,031	5,245,859	5,375,044	5,582,946	5,661,854

Parkfairfax Condominium UOA
Financial Statement Summary

Receivables

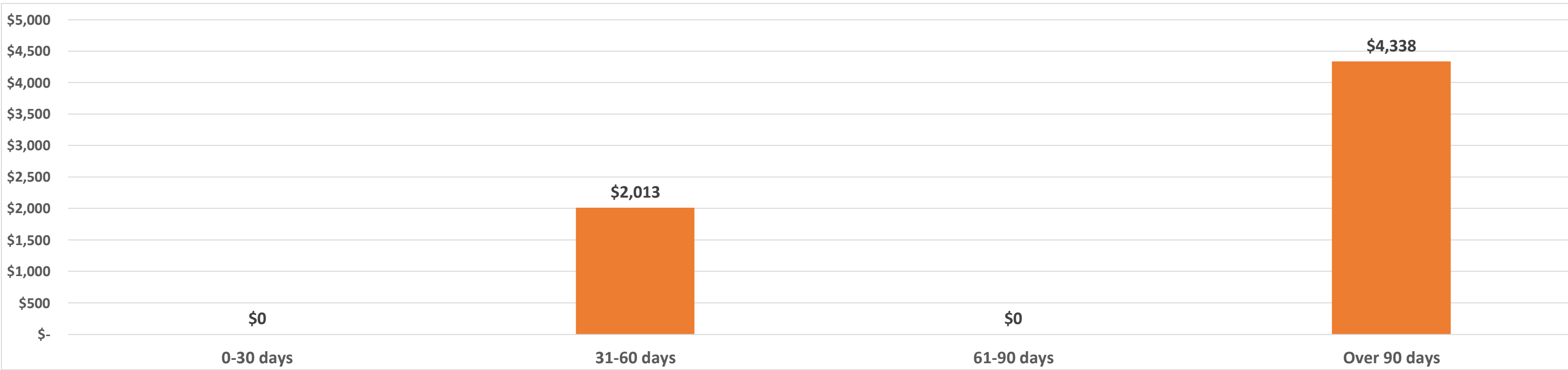


Receivables History

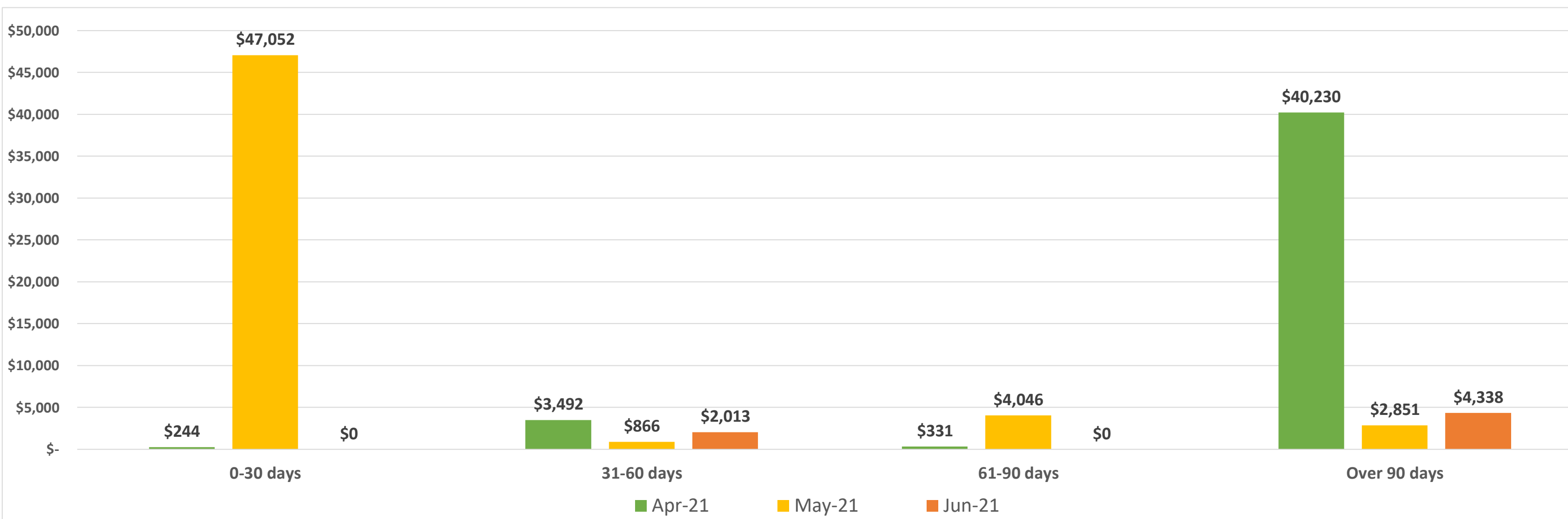


Parkfairfax Condominium UOA
Financial Statement Summary

Payables



Payables History



Parkfairfax Condominium UOA
Executive Summary
For The Period
June 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
800,136	811,287	(11,151)	Total Operating Income	800,136	811,287	(11,151)	9,735,446
14,113	136,104	121,991	Total Utilities	14,113	136,104	121,991	1,633,242
27,639	75,345	47,706	Total Contracts	27,639	75,345	47,706	1,104,142
109,502	82,958	(26,543)	Total Repair & Maintenance	109,502	82,958	(26,543)	633,500
101,217	198,831	97,614	Total Personnel	101,217	198,831	97,614	2,536,523
8,266	13,819	5,554	Total Professional Services	8,266	13,819	5,554	156,333
29,991	27,102	(2,889)	Total Administrative Expenses	29,991	27,102	(2,889)	339,222
94,543	39,399	(55,144)	Total Taxes & Insurance	94,543	39,399	(55,144)	509,124
385,270	573,558	188,288	Total Operating Expenses	385,270	573,558	188,288	6,912,086
414,866	237,730	177,136	Net Operating Budget	414,866	237,730	177,136	2,823,360
			RESERVES BUDGET				
(235,280)	(235,280)	0	Total Reserve Expenses	(235,280)	(235,280)	0	(2,823,360)
(235,280)	(235,280)	0	Net Reserve Budget	(235,280)	(235,280)	0	(2,823,360)
179,586	2,450	177,136	Net Operating Profit/(Loss)	179,586	2,450	177,136	0
179,586	2,450	177,136	NET CASH FLOW	179,586	2,450	177,136	0

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA
Budget Variance
For The Period
June 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Assessments				
536,062	536,169	(107)	5110.001 Condo Assessments	536,062	536,169	(107)	6,434,022
235,280	235,280	0	5500.000 Reserve Assessments	235,280	235,280	0	2,823,360
771,342	**771,449**	**(107)**	**Total Assessments**	**771,342**	**771,449**	**(107)**	**9,257,382**
			Other Income				
6,596	11,693	(5,097)	5110.000 Rental Income	6,596	11,693	(5,097)	140,316
450	417	33	5110.180 Clubhouse Rental	450	417	33	5,000
8,960	0	8,960	5190.000 Rent Revenue Miscellaneous	8,960	0	8,960	0
0	5,833	(5,833)	5410.000 Interest Revenue - Operations	0	5,833	(5,833)	70,000
0	3,333	(3,333)	5910.000 Laundry and Vending Revenue	0	3,333	(3,333)	40,000
(121)	1,667	(1,788)	5920.000 NSF and Late Charges	(121)	1,667	(1,788)	20,000
830	667	164	5990.000 Miscellaneous Inc	830	667	164	8,000
1,825	3,333	(1,508)	5990.008 In Unit Maintenance	1,825	3,333	(1,508)	40,000
2,083	4,496	(2,413)	5990.190 Storage Unit Fees	2,083	4,496	(2,413)	53,948
1,297	0	1,297	5990.210 Legal - Collection	1,297	0	1,297	0
2,176	4,000	(1,824)	5990.220 Resale Package	2,176	4,000	(1,824)	48,000
1,400	1,400	0	5990.310 Cable Income	1,400	1,400	0	16,800
2,700	667	2,033	5990.600 Key Income	2,700	667	2,033	8,000
598	2,333	(1,735)	5991.010 Newsletter Income	598	2,333	(1,735)	28,000
28,794	**39,839**	**(11,044)**	**Total Other Income**	**28,794**	**39,839**	**(11,044)**	**478,064**
800,136	**811,287**	**(11,151)**	**Total Operating Income**	**800,136**	**811,287**	**(11,151)**	**9,735,446**
			Utilities				
6,691	7,917	1,226	6450.000 Electricity	6,691	7,917	1,226	95,000
532	110,687	110,155	6451.000 Water	532	110,687	110,155	1,328,242
6,891	17,500	10,609	6452.000 Gas	6,891	17,500	10,609	210,000
14,113	**136,104**	**121,991**	**Total Utilities**	**14,113**	**136,104**	**121,991**	**1,633,242**
			Contracts				
1,422	1,667	245	6518.000 Uniforms	1,422	1,667	245	20,000
2,481	6,083	3,602	6519.000 Exterminating Contract	2,481	6,083	3,602	73,000
4,089	29,593	25,504	6525.000 Garbage and Trash Removal	4,089	29,593	25,504	355,113
(108)	23,584	23,692	6537.000 Grounds Contract	(108)	23,584	23,692	283,009
14,160	9,418	(4,742)	6547.000 Swim Pool Maintenance/Contract	14,160	9,418	(4,742)	113,020
0	0	0	6548.000 Snow Removal	0	0	0	20,000
5,595	5,000	(595)	6562.000 Decorating Contract	5,595	5,000	(595)	240,000
27,639	**75,345**	**47,706**	**Total Contracts**	**27,639**	**75,345**	**47,706**	**1,104,142**
			Repair & Maintenance				
(114)	1,833	1,947	6515.000 Janitor and Cleaning Supplies	(114)	1,833	1,947	22,000
7,438	10,000	2,562	6537.040 Landscape Repairs	7,438	10,000	2,562	120,000
76,810	45,000	(31,810)	6537.101 Tree Maintenance	76,810	45,000	(31,810)	220,000

Parkfairfax Condominium UOA
Budget Variance
For The Period
June 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
3,697	8,333	4,637	6541.000 Repairs - General	3,697	8,333	4,637	100,000
152	250	98	6541.001 Equipment/Tools	152	250	98	3,000
0	250	250	6541.043 Exercise Equipment - Repairs	0	250	250	3,000
2,324	3,083	759	6541.230 Maintenance Supplies	2,324	3,083	759	37,000
0	2,667	2,667	6541.280 Plumbing Materials	0	2,667	2,667	32,000
0	208	208	6541.400 Equipment Repairs & Maintenance	0	208	208	2,500
0	5,000	5,000	6547.021 Pool Supplies & Equipment	0	5,000	5,000	18,000
13,326	0	(13,326)	6547.025 Pool Repairs & Maintenance	13,326	0	(13,326)	0
0	833	833	6550.300 In-unit Supplies	0	833	833	10,000
814	1,583	769	6562.100 Paint Supplies	814	1,583	769	19,000
5,055	3,917	(1,138)	6570.000 Vehicle and Maintenance Equipment Operation and Repairs	5,055	3,917	(1,138)	47,000
109,502	**82,958**	**(26,543)**	**Total Repair & Maintenance**	**109,502**	**82,958**	**(26,543)**	**633,500**
			Personnel				
			Payroll Salaries				
9,275	25,220	15,945	6309.020 Manager/Assistant Manager Salaries	9,275	25,220	15,945	327,862
18,093	19,857	1,764	6309.030 Administrative Salaries	18,093	19,857	1,764	258,143
38,562	89,601	51,039	6540.010 Maintenance Salaries	38,562	89,601	51,039	1,164,810
65,931	**134,678**	**68,748**	**Total Payroll Salaries**	**65,931**	**134,678**	**68,748**	**1,750,815**
			Payroll Taxes/Benefits				
1,799	667	(1,133)	6313.000 Education/Training Benefit/Recruitment	1,799	667	(1,133)	8,000
0	25	25	6392.000 Mileage	0	25	25	300
0	250	250	6399.020 Bonuses	0	250	250	1,000
26,840	40,120	13,280	6723.001 Health Benefits	26,840	40,120	13,280	481,436
707	2,605	1,899	6310.020 Payroll Taxes - Management	707	2,605	1,899	33,868
1,428	2,051	623	6310.050 Payroll Taxes - Administrative	1,428	2,051	623	26,666
2,942	9,256	6,314	6310.060 Payroll Taxes - Maintenance	2,942	9,256	6,314	120,325
875	1,015	140	6310.100 Retirement - Management	875	1,015	140	13,190
324	553	229	6310.110 Retirement - Administrative	324	553	229	7,194
371	2,396	2,025	6310.120 Retirement - Maintenance	371	2,396	2,025	31,144
0	83	83	6310.130 Employee Recruitment	0	83	83	1,000
0	5,132	5,132	6722.000 Workmen's Compensation	0	5,132	5,132	61,585
35,286	**64,153**	**28,866**	**Total Payroll Taxes/Benefits**	**35,286**	**64,153**	**28,866**	**785,708**
101,217	**198,831**	**97,614**	**Total Personnel**	**101,217**	**198,831**	**97,614**	**2,536,523**
			Professional Services				
6,319	6,319	(0)	6320.000 Management Fee	6,319	6,319	(0)	75,833
0	3,750	3,750	6340.000 Legal Expense	0	3,750	3,750	45,000
1,301	1,250	(51)	6340.100 Legal Fees - Collections	1,301	1,250	(51)	15,000
645	2,500	1,855	6340.800 Legal - Litigation	645	2,500	1,855	5,000
0	0	0	6350.000 Audit Expense	0	0	0	15,500

![BARKAN MANAGEMENT COMPANY]

Parkfairfax Condominium UOA
Budget Variance
For The Period
June 2021

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
8,266	**13,819**	**5,554**	**Total Professional Services**	**8,266**	**13,819**	**5,554**	**156,333**
			Administrative Expenses				
0	975	975	6301.000 Recreation/Resident Activities	0	975	975	11,700
1,046	1,292	246	6311.000 Office Supplies	1,046	1,292	246	15,500
1,247	933	(314)	6311.010 Printing	1,247	933	(314)	11,200
1,092	0	(1,092)	6311.020 Xerox Contract	1,092	0	(1,092)	0
3,142	1,667	(1,476)	6311.050 Postage	3,142	1,667	(1,476)	20,000
657	600	(57)	6311.080 Lease Computer,Fax,Copr, etc.	657	600	(57)	7,200
4,467	3,333	(1,133)	6311.130 IT Support Contract	4,467	3,333	(1,133)	40,000
183	3,167	2,984	6351.020 Computer Expenses	183	3,167	2,984	38,000
2,702	3,000	298	6360.000 Telephone and Answering Service	2,702	3,000	298	36,000
0	125	125	6370.000 Bad Debts	0	125	125	1,500
1,510	2,333	823	6390.000 Misc Administrative Expenses	1,510	2,333	823	28,000
0	0	0	6390.009 Meeting Expenses	0	0	0	14,000
683	0	(683)	6390.040 Credit Card & Bank Fees	683	0	(683)	0
8,312	7,819	(494)	6390.180 Association Unit Expense	8,312	7,819	(494)	93,822
4,950	1,000	(3,950)	6390.900 Misc Exp - Newsletter	4,950	1,000	(3,950)	12,000
0	25	25	6391.000 Dues & Subscriptions	0	25	25	300
0	833	833	6393.050 Engineering Fees	0	833	833	10,000
29,991	**27,102**	**(2,889)**	**Total Administrative Expenses**	**29,991**	**27,102**	**(2,889)**	**339,222**
			Taxes & Insurance				
0	0	0	6710.000 Real Estate Taxes	0	0	0	21,340
0	0	0	6718.010 Corporate Taxes	0	0	0	15,000
0	250	250	6719.000 Miscellaneous Taxes, Licenses, and Permits	0	250	250	3,000
30,603	29,565	(1,038)	6720.000 Property & Liability Insurance (Hazard)	30,603	29,565	(1,038)	354,784
63,939	0	(63,939)	6720.030 Insurance Loss	63,939	0	(63,939)	0
0	2,083	2,083	6720.060 Insurance Reimburse Deductible	0	2,083	2,083	25,000
0	7,500	7,500	6730.000 Capital Expenses	0	7,500	7,500	90,000
94,543	**39,399**	**(55,144)**	**Total Taxes & Insurance**	**94,543**	**39,399**	**(55,144)**	**509,124**
385,270	**573,558**	**188,288**	**Total Operating Expenses**	**385,270**	**573,558**	**188,288**	**6,912,086**
414,866	**237,730**	**177,136**	**Net Operating Budget**	**414,866**	**237,730**	**177,136**	**2,823,360**
			RESERVES BUDGET				
(235,280)	(235,280)	0	9901.015 Reserve Contributions	(235,280)	(235,280)	0	(2,823,360)
(235,280)	**(235,280)**	**0**	**Total Reserve Contribution**	**(235,280)**	**(235,280)**	**0**	**(2,823,360)**
179,586	**2,450**	**177,136**	**Net Operating Profit/(Loss)**	**179,586**	**2,450**	**177,136**	**0**
			Extraordinary Items				
179,586	**2,450**	**177,136**	**NET CASH FLOW**	**179,586**	**2,450**	**177,136**	**0**

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

Current Actual	Current Budget	Current Variance		YTD Actual	YTD Budget	YTD Variance	Annual Budget
			Revenues				
7,448	0	7,448	3130.063 Current Year RR Interest	7,448	0	7,448	0
235,280	235,280	0	5500.000 Current Year RR Deposits	235,280	235,280	0	2,823,360
242,728	**235,280**	**7,448**	**Total Revenues**	**242,728**	**235,280**	**7,448**	**2,823,360**
			Reserve Expenses				
77,420	0	(77,420)	3130.062 Current Year RR Expenses	77,420	0	(77,420)	0
77,420	**0**	**(77,420)**	**Total Reserve Expenses**	**77,420**	**0**	**(77,420)**	**0**
165,308	**235,280**	**(69,972)**	**Current Year Reserves Activity**	**165,308**	**235,280**	**(69,972)**	**2,823,360**

BARKAN MANAGEMENT COMPANY

Parkfairfax Condominium UOA

Statement of Income & Forecast
For the Period
June 2021

	Actual Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
Assessments														
5110.001 Condo Assessments	536,062	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	536,169	6,433,915	6,434,022
5500.000 Reserve Assessments	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	235,280	2,823,360	2,823,360
Total Assessments	771,342	771,449	771,449	771,449	771,449	771,449	771,449	771,449	771,449	771,449	771,449	771,449	9,257,275	9,257,382
Other Income														
5110.000 Rental Income	6,596	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	11,693	135,219	140,316
5110.180 Clubhouse Rental	450	417	417	417	417	417	417	417	417	417	417	417	5,033	5,000
5190.000 Rent Revenue Miscellaneous	8,960	0	0	0	0	0	0	0	0	0	0	0	8,960	0
5410.000 Interest Revenue - Operations	0	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	64,167	70,000
5910.000 Laundry and Vending Revenue	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	40,000
5920.000 NSF and Late Charges	(121)	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	18,212	20,000
5990.000 Miscellaneous Inc	830	667	667	667	667	667	667	667	667	667	667	667	8,164	8,000
5990.008 In Unit Maintenance	1,825	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	38,492	40,000
5990.190 Storage Unit Fees	2,083	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	4,496	51,535	53,948
5990.210 Legal - Collection	1,297	0	0	0	0	0	0	0	0	0	0	0	1,297	0
5990.220 Resale Package	2,176	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	46,176	48,000
5990.310 Cable Income	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	16,800
5990.600 Key Income	2,700	667	667	667	667	667	667	667	667	667	667	667	10,033	8,000
5991.010 Newsletter Income	598	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	26,265	28,000
Total Other Income	28,794	39,839	39,839	39,839	39,839	39,839	39,839	39,839	39,839	39,839	39,839	39,839	467,020	478,064
Total Operating Income	800,136	811,287	811,287	811,287	811,287	811,287	811,287	811,287	811,287	811,287	811,287	811,287	9,724,295	9,735,446
Utilities														
6450.000 Electricity	6,691	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	93,774	95,000
6451.000 Water	532	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	110,687	1,218,087	1,328,242

BARKAN
MANAGEMENT COMPANY

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	Actual Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Budget Jan	Budget Feb	Budget Mar	Budget Apr	Budget May	Total	Annual Budget
6452.000 Gas	6,891	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	199,391	210,000
Total Utilities	14,113	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	136,104	1,511,251	1,633,242
Contracts														
6518.000 Uniforms	1,422	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	19,755	20,000
6519.000 Exterminating Contract	2,481	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	6,083	69,398	73,000
6525.000 Garbage and Trash Removal	4,089	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	29,593	329,609	355,113
6537.000 Grounds Contract	(108)	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	23,584	259,317	283,009
6547.000 Swim Pool Maintenance/Contract	14,160	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	9,418	117,762	113,020
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	5,595	70,000	70,000	70,000	15,000	1,429	1,429	1,429	1,429	1,429	1,429	1,429	240,595	240,000
Total Contracts	27,639	140,345	140,345	140,345	86,345	73,774	76,774	76,774	76,774	73,774	71,774	71,774	1,056,436	1,104,142
Repair & Maintenance														
6515.000 Janitor and Cleaning Supplies	(114)	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	20,053	22,000
6537.040 Landscape Repairs	7,438	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	117,438	120,000
6537.101 Tree Maintenance	76,810	30,000	30,000	25,000	14,000	2,000	1,500	1,500	2,000	15,000	20,000	34,000	251,810	220,000
6541.000 Repairs - General	3,697	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	95,363	100,000
6541.001 Equipment/Tools	152	250	250	250	250	250	250	250	250	250	250	250	2,902	3,000
6541.043 Exercise Equipment - Repairs	0	250	250	250	250	250	250	250	250	250	250	250	2,750	3,000
6541.230 Maintenance Supplies	2,324	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	36,241	37,000
6541.280 Plumbing Materials	0	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	29,333	32,000
6541.400 Equipment Repairs & Maintenance	0	208	208	208	208	208	208	208	208	208	208	208	2,292	2,500
6547.021 Pool Supplies & Equipment	0	5,000	1,500	0	0	0	0	0	0	0	4,000	2,500	13,000	18,000
6547.025 Pool Repairs & Maintenance	13,326	0	0	0	0	0	0	0	0	0	0	0	13,326	0
6550.300 In-unit Supplies	0	833	833	833	833	833	833	833	833	833	833	833	9,167	10,000

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6562.100 Paint Supplies	814	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	18,231	19,000
6570.000 Vehicle and Maintenance Equipment Operation and Repairs	5,055	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	3,917	48,138	47,000
Total Repair & Maintenance	109,502	67,958	64,458	57,958	46,958	34,958	34,458	34,458	34,958	47,958	56,958	69,458	660,043	633,500
Personnel														
Payroll Salaries														
6309.020 Manager/Assistant Manager Salaries	9,275	37,831	25,220	25,220	25,220	25,220	37,831	25,220	25,220	25,220	25,220	25,220	311,917	327,862
6309.030 Administrative Salaries	18,093	29,786	19,857	19,857	19,857	19,857	29,786	19,857	19,857	19,857	19,857	19,857	256,379	258,143
6540.010 Maintenance Salaries	38,562	134,401	89,601	89,601	89,601	89,601	134,401	89,601	89,601	89,601	89,601	89,601	1,113,771	1,164,810
Total Payroll Salaries	65,931	202,017	134,678	134,678	134,678	134,678	202,017	134,678	134,678	134,678	134,678	134,678	1,682,067	1,750,815
Payroll Taxes/Benefits														
6313.000 Education/Training Benefit/Recruitment	1,799	667	667	667	667	667	667	667	667	667	667	667	9,133	8,000
6392.000 Mileage	0	25	25	25	25	25	25	25	25	25	25	25	275	300
6399.020 Bonuses	0	0	0	250	0	0	250	0	0	250	0	0	750	1,000
6723.001 Health Benefits	26,840	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	468,156	481,436
6310.020 Payroll Taxes - Management	707	3,909	2,605	2,605	2,605	2,605	3,909	2,605	2,605	2,605	2,605	2,605	31,969	33,868
6310.050 Payroll Taxes - Administrative	1,428	3,078	2,051	2,051	2,051	2,051	3,078	2,051	2,051	2,051	2,051	2,051	26,043	26,666
6310.060 Payroll Taxes - Maintenance	2,942	13,884	9,256	9,256	9,256	9,256	13,884	9,256	9,256	9,256	9,256	9,256	114,011	120,325
6310.100 Retirement - Management	875	1,522	1,015	1,015	1,015	1,015	1,522	1,015	1,015	1,015	1,015	1,015	13,050	13,190
6310.110 Retirement - Administrative	324	830	553	553	553	553	830	553	553	553	553	553	6,965	7,194
6310.120 Retirement - Maintenance	371	3,594	2,396	2,396	2,396	2,396	3,594	2,396	2,396	2,396	2,396	2,396	29,119	31,144
6310.130 Employee Recruitment	0	83	83	83	83	83	83	83	83	83	83	83	917	1,000
6722.000 Workmen's Compensation	0	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132	56,453	61,585
Total Payroll Taxes/Benefits	35,286	72,841	63,903	64,153	63,903	63,903	73,091	63,903	63,903	64,153	63,903	63,903	756,842	785,708
Total Personnel	101,217	274,858	198,581	198,831	198,581	198,581	275,108	198,581	198,581	198,831	198,581	198,581	2,438,909	2,536,523
Professional Services														

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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	0	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	41,250	45,000
6340.100 Legal Fees - Collections	1,301	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,051	15,000
6340.800 Legal - Litigation	645	2,000	500	0	0	0	0	0	0	0	0	0	3,145	5,000
6350.000 Audit Expense	0	0	0	0	0	0	0	0	15,500	0	0	0	15,500	15,500
Total Professional Services	8,266	13,319	11,819	11,319	11,319	11,319	11,319	11,319	26,819	11,319	11,319	11,319	150,779	156,333
Administrative Expenses														
6301.000 Recreation/Resident Activities	0	975	975	975	975	975	975	975	975	975	975	975	10,725	11,700
6311.000 Office Supplies	1,046	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	15,254	15,500
6311.010 Printing	1,247	933	933	933	933	933	933	933	933	933	933	933	11,514	11,200
6311.020 Xerox Contract	1,092	0	0	0	0	0	0	0	0	0	0	0	1,092	0
6311.050 Postage	3,142	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	21,476	20,000
6311.080 Lease Computer,Fax,Copr, etc.	657	600	600	600	600	600	600	600	600	600	600	600	7,257	7,200
6311.130 IT Support Contract	4,467	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	41,133	40,000
6351.020 Computer Expenses	183	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	3,167	35,016	38,000
6360.000 Telephone and Answering Service	2,702	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	35,702	36,000
6370.000 Bad Debts	0	125	125	125	125	125	125	125	125	125	125	125	1,375	1,500
6390.000 Misc Administrative Expenses	1,510	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	27,177	28,000
6390.009 Meeting Expenses	0	0	0	1,500	0	4,000	0	2,500	0	0	6,000	0	14,000	14,000
6390.040 Credit Card & Bank Fees	683	0	0	0	0	0	0	0	0	0	0	0	683	0
6390.180 Association Unit Expense	8,312	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	7,819	94,316	93,822
6390.900 Misc Exp - Newsletter	4,950	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	15,950	12,000
6391.000 Dues & Subscriptions	0	25	25	25	25	25	25	25	25	25	25	25	275	300
6393.050 Engineering Fees	0	833	833	833	833	833	833	833	833	833	833	833	9,167	10,000

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Total Administrative Expenses	29,991	27,102	27,102	28,602	27,102	31,102	27,102	29,602	27,102	27,102	33,102	27,102	342,111	339,222
Taxes & Insurance														
6710.000 Real Estate Taxes	0	10,670	0	0	0	0	0	10,670	0	0	0	0	21,340	21,340
6718.010 Corporate Taxes	0	0	0	7,500	0	0	0	0	7,500	0	0	0	15,000	15,000
6719.000 Miscellaneous Taxes, Licenses, and Permits	0	250	250	250	250	250	250	250	250	250	250	250	2,750	3,000
6720.000 Property & Liability Insurance (Hazard)	30,603	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	29,565	355,822	354,784
6720.030 Insurance Loss	63,939	0	0	0	0	0	0	0	0	0	0	0	63,939	0
6720.060 Insurance Reimburse Deductible	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	22,917	25,000
6730.000 Capital Expenses	0	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	82,500	90,000
Total Taxes & Insurance	94,543	50,069	39,399	46,899	39,399	39,399	39,399	50,069	46,899	39,399	39,399	39,399	564,268	509,124
Total Operating Expenses	385,270	709,755	617,808	620,058	545,808	525,236	600,264	536,906	547,236	534,486	547,236	553,736	6,723,798	6,912,086
Net Operating Budget	414,866	101,532	193,480	191,230	265,480	286,051	211,023	274,381	264,051	276,801	264,051	257,551	3,000,496	2,823,360
RESERVES BUDGET														
9901.015 Reserve Contributions	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(2,823,360)	(2,823,360)
Total Reserve Contribution	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(235,280)	(2,823,360)	(2,823,360)
Net Operating Profit/(Loss)	179,586	(133,748)	(41,800)	(44,050)	30,200	50,771	(24,257)	39,101	28,771	41,521	28,771	22,271	177,136	0
Extraordinary Items														
NET CASH FLOW	179,586	(133,748)	(41,800)	(44,050)	30,200	50,771	(24,257)	39,101	28,771	41,521	28,771	22,271	177,136	0

Parkfairfax Condominium UOA
Balance Sheet
For the period ending
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		Current Balance
	ASSETS	
	Current Assets	
1110.000	Petty Cash	500
1120.001	Operating Cash 1	995,647
1130.000	Accounts Receivable	143,866
1132.000	Accounts Receivable	48,538
4200.000	Allowance For Bad Debt	(138,357)
1140.000	AR-other	(1,508)
1904.010	Deferred Tax Credit Fee	(4,536)
		1,044,150
	Restricted Deposits & Funded Reserves	
1320.000	Replacement Reserve-Cash	1,344,001
1320.100	Replacement Reserve-MM	492,193
1320.200	Replacement Reserve-CD	2,820,000
1320.600	Accrued Interest Receivable	9,513
		4,665,707
	Prepaid Expenses	
1240.000	Prepaid Property & Liability Insurance	146,131
1271.000	Prepaid Income Taxes	23,058
1290.000	Prepaid Expense-Operating	50,872
		220,062
	Fixed Assets	
1420.000	Buildings	602,000
1480.000	Motor Vehicles	499,471
		1,101,471
	Less Accumulated Deprecation	933,154
	Total Assets	**6,098,236**
	LIABILITIES & EQUITY	
	Current Liabilities	
2110.000	Accounts Payable	6,351
2120.000	Accrued Wages and Payroll Taxes Payable	117,638
2123.000	Accrued Expense	43,352
2123.060	401K Match Payble	169,425
2124.000	Accrued Income Taxes Payable	41,440
2191.050	Refund Clearing Account	(1,029)
2210.001	Prepaid Assessment	162,411
2210.100	Prepaid Assessments or Rents - Prev. Owner	22,830
2240.000	Deferred Income	64,132
2199.000	Other Current Liabilities	1,420
		627,970
	Deposits Liabilities	
2191.000	Tenant Security Deposits Held in Trust (Contra)	7,450
		7,450
	Long Term Liabilities	

BARKAN
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Balance Sheet
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		Current Balance
	Total Liabilities	**635,420**
	EQUITY	
	Net Profit or (Loss)-current	**179,586**
	Owners Unappropriated Equity-prior years	
3130.030	Fund Balance	1,833
3130.850	Property Fund	296,885
3210.030	Retained Earnings Operating Fnd	1,496,215
	Total Owners Unappropriated Equity-prior years	**1,794,933**
	Owners Appropriated Equity-prior years	
3130.060	Capital Reserve Fund Balance	3,322,989
	Total Owners Appropriated Equity-prior years	**3,322,989**
	Owners Appropriated Equity-current	
3130.061	Current Year RR Contributions	235,280
3130.062	Current Year RR Expenditures	(77,420)
3130.063	Current Year RR Interest	7,448
	Total Owners Appropriated Equity-current	**165,308**
	Total Equity	**5,462,817**
	Total Liabilities & Equity	**6,098,236**