BARKAN
MANAGEMENT COMPANY

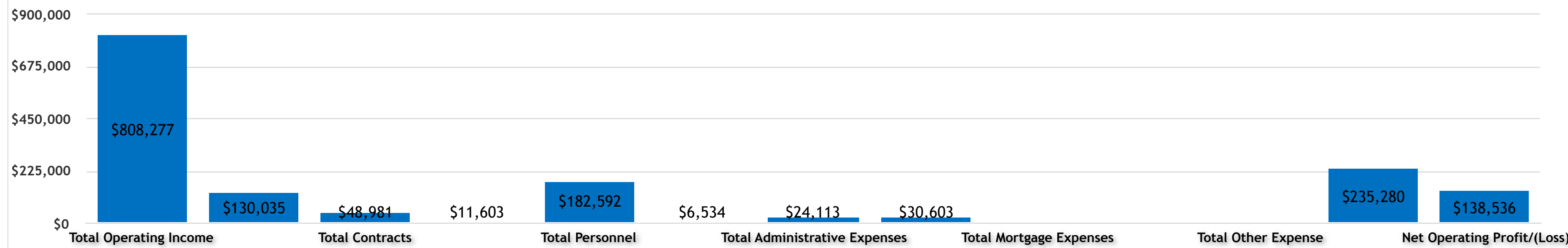
People you can trust.
Experience you can rely on.

# Parkfairfax Condominium UOA Financial Reports

## October, 2021

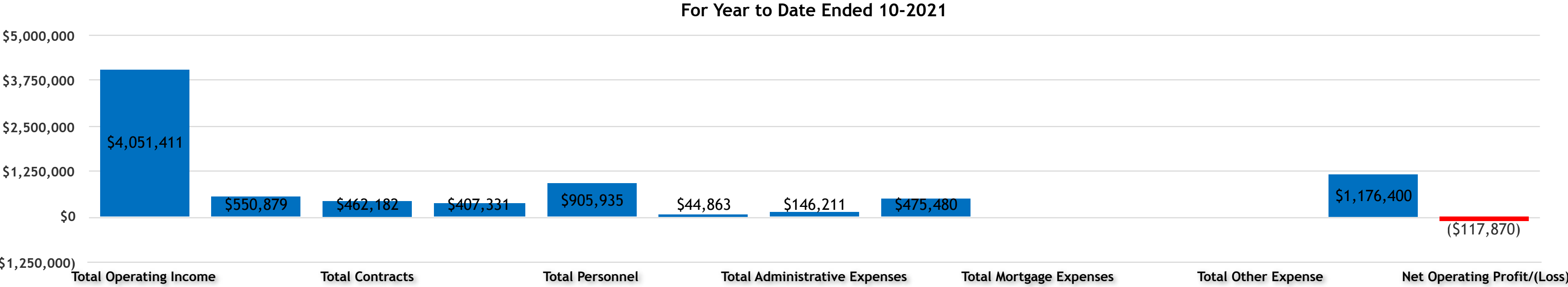
**Parkfairfax Condominium UOA**
**Financial Statement Summary**

**For the Month Ended 10-2021**




| | Month To Date | | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|---|
| | Actual | Budget | Var | Var % | Actual | Budget | Var | Var % |
| **REVENUE** | | | | | | | | |
| Total Operating Income | $808,277 | $811,287 | -$3,011 | -0% | $4,051,411 | $4,056,436 | ($5,025) | -0% |
| **OPERATING EXPENSES** | | | | | | | | |
| Total Utilities | $130,035 | $136,104 | $6,069 | 4% | $550,879 | $680,518 | $129,638 | 19% |
| Total Contracts | $48,981 | $84,678 | $35,697 | 42% | $462,182 | $574,392 | $112,211 | 20% |
| Total Repair & Maintenance | $11,603 | $46,958 | $35,356 | 75% | $407,331 | $320,292 | ($87,040) | -27% |
| Total Personnel | $182,592 | $200,222 | $17,631 | 9% | $905,935 | $1,077,889 | $171,954 | 16% |
| Total Professional Services | $6,534 | $11,319 | $4,785 | 42% | $44,863 | $61,597 | $16,734 | 27% |
| Total Administrative Expenses | $24,113 | $27,127 | $3,014 | 11% | $146,211 | $137,134 | ($9,077) | -7% |
| Total Taxes & Insurance | $30,603 | $39,399 | $8,795 | 22% | $475,480 | $215,163 | ($260,316) | -121% |
| 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% | $1,176,400 | $1,176,400 | $0 | 0% |
| | | | | | | | | |
| **Net Operating Profit/(Loss)** | **$138,536** | **$30,200** | **$108,336** | | **($117,870)** | **($186,949)** | **$69,080** | |

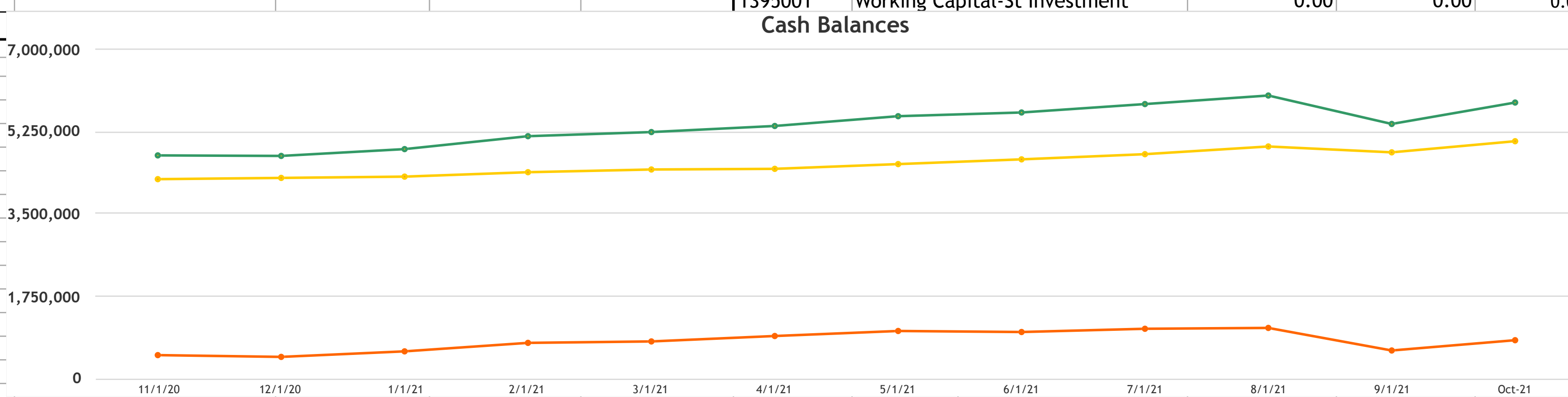
**For Year to Date Ended 10-2021**



# Parkfairfax Condominium UOA

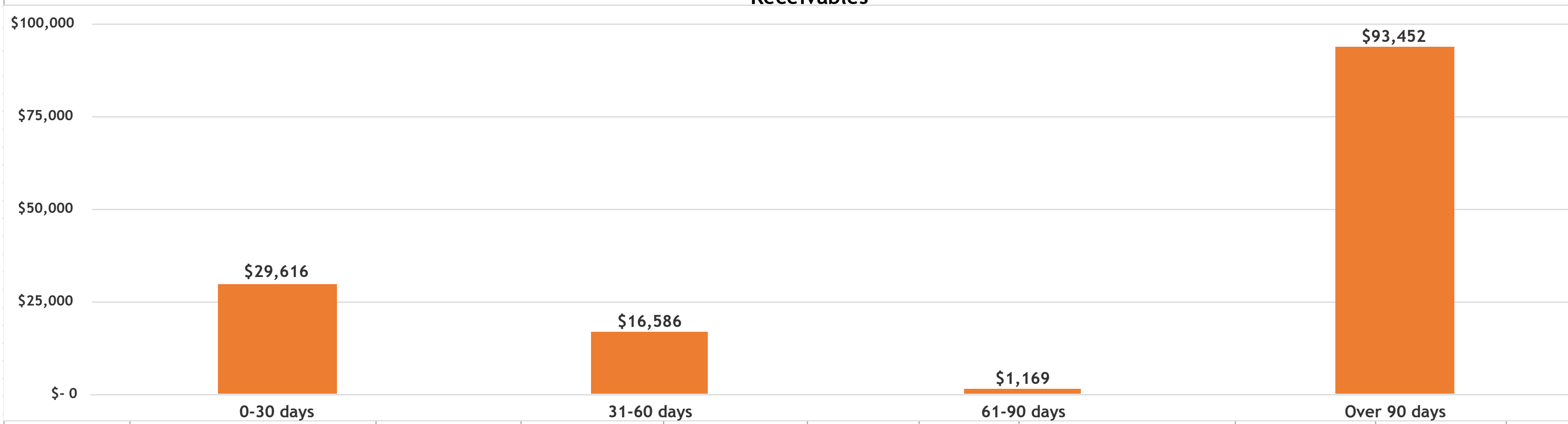
## Financial Statement Summary

| Cash Accounts - Operating | | | | | Cash Accounts - Reserve | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **GL** | **NAME** | **BEG** | **END** | **Chg** | **GL** | **NAME** | **BEG** | **END** | **Chg** |
| 1110000 | Petty Cash | 500.00 | 500.00 | 0.00 | 1310020 | Escrow Cash Insurance | 0.00 | 0.00 | 0.00 |
| 1120000 | Operating Cash | 0.00 | 0.00 | 0.00 | 1314000 | Real Estate Tax Escrow | 0.00 | 0.00 | 0.00 |
| 1120001 | Operating Cash 1 | 602,941.47 | 821,534.17 | 218,592.70 | 1316000 | Escrow Cash | 0.00 | 0.00 | 0.00 |
| 1120002 | Operating Cash 2 | 0.00 | 0.00 | 0.00 | 1316020 | Debt Service Reserve | 0.00 | 0.00 | 0.00 |
| 1120003 | Operating Cash 3 | 0.00 | 0.00 | 0.00 | 1320000 | Replacement Reserve-Cash | 1,552,963.16 | 1,557,501.43 | 4,538.27 |
| 1120004 | Operating Cash 4 | 0.00 | 0.00 | 0.00 | 1320001 | Replacement Reserve-Cash2 | 0.00 | 0.00 | 0.00 |
| 1120007 | Operating Fund II | 0.00 | 0.00 | 0.00 | 1320100 | Replacement Reserve-MM | 632,444.76 | 865,033.76 | 232,589.00 |
| 1120010 | Deposits-Other | 0.00 | 0.00 | 0.00 | 1320101 | Replacement Reserve-MM1 | 0.00 | 0.00 | 0.00 |
| 1121000 | Money Market | 0.00 | 0.00 | 0.00 | 1320102 | Replacement Reserve-MM2 | 0.00 | 0.00 | 0.00 |
| 1122000 | Operating Reserve | 0.00 | 0.00 | 0.00 | 1320103 | Replacement Reserve-MM3 | 0.00 | 0.00 | 0.00 |
| 1122001 | Operating Reserve CDs | 0.00 | 0.00 | 0.00 | 1320104 | Replacement Reserve-MM4 | 0.00 | 0.00 | 0.00 |
| 1122002 | Oper Rsrv - Accrued Int Rsrv | 0.00 | 0.00 | 0.00 | 1320105 | Replacement Reserve-CD | 0.00 | 0.00 | 0.00 |
| 1123000 | Insurance Cash | 0.00 | 0.00 | 0.00 | 1320200 | Replacement Reserve-CD | 2,620,000.00 | 2,620,000.00 | 0.00 |
| 1124000 | Working Capital | 0.00 | 0.00 | 0.00 | 1320201 | Replacement Reserve-CD1 | 0.00 | 0.00 | 0.00 |
| 1124001 | Working Capital-Investment | 0.00 | 0.00 | 0.00 | 1320202 | Replacement Reserve-CD2 | 0.00 | 0.00 | 0.00 |
| 1124002 | Working Capital 2 | 0.00 | 0.00 | 0.00 | 1320203 | Replacement Reserve-CD3 | 0.00 | 0.00 | 0.00 |
| 1129000 | Special Purpose | 0.00 | 0.00 | 0.00 | 1320204 | Replacement Reserve-CD4 | 0.00 | 0.00 | 0.00 |
| 1129001 | PNC Activities Account | 0.00 | 0.00 | 0.00 | 1320500 | Replacement Reserve-Tbill | 0.00 | 0.00 | 0.00 |
| | | | | | 1320600 | Accrued Interest Receivable | 9,309.15 | 8,509.68 | (799.47) |
| | | | | | 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 |

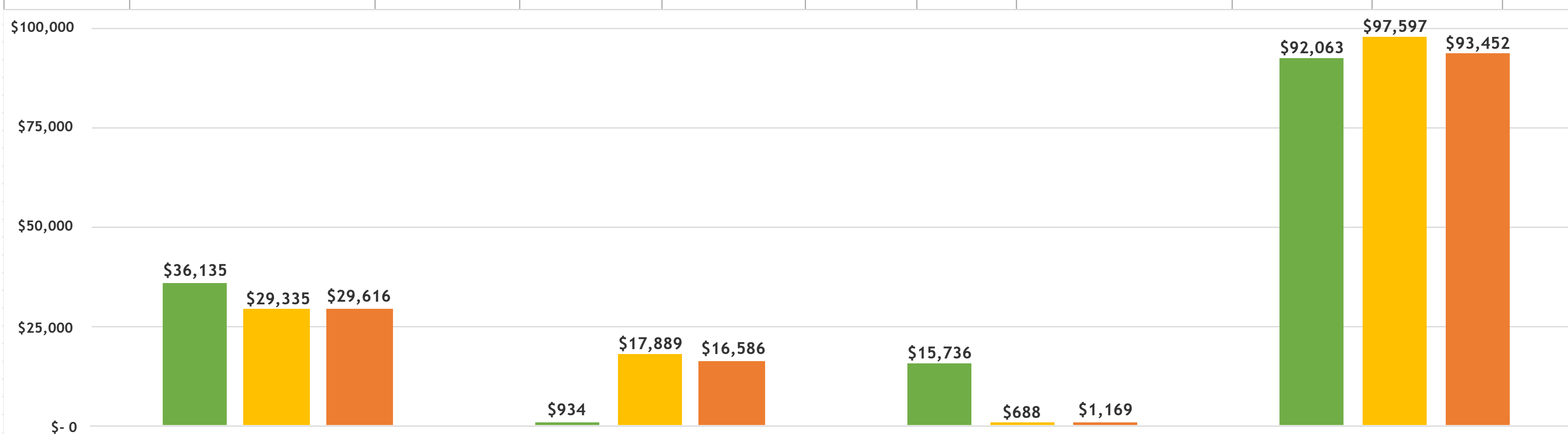


Parkfairfax Condominium UOA
Financial Statement Summary

## Receivables



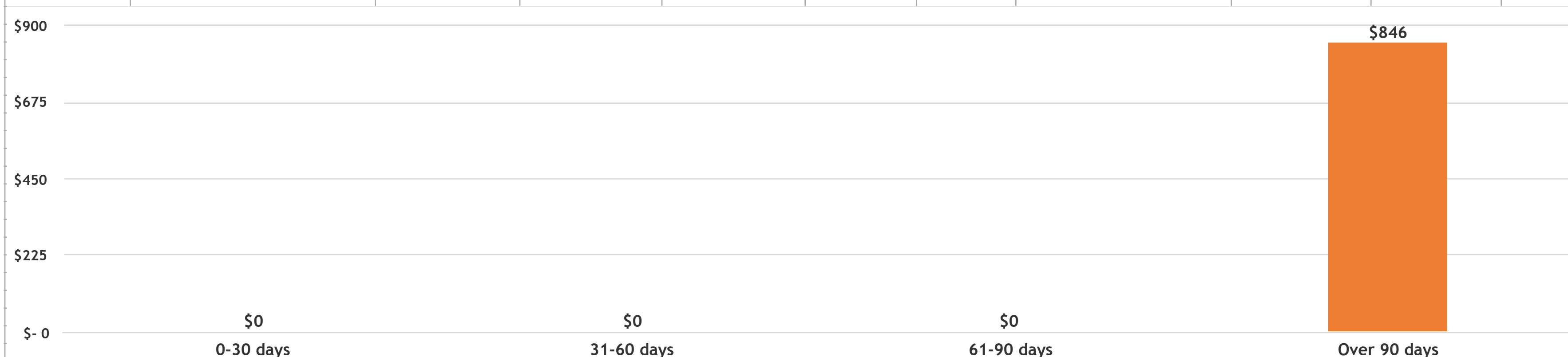

## Receivables History



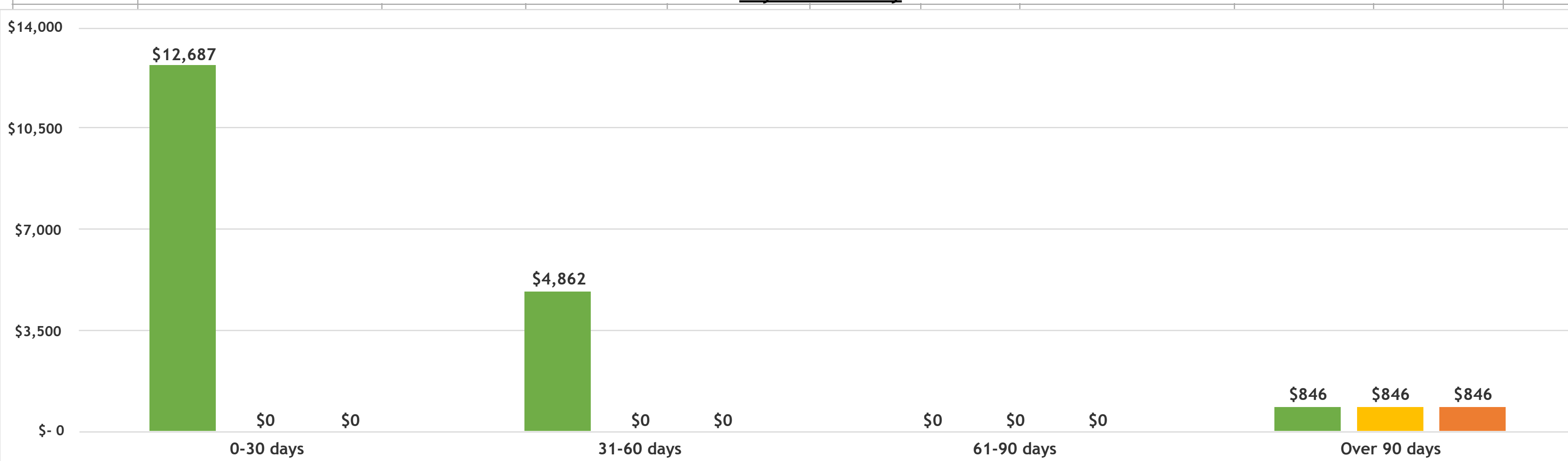

## Parkfairfax Condominium UOA

### Financial Statement Summary

### Payables




### Payables History



# Parkfairfax Condominium UOA
## Executive Summary
## For The Period
## October 2021

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **808,277** | **811,287** | **(3,011)** | **Total Operating Income** | **4,051,411** | **4,056,436** | **(5,025)** | **9,735,446** |
| **130,035** | **136,104** | **6,069** | **Total Utilities** | **550,879** | **680,518** | **129,638** | **1,633,242** |
| **48,981** | **84,678** | **35,697** | **Total Contracts** | **462,182** | **574,392** | **112,211** | **1,084,142** |
| **11,603** | **46,958** | **35,356** | **Total Repair & Maintenance** | **407,331** | **320,292** | **(87,040)** | **633,500** |
| **182,592** | **200,222** | **17,631** | **Total Personnel** | **905,935** | **1,077,889** | **171,954** | **2,556,223** |
| **6,534** | **11,319** | **4,785** | **Total Professional Services** | **44,863** | **61,597** | **16,734** | **156,333** |
| **24,113** | **27,127** | **3,014** | **Total Administrative Expenses** | **146,211** | **137,134** | **(9,077)** | **339,522** |
| **30,603** | **39,399** | **8,795** | **Total Taxes & Insurance** | **475,480** | **215,163** | **(260,316)** | **509,124** |
| **434,461** | **545,808** | **111,347** | **Total Operating Expenses** | **2,992,881** | **3,066,985** | **74,104** | **6,912,086** |
| **373,816** | **265,480** | **108,336** | **Net Operating Budget** | **1,058,530** | **989,451** | **69,080** | **2,823,360** |
| | | | **RESERVES BUDGET** | | | | |
| **(235,280)** | **(235,280)** | **0** | **Total Reserve Expenses** | **(1,176,400)** | **(1,176,400)** | **0** | **(2,823,360)** |
| **(235,280)** | **(235,280)** | **0** | **Net Reserve Budget** | **(1,176,400)** | **(1,176,400)** | **0** | **(2,823,360)** |
| **138,536** | **30,200** | **108,336** | **Net Operating Profit/(Loss)** | **(117,870)** | **(186,949)** | **69,080** | **0** |
| 0 | 0 | 0 | Prior Year Activity | (25,525) | 0 | (25,525) | 0 |
| **138,536** | **30,200** | **108,336** | **NET CASH FLOW** | **(143,395)** | **(186,949)** | **43,555** | **0** |

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## October 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 | 2,679,108 | 2,680,843 | (1,735) | 6,434,022 |
| 235,280 | 235,280 | 0 | 5500.000 Reserve Assessments | 1,176,400 | 1,176,400 | 0 | 2,823,360 |
| **771,342** | **771,449** | **(107)** | **Total Assessments** | **3,855,508** | **3,857,243** | **(1,735)** | **9,257,382** |
| | | | **Other Income** | | | | |
| 5,961 | 11,693 | (5,732) | 5110.000 Rental Income | 27,059 | 58,465 | (31,406) | 140,316 |
| 11,183 | 417 | 10,766 | 5110.180 Clubhouse Rental | 12,673 | 2,083 | 10,589 | 5,000 |
| 7,020 | 0 | 7,020 | 5190.000 Rent Revenue Miscellaneous | 38,920 | 0 | 38,920 | 0 |
| 0 | 5,833 | (5,833) | 5410.000 Interest Revenue - Operations | 0 | 29,167 | (29,167) | 70,000 |
| 3,499 | 3,333 | 166 | 5910.000 Laundry and Vending Revenue | 9,934 | 16,667 | (6,733) | 40,000 |
| 1,897 | 1,667 | 230 | 5920.000 NSF and Late Charges | 7,341 | 8,333 | (992) | 20,000 |
| 300 | 667 | (367) | 5990.000 Miscellaneous Inc | 4,096 | 3,333 | 763 | 8,000 |
| 533 | 3,333 | (2,800) | 5990.008 In Unit Maintenance | 5,253 | 16,667 | (11,413) | 40,000 |
| 0 | 0 | 0 | 5990.010 Expense Reimbursement | 55 | 0 | 55 | 0 |
| 2,818 | 4,496 | (1,678) | 5990.190 Storage Unit Fees | 6,140 | 22,478 | (16,338) | 53,948 |
| 176 | 0 | 176 | 5990.210 Legal - Collection | 2,972 | 0 | 2,972 | 0 |
| 1,088 | 4,000 | (2,912) | 5990.220 Resale Package | 62,268 | 20,000 | 42,268 | 48,000 |
| 1,400 | 1,400 | 0 | 5990.310 Cable Income | 7,000 | 7,000 | 0 | 16,800 |
| 245 | 0 | 245 | 5990.400 Processing Fees | 245 | 0 | 245 | 0 |
| 580 | 667 | (87) | 5990.600 Key Income | 7,005 | 3,333 | 3,672 | 8,000 |
| 235 | 2,333 | (2,098) | 5991.010 Newsletter Income | 4,942 | 11,667 | (6,725) | 28,000 |
| **36,935** | **39,839** | **(2,904)** | **Total Other Income** | **195,904** | **199,193** | **(3,290)** | **478,064** |
| **808,277** | **811,287** | **(3,011)** | **Total Operating Income** | **4,051,411** | **4,056,436** | **(5,025)** | **9,735,446** |
| | | | **Utilities** | | | | |
| 5,403 | 7,917 | 2,514 | 6450.000 Electricity | 37,043 | 39,583 | 2,541 | 95,000 |
| 109,230 | 110,687 | 1,457 | 6451.000 Water | 450,066 | 553,434 | 103,369 | 1,328,242 |
| 15,402 | 17,500 | 2,098 | 6452.000 Gas | 63,771 | 87,500 | 23,729 | 210,000 |
| **130,035** | **136,104** | **6,069** | **Total Utilities** | **550,879** | **680,518** | **129,638** | **1,633,242** |
| | | | **Contracts** | | | | |
| 4,984 | 6,083 | 1,099 | 6519.000 Exterminating Contract | 22,362 | 30,417 | 8,054 | 73,000 |
| 27,783 | 29,593 | 1,809 | 6525.000 Garbage and Trash Removal | 132,262 | 147,964 | 15,702 | 355,113 |
| 23,414 | 23,584 | 170 | 6537.000 Grounds Contract | 93,656 | 117,920 | 24,264 | 283,009 |
| (7,200) | 9,418 | 16,618 | 6547.000 Swim Pool Maintenance/Contract | 50,600 | 47,092 | (3,508) | 113,020 |
| 0 | 1,000 | 1,000 | 6548.000 Snow Removal | 0 | 1,000 | 1,000 | 20,000 |
| 0 | 15,000 | 15,000 | 6562.000 Decorating Contract | 163,301 | 230,000 | 66,699 | 240,000 |
| **48,981** | **84,678** | **35,697** | **Total Contracts** | **462,182** | **574,392** | **112,211** | **1,084,142** |
| | | | **Repair & Maintenance** | | | | |
| 0 | 1,833 | 1,833 | 6515.000 Janitor and Cleaning Supplies | 4,448 | 9,167 | 4,719 | 22,000 |
| 0 | 10,000 | 10,000 | 6537.040 Landscape Repairs | 24,532 | 50,000 | 25,468 | 120,000 |

**Parkfairfax Condominium UOA**
**Budget Variance**
**For The Period**
**October 2021**

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 0 | 14,000 | 14,000 | 6537.101 Tree Maintenance | 193,985 | 144,000 | (49,985) | 220,000 |
| 4,114 | 8,333 | 4,219 | 6541.000 Repairs - General | 62,468 | 41,667 | (20,801) | 100,000 |
| 0 | 250 | 250 | 6541.001 Equipment/Tools | 1,120 | 1,250 | 130 | 3,000 |
| 0 | 250 | 250 | 6541.043 Exercise Equipment - Repairs | 0 | 1,250 | 1,250 | 3,000 |
| 0 | 0 | 0 | 6541.100 General Maintenance/ Repair | 106 | 0 | (106) | 0 |
| 371 | 3,083 | 2,712 | 6541.230 Maintenance Supplies | 13,948 | 15,417 | 1,469 | 37,000 |
| 1,233 | 2,667 | 1,433 | 6541.280 Plumbing Materials | 35,171 | 13,333 | (21,838) | 32,000 |
| 0 | 208 | 208 | 6541.400 Equipment Repairs & Maintenance | 0 | 1,042 | 1,042 | 2,500 |
| 0 | 0 | 0 | 6547.021 Pool Supplies & Equipment | 9,420 | 11,500 | 2,080 | 18,000 |
| 0 | 0 | 0 | 6547.025 Pool Repairs & Maintenance | 13,326 | 0 | (13,326) | 0 |
| 0 | 0 | 0 | 6547.020 Pool Expenses | 13,122 | 0 | (13,122) | 0 |
| 750 | 833 | 84 | 6550.300 In-unit Supplies | 5,823 | 4,167 | (1,656) | 10,000 |
| 89 | 1,583 | 1,495 | 6562.100 Paint Supplies | 3,749 | 7,917 | 4,168 | 19,000 |
| 5,046 | 3,917 | (1,129) | 6570.000 Vehicle and Maintenance Equipment Operation and Repairs | 26,115 | 19,583 | (6,531) | 47,000 |
| **11,603** | **46,958** | **35,356** | **Total Repair & Maintenance** | **407,331** | **320,292** | **(87,040)** | **633,500** |
| | | | **Personnel** | | | | |
| 135,059 | 152,637 | 17,578 | Management Payroll | 724,652 | 839,964 | 115,312 | 1,985,202 |
| 1,086 | 667 | (419) | 6313.000 Recruitment, Relocation, Training | 21,140 | 3,333 | (17,807) | 8,000 |
| 410 | 1,667 | 1,257 | 6518.000 Uniforms | 9,788 | 8,333 | (1,454) | 20,000 |
| 46,037 | 45,252 | (785) | Payroll Taxes/Benefits | 150,356 | 226,259 | 75,903 | 543,021 |
| **182,592** | **200,222** | **17,631** | **Total Personnel** | **905,935** | **1,077,889** | **171,954** | **2,556,223** |
| | | | **Professional Services** | | | | |
| 6,319 | 6,319 | (0) | 6320.000 Management Fee | 31,597 | 31,597 | (0) | 75,833 |
| 215 | 3,750 | 3,535 | 6340.000 Legal Expense | 3,601 | 18,750 | 15,149 | 45,000 |
| 0 | 1,250 | 1,250 | 6340.100 Legal Fees - Collections | 8,720 | 6,250 | (2,470) | 15,000 |
| 0 | 0 | 0 | 6340.800 Legal - Litigation | 645 | 5,000 | 4,355 | 5,000 |
| 0 | 0 | 0 | 6350.000 Audit Expense | 300 | 0 | (300) | 15,500 |
| **6,534** | **11,319** | **4,785** | **Total Professional Services** | **44,863** | **61,597** | **16,734** | **156,333** |
| | | | **Administrative Expenses** | | | | |
| 1,992 | 975 | (1,017) | 6301.000 Recreation/Resident Activities | 5,895 | 4,875 | (1,020) | 11,700 |
| 0 | 1,292 | 1,292 | 6311.000 Office Supplies | 7,539 | 6,458 | (1,080) | 15,500 |
| 1,247 | 933 | (314) | 6311.010 Printing | 7,619 | 4,667 | (2,952) | 11,200 |
| 0 | 0 | 0 | 6311.020 Xerox Contract | 2,272 | 0 | (2,272) | 0 |
| 0 | 0 | 0 | 6311.030 Copier Lease | 1,216 | 0 | (1,216) | 0 |
| 18 | 1,667 | 1,649 | 6311.050 Postage | 12,412 | 8,333 | (4,079) | 20,000 |
| 736 | 600 | (136) | 6311.080 Lease Computer,Fax,Copr, etc. | 5,049 | 3,000 | (2,049) | 7,200 |
| 2,389 | 3,333 | 944 | 6311.130 IT Support Contract | 14,727 | 16,667 | 1,939 | 40,000 |
| 0 | 3,167 | 3,167 | 6351.020 Computer Expenses | 6,901 | 15,833 | 8,933 | 38,000 |
| 6,950 | 3,000 | (3,950) | 6360.000 Telephone and Answering Service | 21,423 | 15,000 | (6,423) | 36,000 |

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## October 2021

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 0 | 125 | 125 | 6370.000 Bad Debts | 0 | 625 | 625 | 1,500 |
| 1,537 | 2,333 | 796 | 6390.000 Misc Administrative Expenses | 10,757 | 11,667 | 909 | 28,000 |
| 0 | 0 | 0 | 6390.009 Meeting Expenses | 0 | 1,500 | 1,500 | 14,000 |
| 1,025 | 0 | (1,025) | 6390.040 Credit Card & Bank Fees | 4,374 | 0 | (4,374) | 0 |
| 7,843 | 7,819 | (24) | 6390.180 Association Unit Expense | 39,215 | 39,093 | (122) | 93,822 |
| 375 | 1,000 | 625 | 6390.900 Misc Exp - Newsletter | 6,812 | 5,000 | (1,812) | 12,000 |
| 0 | 25 | 25 | 6391.000 Dues & Subscriptions | 0 | 125 | 125 | 300 |
| 0 | 25 | 25 | 6392.000 Travel & Entertainment | 0 | 125 | 125 | 300 |
| 0 | 833 | 833 | 6393.050 Engineering Fees | 0 | 4,167 | 4,167 | 10,000 |
| **24,113** | **27,127** | **3,014** | **Total Administrative Expenses** | **146,211** | **137,134** | **(9,077)** | **339,522** |
| | | | **Taxes & Insurance** | | | | |
| 0 | 0 | 0 | 6710.000 Real Estate Taxes | 2,052 | 10,670 | 8,618 | 21,340 |
| 0 | 0 | 0 | 6717.000 State Taxes | 10,000 | 0 | (10,000) | 0 |
| 0 | 0 | 0 | 6718.010 Corporate Taxes | 0 | 7,500 | 7,500 | 15,000 |
| 0 | 0 | 0 | 6718.020 Personal Property Taxes | 6,553 | 0 | (6,553) | 0 |
| 0 | 250 | 250 | 6719.000 Miscellaneous Taxes, Licenses, and Permits | 200 | 1,250 | 1,050 | 3,000 |
| 30,603 | 29,565 | (1,038) | 6720.000 Property & Liability Insurance (Hazard) | 153,016 | 147,827 | (5,190) | 354,784 |
| 0 | 0 | 0 | 6720.030 Insurance Loss | 297,260 | 0 | (297,260) | 0 |
| 0 | 2,083 | 2,083 | 6720.060 Insurance Reimburse Deductible | 0 | 10,417 | 10,417 | 25,000 |
| 0 | 7,500 | 7,500 | 6730.000 Capital Expenses | 6,398 | 37,500 | 31,102 | 90,000 |
| **30,603** | **39,399** | **8,795** | **Total Taxes & Insurance** | **475,480** | **215,163** | **(260,316)** | **509,124** |
| **434,461** | **545,808** | **111,347** | **Total Operating Expenses** | **2,992,881** | **3,066,985** | **74,104** | **6,912,086** |
| **373,816** | **265,480** | **108,336** | **Net Operating Budget** | **1,058,530** | **989,451** | **69,080** | **2,823,360** |
| | | | **RESERVES BUDGET** | | | | |
| (235,280) | (235,280) | 0 | 9901.015 Reserve Contributions | (1,176,400) | (1,176,400) | 0 | (2,823,360) |
| **(235,280)** | **(235,280)** | **0** | **Total Reserve Contribution** | **(1,176,400)** | **(1,176,400)** | **0** | **(2,823,360)** |
| **138,536** | **30,200** | **108,336** | **Net Operating Profit/(Loss)** | **(117,870)** | **(186,949)** | **69,080** | **0** |
| | | | **Extraordinary Items** | | | | |
| 0 | 0 | 0 | 9999.020 Prior Year Activity | (25,525) | 0 | (25,525) | 0 |
| **138,536** | **30,200** | **108,336** | **NET CASH FLOW** | **(143,395)** | **(186,949)** | **43,555** | **0** |

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

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| | | | **Revenues** | | | | |
| 3,739 | 0 | 3,739 | 3130.063 Current Year RR Interest | 19,945 | 0 | 19,945 | 0 |
| 235,280 | 235,280 | 0 | 5500.000 Current Year RR Deposits | 1,176,400 | 1,176,400 | 0 | 2,823,360 |
| **239,019** | **235,280** | **3,739** | **Total Revenues** | **1,196,345** | **1,176,400** | **19,945** | **2,823,360** |
| | | | **Reserve Expenses** | | | | |
| 2,691 | 0 | (2,691) | 3130.062 Current Year RR Expenses | 643,599 | 0 | (643,599) | 0 |
| **2,691** | **0** | **(2,691)** | **Total Reserve Expenses** | **643,599** | **0** | **(643,599)** | **0** |
| **236,328** | **235,280** | **1,048** | **Current Year Reserves Activity** | **552,746** | **1,176,400** | **(623,654)** | **2,823,360** |

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## October 2021

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual 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 | 534,862 | 536,062 | 536,062 | 536,062 | 536,169 | 536,169 | 536,169 | 536,169 | 536,169 | 536,169 | 536,169 | 6,432,287 | 6,385,074 |
| 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 | 2,691,340 |
| **Total Assessments** | 771,342 | 770,142 | 771,342 | 771,342 | 771,342 | 771,449 | 771,449 | 771,449 | 771,449 | 771,449 | 771,449 | 771,449 | 9,255,647 | 9,076,414 |
| Other Income | | | | | | | | | | | | | | |
| 5110.000 Rental Income | 6,596 | 4,250 | 1,850 | 8,402 | 5,961 | 11,693 | 11,693 | 11,693 | 11,693 | 11,693 | 11,693 | 11,693 | 108,910 | 140,316 |
| 5110.180 Clubhouse Rental | 450 | 0 | 740 | 300 | 11,183 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 15,589 | 5,000 |
| 5190.000 Rent Revenue Miscellaneous | 8,960 | 8,960 | 6,960 | 7,020 | 7,020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38,920 | 0 |
| 5410.000 Interest Revenue - Operations | 0 | 0 | 0 | 0 | 0 | 5,833 | 5,833 | 5,833 | 5,833 | 5,833 | 5,833 | 5,833 | 40,833 | 70,000 |
| 5910.000 Laundry and Vending Revenue | 0 | 6,435 | 0 | 0 | 3,499 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 33,267 | 40,000 |
| 5920.000 NSF and Late Charges | (121) | 1,864 | 2,188 | 1,513 | 1,897 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 19,008 | 20,000 |
| 5990.000 Miscellaneous Inc | 830 | 1,650 | 597 | 720 | 300 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 8,763 | 8,000 |
| 5990.008 In Unit Maintenance | 1,825 | 1,455 | 346 | 1,093 | 533 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 28,587 | 40,000 |
| 5990.010 Expense Reimbursement | 0 | 0 | 0 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55 | 0 |
| 5990.190 Storage Unit Fees | 2,083 | 246 | 749 | 244 | 2,818 | 4,496 | 4,496 | 4,496 | 4,496 | 4,496 | 4,496 | 4,496 | 37,610 | 50,000 |
| 5990.210 Legal - Collection | 1,297 | 0 | 1,035 | 464 | 176 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,972 | 0 |
| 5990.220 Resale Package | 2,176 | 54,985 | 1,822 | 2,197 | 1,088 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 90,268 | 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 | 0 | 0 | 245 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 245 | 0 |
| 5990.600 Key Income | 2,700 | 1,350 | 1,525 | 850 | 580 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 11,672 | 8,000 |
| 5991.010 Newsletter Income | 598 | 229 | 834 | 3,046 | 235 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 21,275 | 28,000 |
| **Total Other Income** | 28,794 | 82,824 | 20,045 | 27,305 | 36,935 | 39,839 | 39,839 | 39,839 | 39,839 | 39,839 | 39,839 | 39,839 | 474,774 | 474,116 |
| **Total Operating Income** | 800,136 | 852,966 | 791,387 | 798,646 | 808,277 | 811,287 | 811,287 | 811,287 | 811,287 | 811,287 | 811,287 | 811,287 | 9,730,421 | 9,550,530 |
| Utilities | | | | | | | | | | | | | | |
| 6450.000 Electricity | 6,691 | 11,179 | 7,006 | 6,764 | 5,403 | 7,917 | 7,917 | 7,917 | 7,917 | 7,917 | 7,917 | 7,917 | 92,459 | 100,000 |

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## October 2021

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Budget Nov | Budget Dec | Budget Jan | Budget Feb | Budget Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6451.000 Water | 532 | 163,631 | 64,693 | 111,980 | 109,230 | 110,687 | 110,687 | 110,687 | 110,687 | 110,687 | 110,687 | 110,687 | 1,224,873 | 1,289,555 |
| 6452.000 Gas | 6,891 | 14,083 | 14,153 | 13,241 | 15,402 | 17,500 | 17,500 | 17,500 | 17,500 | 17,500 | 17,500 | 17,500 | 186,271 | 220,000 |
| **Total Utilities** | 14,113 | 188,894 | 85,852 | 131,985 | 130,035 | 136,104 | 136,104 | 136,104 | 136,104 | 136,104 | 136,104 | 136,104 | 1,503,604 | 1,609,555 |
| Contracts | | | | | | | | | | | | | | |
| 6519.000 Exterminating Contract | 2,481 | 3,440 | 4,836 | 6,621 | 4,984 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 64,946 | 83,000 |
| 6525.000 Garbage and Trash Removal | 4,089 | 36,522 | 22,647 | 41,221 | 27,783 | 29,593 | 29,593 | 29,593 | 29,593 | 29,593 | 29,593 | 29,593 | 339,411 | 352,975 |
| 6537.000 Grounds Contract | 0 | 23,414 | 23,414 | 23,414 | 23,414 | 23,584 | 23,584 | 23,584 | 23,584 | 23,584 | 23,584 | 23,584 | 258,745 | 283,009 |
| 6547.000 Swim Pool Maintenance/Contract | 14,160 | 20,000 | 13,640 | 10,000 | (7,200) | 9,418 | 9,418 | 9,418 | 9,418 | 9,418 | 9,418 | 9,418 | 116,528 | 113,400 |
| 6548.000 Snow Removal | 0 | 0 | 0 | 0 | 0 | 2,000 | 5,000 | 5,000 | 5,000 | 2,000 | 0 | 0 | 19,000 | 20,000 |
| 6562.000 Decorating Contract | 5,595 | 0 | 74,050 | 83,656 | 0 | 1,429 | 1,429 | 1,429 | 1,429 | 1,429 | 1,429 | 1,429 | 173,301 | 240,000 |
| **Total Contracts** | 26,325 | 83,376 | 138,587 | 164,913 | 48,981 | 72,107 | 75,107 | 75,107 | 75,107 | 72,107 | 70,107 | 70,107 | 971,931 | 1,092,384 |
| Repair & Maintenance | | | | | | | | | | | | | | |
| 6515.000 Janitor and Cleaning Supplies | (114) | 1,769 | 522 | 2,271 | 0 | 1,833 | 1,833 | 1,833 | 1,833 | 1,833 | 1,833 | 1,833 | 17,281 | 20,000 |
| 6537.040 Landscape Repairs | 7,330 | 2,588 | 7,143 | 7,472 | 0 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 94,532 | 120,000 |
| 6537.101 Tree Maintenance | 76,810 | 0 | 44,245 | 72,930 | 0 | 2,000 | 1,500 | 1,500 | 2,000 | 15,000 | 20,000 | 34,000 | 269,985 | 180,000 |
| 6541.000 Repairs - General | 3,697 | 8,629 | 16,191 | 29,836 | 4,114 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 8,333 | 120,801 | 100,000 |
| 6541.001 Equipment/Tools | 152 | 263 | 53 | 651 | 0 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 2,870 | 3,000 |
| 6541.043 Exercise Equipment - Repairs | 0 | 0 | 0 | 0 | 0 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 1,750 | 3,000 |
| 6541.100 General Maintenance/ Repair | 0 | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 106 | 0 |
| 6541.230 Maintenance Supplies | 2,324 | 4,483 | 1,184 | 5,586 | 371 | 3,083 | 3,083 | 3,083 | 3,083 | 3,083 | 3,083 | 3,083 | 35,531 | 35,000 |
| 6541.280 Plumbing Materials | 0 | 10,094 | 8,833 | 15,011 | 1,233 | 2,667 | 2,667 | 2,667 | 2,667 | 2,667 | 2,667 | 2,667 | 53,838 | 30,000 |
| 6541.400 Equipment Repairs & Maintenance | 0 | 0 | 0 | 0 | 0 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 1,458 | 2,500 |
| 6547.021 Pool Supplies & Equipment | 0 | 9,420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,000 | 2,500 | 15,920 | 15,000 |
| 6547.025 Pool Repairs & Maintenance | 13,326 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,326 | 0 |

**Parkfairfax Condominium UOA**

**Statement of Income & Forecast**
**For the Period**
**October 2021**

BARKAN MANAGEMENT COMPANY

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Budget Nov | Budget Dec | Budget Jan | Budget Feb | Budget Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6547.020 Pool Expenses | 0 | 10,846 | 445 | 1,831 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,122 | 0 |
| 6550.300 In-unit Supplies | 0 | 800 | 445 | 3,828 | 750 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 11,656 | 10,000 |
| 6562.100 Paint Supplies | 814 | 1,235 | 629 | 983 | 89 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 | 14,832 | 19,000 |
| 6570.000 Vehicle and Maintenance Equipment Operation and Repairs | 5,055 | 4,128 | 2,873 | 9,014 | 5,046 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 3,917 | 53,531 | 47,000 |
| **Total Repair & Maintenance** | 109,394 | 54,360 | 82,563 | 149,412 | 11,603 | 34,958 | 34,458 | 34,458 | 34,958 | 47,958 | 56,958 | 69,458 | 720,540 | 584,500 |
| Personnel | | | | | | | | | | | | | | |
| **Management Payroll** | 72,577 | 216,329 | 163,088 | 137,598 | 135,059 | 152,637 | 229,165 | 152,637 | 152,637 | 152,887 | 152,637 | 152,637 | 1,869,890 | 1,721,110 |
| 6313.000 Recruitment, Relocation, Training | 1,799 | 1,909 | 1,803 | 14,542 | 1,086 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 25,807 | 8,400 |
| 6518.000 Uniforms | 1,422 | 1,593 | 3,182 | 3,181 | 410 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 21,454 | 20,000 |
| **Payroll Taxes/Benefits** | 26,840 | 37,484 | (4,674) | 44,669 | 46,037 | 45,252 | 45,252 | 45,252 | 45,252 | 45,252 | 45,252 | 45,252 | 467,118 | 770,516 |
| **Total Personnel** | 102,639 | 257,315 | 163,400 | 199,990 | 182,592 | 200,222 | 276,750 | 200,222 | 200,222 | 200,472 | 200,222 | 200,222 | 2,384,269 | 2,520,026 |
| 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 | 0 | 0 | 3,386 | 0 | 215 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 29,851 | 45,000 |
| 6340.100 Legal Fees - Collections | 1,301 | 4,517 | 0 | 2,902 | 0 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 17,470 | 15,000 |
| 6340.800 Legal - Litigation | 645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 645 | 5,000 |
| 6350.000 Audit Expense | 0 | 0 | 300 | 0 | 0 | 0 | 0 | 0 | 15,500 | 0 | 0 | 0 | 15,800 | 15,500 |
| **Total Professional Services** | 8,266 | 10,837 | 10,005 | 9,221 | 6,534 | 11,319 | 11,319 | 11,319 | 26,819 | 11,319 | 11,319 | 11,319 | 139,599 | 156,333 |
| Administrative Expenses | | | | | | | | | | | | | | |
| 6301.000 Recreation/Resident Activities | 0 | 2,016 | 850 | 1,038 | 1,992 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 12,720 | 11,700 |

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## October 2021

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Budget Nov | Budget Dec | Budget Jan | Budget Feb | Budget Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6311.000 Office Supplies | 1,046 | 2,944 | 2,285 | 1,264 | 0 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 1,292 | 16,580 | 15,500 |
| 6311.010 Printing | 1,247 | 1,778 | 1,247 | 2,098 | 1,247 | 933 | 933 | 933 | 933 | 933 | 933 | 933 | 14,152 | 11,200 |
| 6311.020 Xerox Contract | 1,092 | 0 | 1,180 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,272 | 0 |
| 6311.030 Copier Lease | 0 | 0 | 0 | 1,216 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,216 | 0 |
| 6311.050 Postage | 3,142 | 3,702 | 93 | 5,457 | 18 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 1,667 | 24,079 | 10,000 |
| 6311.080 Lease Computer,Fax,Copr, etc. | 657 | 2,444 | 441 | 770 | 736 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 9,249 | 7,200 |
| 6311.130 IT Support Contract | 4,467 | 2,705 | 4,280 | 886 | 2,389 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 38,061 | 40,000 |
| 6351.020 Computer Expenses | 183 | 1,143 | 1,123 | 4,451 | 0 | 3,167 | 3,167 | 3,167 | 3,167 | 3,167 | 3,167 | 3,167 | 29,067 | 38,000 |
| 6360.000 Telephone and Answering Service | 2,702 | 2,728 | 4,224 | 4,819 | 6,950 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 42,423 | 36,000 |
| 6370.000 Bad Debts | 0 | 0 | 0 | 0 | 0 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 875 | 1,500 |
| 6390.000 Misc Administrative Expenses | 1,510 | 1,607 | 1,828 | 4,275 | 1,537 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 2,333 | 27,091 | 30,000 |
| 6390.009 Meeting Expenses | 0 | 0 | 0 | 0 | 0 | 4,000 | 0 | 2,500 | 0 | 0 | 6,000 | 0 | 12,500 | 14,000 |
| 6390.040 Credit Card & Bank Fees | 683 | 991 | 749 | 926 | 1,025 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,374 | 0 |
| 6390.180 Association Unit Expense | 8,312 | 7,374 | 7,843 | 7,843 | 7,843 | 7,819 | 7,819 | 7,819 | 7,819 | 7,819 | 7,819 | 7,819 | 93,944 | 91,888 |
| 6390.900 Misc Exp - Newsletter | 4,950 | 375 | 375 | 737 | 375 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 13,812 | 32,000 |
| 6391.000 Dues & Subscriptions | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 175 | 300 |
| 6392.000 Travel & Entertainment | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 175 | 0 |
| 6393.050 Engineering Fees | 0 | 0 | 0 | 0 | 0 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 5,833 | 10,000 |
| **Total Administrative Expenses** | 29,991 | 29,807 | 26,518 | 35,781 | 24,113 | 31,127 | 27,127 | 29,627 | 27,127 | 27,127 | 33,127 | 27,127 | 348,599 | 349,588 |
| Taxes & Insurance | | | | | | | | | | | | | | |
| 6710.000 Real Estate Taxes | 0 | 0 | 0 | 2,052 | 0 | 0 | 0 | 10,670 | 0 | 0 | 0 | 0 | 12,722 | 24,020 |
| 6717.000 State Taxes | 0 | 0 | 0 | 10,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,000 | 0 |
| 6718.010 Corporate Taxes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,500 | 0 | 0 | 0 | 7,500 | 15,000 |
| 6718.020 Personal Property Taxes | 0 | 0 | 0 | 6,553 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,553 | 0 |

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## October 2021

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Budget Nov | Budget Dec | Budget Jan | Budget Feb | Budget Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6719.000 Miscellaneous Taxes, Licenses, and Permits | 0 | 150 | 0 | 50 | 0 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 1,950 | 3,000 |
| 6720.000 Property & Liability Insurance (Hazard) | 30,603 | 30,603 | 30,603 | 30,603 | 30,603 | 29,565 | 29,565 | 29,565 | 29,565 | 29,565 | 29,565 | 29,565 | 359,974 | 354,784 |
| 6720.030 Insurance Loss | 63,939 | 0 | 0 | 233,321 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 297,260 | 50,000 |
| 6720.060 Insurance Reimburse Deductible | 0 | 0 | 0 | 0 | 0 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 14,583 | 0 |
| 6730.000 Capital Expenses | 0 | 0 | 0 | 6,398 | 0 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 58,898 | 100,000 |
| **Total Taxes & Insurance** | 94,543 | 30,753 | 30,603 | 288,977 | 30,603 | 39,399 | 39,399 | 50,069 | 46,899 | 39,399 | 39,399 | 39,399 | 769,440 | 546,804 |
| **Total Operating Expenses** | 385,270 | 655,342 | 537,529 | 980,279 | 434,461 | 525,236 | 600,264 | 536,906 | 547,236 | 534,486 | 547,236 | 553,736 | 6,837,982 | 6,859,190 |
| **Net Operating Budget** | 414,866 | 197,623 | 253,858 | (181,633) | 373,816 | 286,051 | 211,023 | 274,381 | 264,051 | 276,801 | 264,051 | 257,551 | 2,892,440 | 2,691,340 |
| 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) | (2,691,340) |
| **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) | (2,691,340) |
| **Net Operating Profit/(Loss)** | 179,586 | (37,657) | 18,578 | (416,913) | 138,536 | 50,771 | (24,257) | 39,101 | 28,771 | 41,521 | 28,771 | 22,271 | 69,080 | 0 |
| Extraordinary Items | | | | | | | | | | | | | | |
| 9999.020 Prior Year Activity | 0 | (16,386) | (7,006) | (2,134) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (25,525) | 0 |
| **NET CASH FLOW** | 179,586 | (54,042) | 11,572 | (419,047) | 138,536 | 50,771 | (24,257) | 39,101 | 28,771 | 41,521 | 28,771 | 22,271 | 43,555 | 0 |

**Parkfairfax Condominium UOA**
**Balance Sheet**
**For the period ending**
**October 2021**

| | | Current Balance |
|---|---|---|
| | **ASSETS** | |
| | **Current Assets** | |
| 1110.000 | Petty Cash | 500 |
| 1120.001 | Operating Cash 1 | 821,534 |
| 1130.000 | Accounts Receivable | 140,812 |
| 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) |
| | | **866,983** |
| | **Restricted Deposits & Funded Reserves** | |
| 1320.000 | Replacement Reserve-Cash | 1,557,501 |
| 1320.100 | Replacement Reserve-MM | 865,034 |
| 1320.200 | Replacement Reserve-CD | 2,620,000 |
| 1320.600 | Accrued Interest Receivable | 8,510 |
| | | 5,051,045 |
| | **Prepaid Expenses** | |
| 1240.000 | Prepaid Property & Liability Insurance | 97,537 |
| 1271.000 | Prepaid Income Taxes | 23,058 |
| 1290.000 | Prepaid Expense-Operating | 23,414 |
| | | 144,009 |
| | **Fixed Assets** | |
| 1420.000 | Buildings | 602,000 |
| 1480.000 | Motor Vehicles | 499,471 |
| | | 1,101,471 |
| | Less Accumulated Deprecation | 933,154 |
| | **Total Assets** | **6,230,354** |
| | **LIABILITIES & EQUITY** | |
| | **Current Liabilities** | |
| 2110.000 | Accounts Payable | 846 |
| 2120.000 | Accrued Wages and Payroll Taxes Payable | 120,368 |
| 2123.000 | Accrued Expense | 80,414 |
| 2123.060 | 401K Match Payble | 215,890 |
| 2124.000 | Accrued Income Taxes Payable | 41,440 |
| 2191.050 | Refund Clearing Account | (1,029) |
| 2210.001 | Prepaid Assessment | 156,920 |
| 2210.100 | Prepaid Assessments or Rents - Prev. Owner | 22,830 |
| 2240.000 | Deferred Income | 58,532 |
| 2199.000 | Other Current Liabilities | 1,420 |
| | | 697,631 |
| | **Deposits Liabilities** | |
| 2191.000 | Tenant Security Deposits Held in Trust (Contra) | 5,450 |
| | | 5,450 |
| | **Long Term Liabilities** | |

BARKAN MANAGEMENT COMPANY

**Parkfairfax Condominium UOA**
**Balance Sheet**
**For the period ending**
**October 2021**

| | | Current Balance |
|---|---|---|
| | **Total Liabilities** | **703,081** |
| | **EQUITY** | |
| | **Net Profit or (Loss)-current** | **(143,395)** |
| | **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 | 1,176,400 |
| 3130.062 | Current Year RR Expenditures | (643,599) |
| 3130.063 | Current Year RR Interest | 19,945 |
| | **Total Owners Appropriated Equity-current** | **552,746** |
| | **Total Equity** | **5,527,274** |
| | **Total Liabilities & Equity** | **6,230,354** |