BARKAN
MANAGEMENT COMPANY

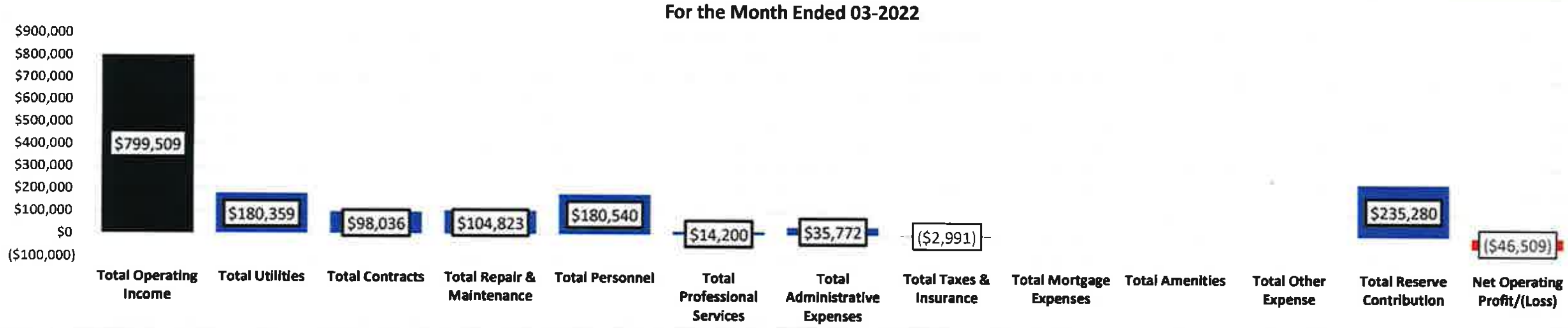
People you can trust.
Experience you can rely on.

# Parkfairfax Condominium UOA Financial Reports

## March, 2022

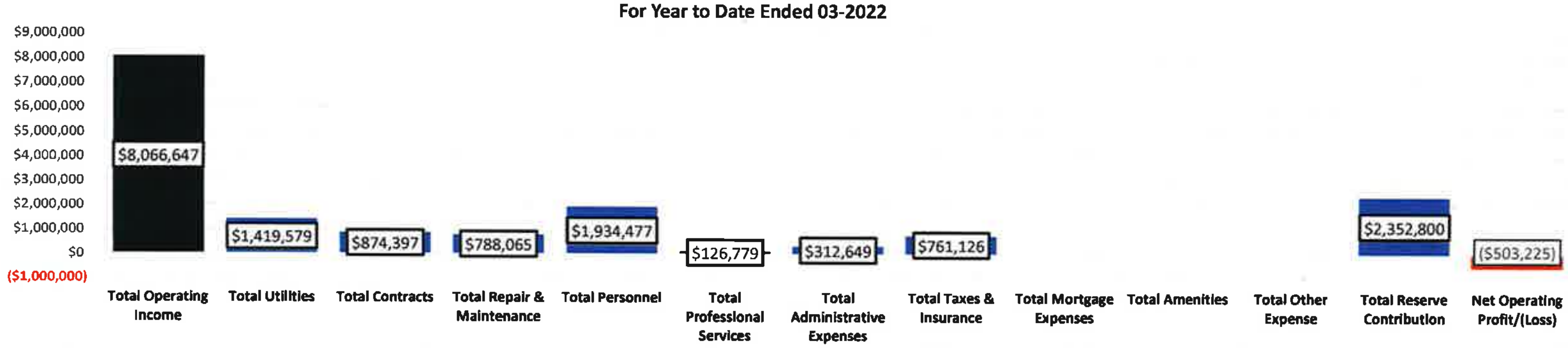
# Parkfairfax Condominium UOA
## Financial Statement Summary

### For the Month Ended 03-2022




| | Month To Date | | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|---|
| | Actual | Budget | Var | Var % | Actual | Budget | Var | Var % |
| **REVENUE** | | | | | | | | |
| **Total Operating Income** | $799,509 | $811,287 | -$11,779 | -1% | $8,066,647 | $8,112,872 | ($46,224) | -1% |
| **OPERATING EXPENSES** | | | | | | | | |
| **Total Utilities** | $180,359 | $136,104 | ($44,255) | -33% | $1,419,579 | $1,361,035 | ($58,544) | -4% |
| **Total Contracts** | $98,036 | $72,107 | ($25,929) | -36% | $874,397 | $943,928 | $69,530 | 7% |
| **Total Repair & Maintenance** | $104,823 | $47,958 | ($56,865) | -119% | $788,065 | $507,083 | ($280,981) | -55% |
| **Total Personnel** | $180,540 | $200,472 | $19,932 | 10% | $1,934,477 | $2,155,778 | $221,302 | 10% |
| **Total Professional Services** | $14,200 | $11,319 | ($2,881) | -25% | $126,779 | $133,694 | $6,915 | 5% |
| **Total Administrative Expenses** | $35,772 | $27,127 | ($8,645) | -32% | $312,649 | $279,268 | ($33,381) | -12% |
| **Total Taxes & Insurance** | ($2,991) | $39,399 | $42,390 | 108% | $761,126 | $430,327 | ($330,800) | -77% |
| **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% | $2,352,800 | $2,352,800 | $0 | 0% |
| **Net Operating Profit/(Loss)** | **($46,509)** | **$41,521** | **($88,031)** | | **($503,225)** | **($51,042)** | **($452,183)** | |

### For Year to Date Ended 03-2022



# Parkfairfax Condominium UOA

## Financial Statement Summary

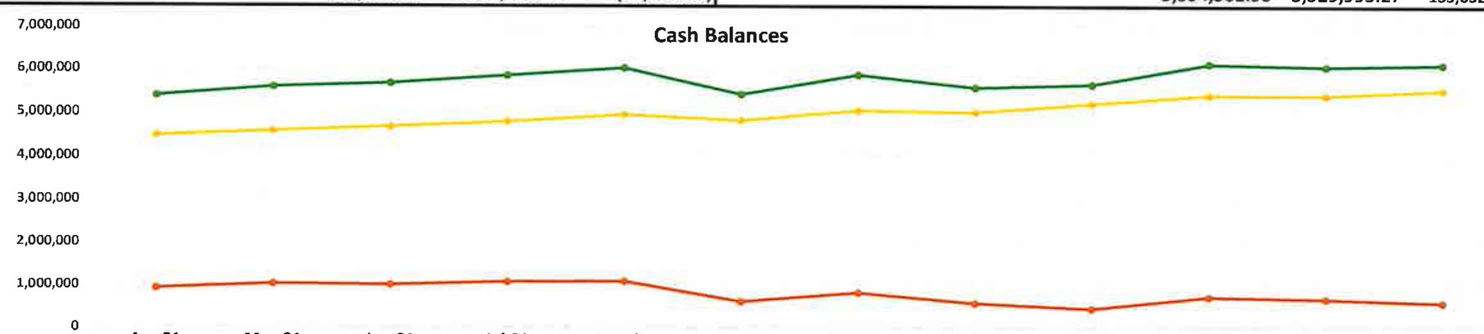
### Cash Accounts - Operating

| 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 | 667,360.84 | 581,340.45 | (86,020.39) |
| 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 |
| | | 667,860.84 | 581,840.45 | (86,020.39) |

### 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 | 2,307,371.11 | 2,711,367.72 | 403,996.61 |
| 1320001 | Replacement Reserve-Cash2 | 0.00 | 0.00 | 0.00 |
| 1320100 | Replacement Reserve-MM | 1,195,697.54 | 1,328,832.54 | 133,135.00 |
| 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 | 1,885,000.00 | 1,485,000.00 | (400,000.00) |
| 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 | 6,294.25 | 4,795.01 | (1,499.24) |
| 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 |
| | | 5,394,362.90 | 5,529,995.27 | 135,632.37 |

### Cash Balances




| | Apr-21 | May-21 | Jun-21 | Jul-21 | Aug-21 | Sep-21 | Oct-21 | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Operating Cash | 911,134 | 1,018,021 | 996,147 | 1,065,041 | 1,083,010 | 603,441 | 822,034 | 572,536 | 445,846 | 718,312 | 667,861 | 581,840 |
| RR Cash | 4,463,910 | 4,564,925 | 4,665,707 | 4,775,662 | 4,939,344 | 4,814,717 | 5,051,045 | 5,006,147 | 5,203,167 | 5,405,592 | 5,394,363 | 5,529,995 |
| Total Cash | 5,375,044 | 5,582,946 | 5,661,854 | 5,840,703 | 6,022,353 | 5,418,159 | 5,873,079 | 5,578,683 | 5,649,013 | 6,123,904 | 6,062,224 | 6,111,836 |

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

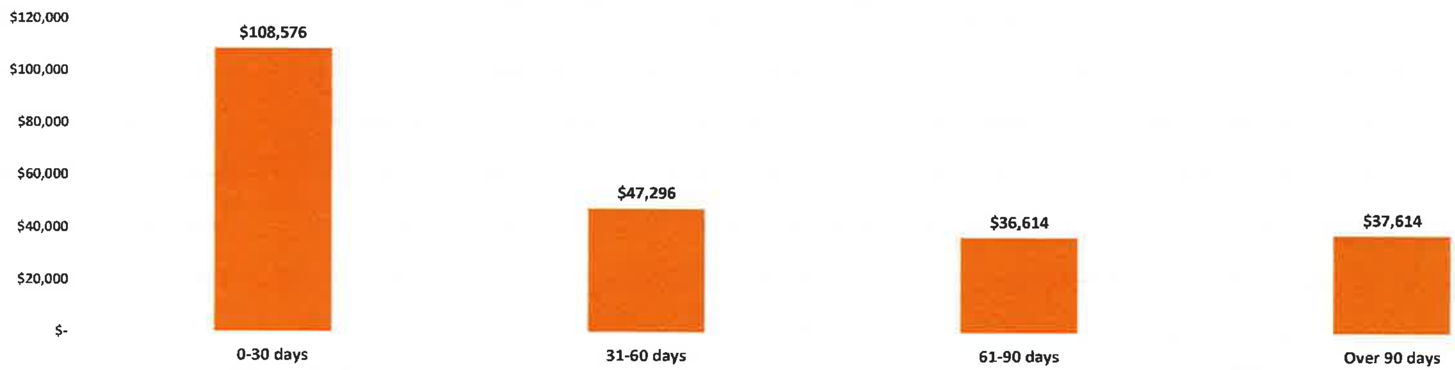
## Receivables


## Receivables History

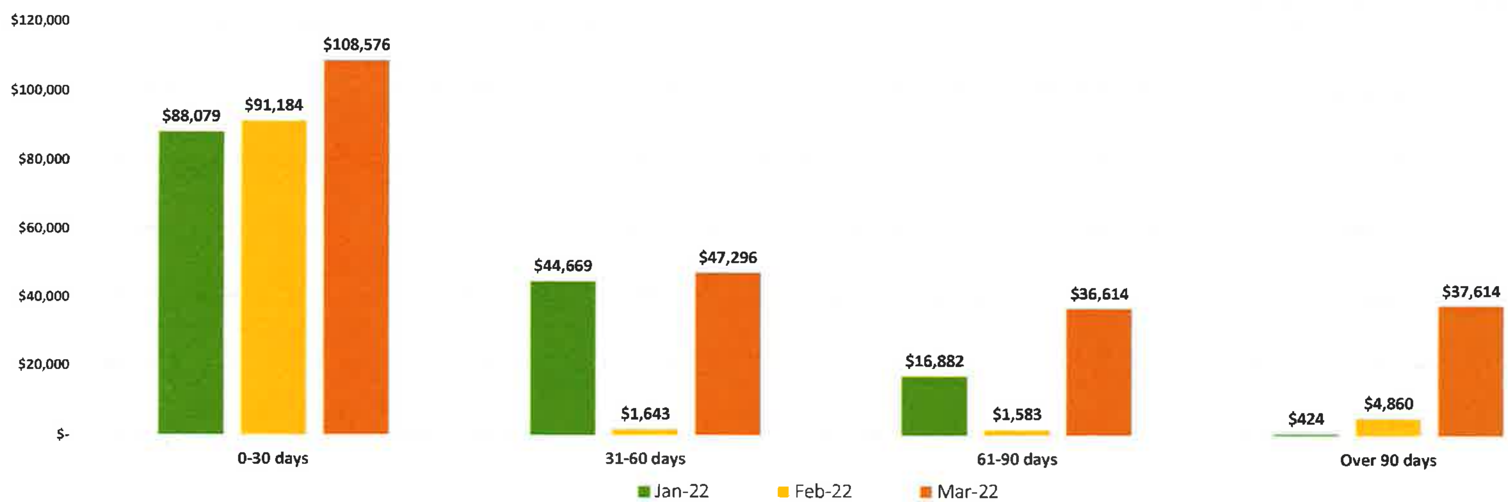
# Parkfairfax Condominium UOA

## Financial Statement Summary

### Payables




### Payables History



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# Parkfairfax Condominium UOA
## Executive Summary
## For The Period
## March 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 799,509 | 811,287 | (11,779) | **Total Operating Income** | 8,066,647 | 8,112,872 | (46,224) | 9,735,446 |
| 180,359 | 136,104 | (44,255) | **Total Utilities** | 1,419,579 | 1,361,035 | (58,544) | 1,633,242 |
| 102,161 | 73,774 | (28,387) | **Total Contracts** | 901,960 | 960,594 | 58,635 | 1,104,142 |
| 104,823 | 47,958 | (56,865) | **Total Repair & Maintenance** | 788,065 | 507,083 | (280,981) | 633,500 |
| 176,415 | 198,831 | 22,416 | **Total Personnel** | 1,906,914 | 2,139,362 | 232,447 | 2,536,523 |
| 14,200 | 11,319 | (2,881) | **Total Professional Services** | 126,779 | 133,694 | 6,915 | 156,333 |
| 35,772 | 27,102 | (8,670) | **Total Administrative Expenses** | 312,649 | 279,018 | (33,631) | 339,222 |
| (2,991) | 39,399 | 42,390 | **Total Taxes & Insurance** | 761,126 | 430,327 | (330,800) | 509,124 |
| 610,738 | 534,486 | (76,252) | **Total Operating Expenses** | 6,217,072 | 5,811,113 | (405,958) | 6,912,086 |
| 188,771 | 276,801 | (88,031) | **Net Operating Budget** | 1,849,575 | 2,301,758 | (452,183) | 2,823,360 |
| | | | **RESERVES BUDGET** | | | | |
| (235,280) | (235,280) | 0 | **Total Reserve Expenses** | (2,352,800) | (2,352,800) | 0 | (2,823,360) |
| (235,280) | (235,280) | 0 | **Net Reserve Budget** | (2,352,800) | (2,352,800) | 0 | (2,823,360) |
| (46,509) | 41,521 | (88,031) | **Net Operating Profit/(Loss)** | (503,225) | (51,042) | (452,183) | 0 |
| 0 | 0 | 0 | Insurance Loss Recovery | 76,444 | 0 | 76,444 | 0 |
| 0 | 0 | 0 | Prior Year Activity | (25,235) | 0 | (25,235) | 0 |
| (46,509) | 41,521 | (88,031) | **NET CASH FLOW** | (452,016) | (51,042) | (400,974) | 0 |

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# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## March 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| | | | **Assessments** | | | | |
| 536,062 | 536,169 | (107) | 5110.001 Condo Assessments | 5,359,416 | 5,361,685 | (2,270) | 6,434,022 |
| 235,280 | 235,280 | 0 | 5500.000 Reserve Assessments | 2,352,800 | 2,352,800 | 0 | 2,823,360 |
| **771,342** | **771,449** | **(107)** | **Total Assessments** | **7,712,216** | **7,714,485** | **(2,270)** | **9,257,382** |
| | | | **Other Income** | | | | |
| 6,920 | 11,693 | (4,773) | 5110.000 Rental Income | 100,485 | 116,930 | (16,445) | 140,316 |
| 150 | 417 | (267) | 5110.180 Clubhouse Rental | 14,623 | 4,167 | 10,456 | 5,000 |
| 7,020 | 0 | 7,020 | 5190.000 Rent Revenue Miscellaneous | 28,080 | 0 | 28,080 | 0 |
| 0 | 5,833 | (5,833) | 5410.000 Interest Revenue - Operations | 27,052 | 58,333 | (31,282) | 70,000 |
| 2,641 | 3,333 | (693) | 5910.000 Laundry and Vending Revenue | 25,113 | 33,333 | (8,220) | 40,000 |
| 1,918 | 1,667 | 251 | 5920.000 NSF and Late Charges | 16,365 | 16,667 | (302) | 20,000 |
| 953 | 667 | 286 | 5990.000 Miscellaneous Inc | 6,699 | 6,667 | 32 | 8,000 |
| 627 | 3,333 | (2,707) | 5990.008 In Unit Maintenance | 9,764 | 33,333 | (23,569) | 40,000 |
| 0 | 0 | 0 | 5990.010 Expense Reimbursement | (97) | 0 | (97) | 0 |
| 154 | 4,496 | (4,342) | 5990.190 Storage Unit Fees | 14,886 | 44,957 | (30,070) | 53,948 |
| 225 | 0 | 225 | 5990.210 Legal - Collection | 5,339 | 0 | 5,339 | 0 |
| 4,623 | 4,000 | 623 | 5990.220 Resale Package | 75,010 | 40,000 | 35,010 | 48,000 |
| 1,400 | 1,400 | 0 | 5990.310 Cable Income | 14,000 | 14,000 | 0 | 16,800 |
| 0 | 0 | 0 | 5990.400 Processing Fees | 245 | 0 | 245 | 0 |
| 703 | 667 | 36 | 5990.600 Key Income | 9,153 | 6,667 | 2,486 | 8,000 |
| 834 | 2,333 | (1,499) | 5991.010 Newsletter Income | 7,715 | 23,333 | (15,618) | 28,000 |
| **28,167** | **39,839** | **(11,672)** | **Total Other Income** | **354,432** | **398,387** | **(43,955)** | **478,064** |
| **799,509** | **811,287** | **(11,779)** | **Total Operating Income** | **8,066,647** | **8,112,872** | **(46,224)** | **9,735,446** |
| | | | **Utilities** | | | | |
| 18,182 | 7,917 | (10,266) | 6450.000 Electricity | 90,784 | 79,167 | (11,618) | 95,000 |
| 129,564 | 110,687 | (18,877) | 6451.000 Water | 1,148,090 | 1,106,868 | (41,222) | 1,328,242 |
| 32,613 | 17,500 | (15,113) | 6452.000 Gas | 180,705 | 175,000 | (5,705) | 210,000 |
| **180,359** | **136,104** | **(44,255)** | **Total Utilities** | **1,419,579** | **1,361,035** | **(58,544)** | **1,633,242** |
| | | | **Contracts** | | | | |
| 4,125 | 1,667 | (2,459) | 6518.000 Uniforms | 27,562 | 16,667 | (10,896) | 20,000 |
| 0 | 6,083 | 6,083 | 6519.000 Exterminating Contract | 30,754 | 60,833 | 30,080 | 73,000 |
| 27,326 | 29,593 | 2,267 | 6525.000 Garbage and Trash Removal | 278,122 | 295,928 | 17,806 | 355,113 |
| 70,710 | 23,584 | (47,126) | 6537.000 Grounds Contract | 234,608 | 235,841 | 1,233 | 283,009 |
| 0 | 9,418 | 9,418 | 6547.000 Swim Pool Maintenance/Contract | 90,600 | 94,183 | 3,583 | 113,020 |
| 0 | 2,000 | 2,000 | 6548.000 Snow Removal | 0 | 20,000 | 20,000 | 20,000 |
| 0 | 1,429 | 1,429 | 6562.000 Decorating Contract | 240,314 | 237,143 | (3,171) | 240,000 |
| **102,161** | **73,774** | **(28,387)** | **Total Contracts** | **901,960** | **960,594** | **58,635** | **1,104,142** |
| | | | **Repair & Maintenance** | | | | |
| 1,022 | 1,833 | 811 | 6515.000 Janitor and Cleaning Supplies | 12,303 | 18,333 | 6,030 | 22,000 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## March 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 4,594 | 10,000 | 5,406 | 6537.040 Landscape Repairs | 78,320 | 100,000 | 21,680 | 120,000 |
| 56,720 | 15,000 | (41,720) | 6537.101 Tree Maintenance | 336,429 | 166,000 | (170,429) | 220,000 |
| 19,002 | 8,333 | (10,668) | 6541.000 Repairs - General | 133,460 | 83,333 | (50,126) | 100,000 |
| 0 | 250 | 250 | 6541.001 Equipment/Tools | 1,741 | 2,500 | 759 | 3,000 |
| 0 | 250 | 250 | 6541.043 Exercise Equipment - Repairs | 0 | 2,500 | 2,500 | 3,000 |
| 0 | 0 | 0 | 6541.100 General Maintenance/ Repair | 212 | 0 | (212) | 0 |
| 7,326 | 3,083 | (4,243) | 6541.230 Maintenance Supplies | 42,533 | 30,833 | (11,699) | 37,000 |
| 6,266 | 2,667 | (3,600) | 6541.280 Plumbing Materials | 61,605 | 26,667 | (34,939) | 32,000 |
| 0 | 208 | 208 | 6541.400 Equipment Repairs & Maintenance | 0 | 2,083 | 2,083 | 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 |
| 4,154 | 833 | (3,321) | 6550.300 In-unit Supplies | 19,506 | 8,333 | (11,173) | 10,000 |
| 1,621 | 1,583 | (37) | 6562.100 Paint Supplies | 10,349 | 15,833 | 5,485 | 19,000 |
| 4,118 | 3,917 | (201) | 6570.000 Vehicle and Maintenance Equipment Operation and Repairs | 55,739 | 39,167 | (16,572) | 47,000 |
| **104,823** | **47,958** | **(56,865)** | **Total Repair & Maintenance** | **788,065** | **507,083** | **(280,981)** | **633,500** |
| | | | **Personnel** | | | | |
| | | | **Payroll Salaries** | | | | |
| 25,680 | 25,220 | (460) | 6309.020 Manager/Assistant Manager Salaries | 222,571 | 277,422 | 54,850 | 327,862 |
| 16,715 | 19,857 | 3,142 | 6309.030 Administrative Salaries | 304,841 | 218,429 | (86,412) | 258,143 |
| 85,613 | 89,601 | 3,988 | 6540.010 Maintenance Salaries | 840,289 | 985,608 | 145,320 | 1,164,810 |
| **128,008** | **134,678** | **6,670** | **Total Payroll Salaries** | **1,367,701** | **1,481,459** | **113,758** | **1,750,815** |
| | | | **Payroll Taxes/Benefits** | | | | |
| 1,629 | 667 | (962) | 6313.000 Education/Training Benefit/Recruitment | 53,664 | 6,667 | (46,998) | 8,000 |
| 0 | 25 | 25 | 6392.000 Mileage | 0 | 250 | 250 | 300 |
| 0 | 250 | 250 | 6399.020 Bonuses | 0 | 1,000 | 1,000 | 1,000 |
| 23,139 | 40,120 | 16,981 | 6723.001 Health Benefits | 321,361 | 401,197 | 79,836 | 481,436 |
| 1,958 | 2,605 | 647 | 6310.020 Payroll Taxes - Management | 17,379 | 28,658 | 11,279 | 33,868 |
| 958 | 2,051 | 1,093 | 6310.050 Payroll Taxes - Administrative | 23,800 | 22,564 | (1,236) | 26,666 |
| 6,673 | 9,256 | 2,583 | 6310.060 Payroll Taxes - Maintenance | 65,996 | 101,813 | 35,818 | 120,325 |
| 1,737 | 1,015 | (722) | 6310.100 Retirement - Management | 17,402 | 11,161 | (6,242) | 13,190 |
| 268 | 553 | 286 | 6310.110 Retirement - Administrative | 5,240 | 6,087 | 847 | 7,194 |
| 171 | 2,396 | 2,225 | 6310.120 Retirement - Maintenance | 5,919 | 26,353 | 20,434 | 31,144 |
| 0 | 83 | 83 | 6310.130 Employee Recruitment | 0 | 833 | 833 | 1,000 |
| 11,874 | 5,132 | (6,742) | 6722.000 Workmen's Compensation | 27,702 | 51,321 | 23,619 | 61,585 |
| 0 | 0 | 0 | 6513.000 Concierge Payroll | 750 | 0 | (750) | 0 |
| **48,407** | **64,153** | **15,746** | **Total Payroll Taxes/Benefits** | **539,213** | **657,903** | **118,690** | **785,708** |
| **176,415** | **198,831** | **22,416** | **Total Personnel** | **1,906,914** | **2,139,362** | **232,447** | **2,536,523** |
| | | | **Professional Services** | | | | |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## March 2022

| Current Actual | Current Budget | Current Variance | | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| 6,319 | 6,319 | (0) | 6320.000 | Management Fee | 63,194 | 63,194 | (0) | 75,833 |
| 7,880 | 3,750 | (4,130) | 6340.000 | Legal Expense | 36,642 | 37,500 | 858 | 45,000 |
| 0 | 1,250 | 1,250 | 6340.100 | Legal Fees - Collections | 8,720 | 12,500 | 3,780 | 15,000 |
| 0 | 0 | 0 | 6340.800 | Legal - Litigation | 1,978 | 5,000 | 3,022 | 5,000 |
| 0 | 0 | 0 | 6350.000 | Audit Expense | 16,245 | 15,500 | (745) | 15,500 |
| **14,200** | **11,319** | **(2,881)** | | **Total Professional Services** | **126,779** | **133,694** | **6,915** | **156,333** |
| | | | | **Administrative Expenses** | | | | |
| 0 | 975 | 975 | 6301.000 | Recreation/Resident Activities | 7,838 | 9,750 | 1,912 | 11,700 |
| 2,189 | 1,292 | (897) | 6311.000 | Office Supplies | 11,820 | 12,917 | 1,096 | 15,500 |
| 2,027 | 933 | (1,094) | 6311.010 | Printing | 16,611 | 9,333 | (7,277) | 11,200 |
| 0 | 0 | 0 | 6311.020 | Xerox Contract | 2,272 | 0 | (2,272) | 0 |
| 53 | 0 | (53) | 6311.030 | Copier Lease | 1,269 | 0 | (1,269) | 0 |
| 3,813 | 1,667 | (2,146) | 6311.050 | Postage | 28,269 | 16,667 | (11,602) | 20,000 |
| 6,222 | 600 | (5,622) | 6311.080 | Lease Computer,Fax,Copr, etc. | 15,395 | 6,000 | (9,395) | 7,200 |
| 7,764 | 3,333 | (4,431) | 6311.130 | IT Support Contract | 38,272 | 33,333 | (4,939) | 40,000 |
| 80 | 3,167 | 3,087 | 6351.020 | Computer Expenses | 28,375 | 31,667 | 3,292 | 38,000 |
| 3,346 | 3,000 | (346) | 6360.000 | Telephone and Answering Service | 34,663 | 30,000 | (4,663) | 36,000 |
| 0 | 125 | 125 | 6370.000 | Bad Debts | 0 | 1,250 | 1,250 | 1,500 |
| 1,085 | 2,333 | 1,249 | 6390.000 | Misc Administrative Expenses | 22,721 | 23,333 | 613 | 28,000 |
| 0 | 0 | 0 | 6390.009 | Meeting Expenses | 3,910 | 8,000 | 4,090 | 14,000 |
| 976 | 0 | (976) | 6390.040 | Credit Card & Bank Fees | 10,354 | 0 | (10,354) | 0 |
| 7,843 | 7,819 | (24) | 6390.180 | Association Unit Expense | 78,429 | 78,185 | (244) | 93,822 |
| 375 | 1,000 | 625 | 6390.900 | Misc Exp - Newsletter | 11,462 | 10,000 | (1,462) | 12,000 |
| 0 | 25 | 25 | 6391.000 | Dues & Subscriptions | 0 | 250 | 250 | 300 |
| 0 | 833 | 833 | 6393.050 | Engineering Fees | 989 | 8,333 | 7,344 | 10,000 |
| **35,772** | **27,102** | **(8,670)** | | **Total Administrative Expenses** | **312,649** | **279,018** | **(33,631)** | **339,222** |
| | | | | **Taxes & Insurance** | | | | |
| 0 | 0 | 0 | 6710.000 | Real Estate Taxes | 10,681 | 21,340 | 10,659 | 21,340 |
| 0 | 0 | 0 | 6717.000 | State Taxes | 10,888 | 0 | (10,888) | 0 |
| 0 | 0 | 0 | 6718.000 | Federal Taxes | 2,928 | 0 | (2,928) | 0 |
| 0 | 0 | 0 | 6718.010 | Corporate Taxes | 0 | 15,000 | 15,000 | 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 | 786 | 2,500 | 1,714 | 3,000 |
| 30,603 | 29,565 | (1,038) | 6720.000 | Property & Liability Insurance (Hazard) | 306,033 | 295,653 | (10,379) | 354,784 |
| (39,531) | 0 | 39,531 | 6720.030 | Insurance Loss | 376,981 | 0 | (376,981) | 0 |
| 0 | 2,083 | 2,083 | 6720.060 | Insurance Reimburse Deductible | 0 | 20,833 | 20,833 | 25,000 |
| 5,937 | 7,500 | 1,563 | 6730.000 | Capital Expenses | 46,277 | 75,000 | 28,723 | 90,000 |
| **(2,991)** | **39,399** | **42,390** | | **Total Taxes & Insurance** | **761,126** | **430,327** | **(330,800)** | **509,124** |
| **610,738** | **534,486** | **(76,252)** | | **Total Operating Expenses** | **6,217,072** | **5,811,113** | **(405,958)** | **6,912,086** |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## March 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 188,771 | 276,801 | (88,031) | **Net Operating Budget** | 1,849,575 | 2,301,758 | (452,183) | 2,823,360 |
| | | | **RESERVES BUDGET** | | | | |
| (235,280) | (235,280) | 0 | 9901.015 Reserve Contributions | (2,352,800) | (2,352,800) | 0 | (2,823,360) |
| (235,280) | (235,280) | 0 | **Total Reserve Contribution** | (2,352,800) | (2,352,800) | 0 | (2,823,360) |
| (46,509) | 41,521 | (88,031) | **Net Operating Profit/(Loss)** | (503,225) | (51,042) | (452,183) | 0 |
| | | | **Extraordinary Items** | | | | |
| 0 | 0 | 0 | 5935.000 Insurance Loss Recovery | 76,444 | 0 | 76,444 | 0 |
| 0 | 0 | 0 | 9999.020 Prior Year Activity | (25,235) | 0 | (25,235) | 0 |
| (46,509) | 41,521 | (88,031) | **NET CASH FLOW** | (452,016) | (51,042) | (400,974) | 0 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Statement of Revenue and Expense Reserve Fund
## For The Period
## March 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| | | | **Revenues** | | | | |
| 2,497 | 0 | 2,497 | 3130.063 Current Year RR Interest | 8,045 | 0 | 8,045 | 0 |
| 235,280 | 235,280 | 0 | 5500.000 Current Year RR Deposits | 2,352,800 | 2,352,800 | 0 | 2,823,360 |
| **237,777** | **235,280** | **2,497** | **Total Revenues** | **2,360,845** | **2,352,800** | **8,045** | **2,823,360** |
| | | | **Reserve Expenses** | | | | |
| 5,288 | 0 | (5,288) | 9114.210 RR- Building Improvements | 0 | 0 | 0 | 0 |
| 203,412 | 0 | (203,412) | 3130.062 Current Year RR Expenses | 1,454,267 | 0 | (1,454,267) | 0 |
| **208,700** | **0** | **(208,700)** | **Total Reserve Expenses** | **1,454,267** | **0** | **(1,454,267)** | **0** |
| **29,077** | **235,280** | **(206,203)** | **Current Year Reserves Activity** | **906,578** | **2,352,800** | **(1,446,222)** | **2,823,360** |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## March 2022

| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Budget | Budget | | Annual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Total | Budget |
| Assessments | | | | | | | | | | | | | | |
| 5110.001 Condo Assessments | 536,062 | 534,862 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,169 | 536,169 | 6,431,753 | 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 | 770,142 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,449 | 771,449 | 9,255,113 | 9,257,382 |
| Other Income | | | | | | | | | | | | | | |
| 5110.000 Rental Income | 6,596 | 4,250 | 1,850 | 8,402 | 5,961 | 49,969 | 5,322 | 7,362 | 3,852 | 6,920 | 11,693 | 11,693 | 123,871 | 140,316 |
| 5110.180 Clubhouse Rental | 450 | 0 | 740 | 300 | 11,183 | 900 | 450 | 150 | 300 | 150 | 417 | 417 | 15,456 | 5,000 |
| 5190.000 Rent Revenue Miscellaneous | 8,960 | 8,960 | 6,960 | 7,020 | 7,020 | (38,920) | 7,020 | 7,020 | 7,020 | 7,020 | 0 | 0 | 28,080 | 0 |
| 5410.000 Interest Revenue - Operations | 0 | 0 | 0 | 0 | 0 | 0 | 27,052 | 0 | 0 | 0 | 5,833 | 5,833 | 38,718 | 70,000 |
| 5910.000 Laundry and Vending Revenue | 0 | 6,435 | 0 | 0 | 3,499 | 6,435 | 5,136 | 968 | 0 | 2,641 | 3,333 | 3,333 | 31,780 | 40,000 |
| 5920.000 NSF and Late Charges | (121) | 1,864 | 2,188 | 1,513 | 1,897 | 1,536 | 2,044 | 1,522 | 2,003 | 1,918 | 1,667 | 1,667 | 19,698 | 20,000 |
| 5990.000 Miscellaneous Inc | 830 | 1,650 | 597 | 720 | 300 | 181 | 941 | 378 | 150 | 953 | 667 | 667 | 8,032 | 8,000 |
| 5990.008 In Unit Maintenance | 1,825 | 1,455 | 346 | 1,093 | 533 | 1,098 | 1,892 | 0 | 894 | 627 | 3,333 | 3,333 | 16,431 | 40,000 |
| 5990.010 Expense Reimbursement | 0 | 0 | 0 | 55 | 0 | 0 | 0 | (152) | 0 | 0 | 0 | 0 | (97) | 0 |
| 5990.190 Storage Unit Fees | 2,083 | 246 | 749 | 244 | 2,818 | 5,249 | 2,702 | 641 | 0 | 154 | 4,496 | 4,496 | 23,878 | 53,948 |
| 5990.210 Legal - Collection | 1,297 | 0 | 1,035 | 464 | 176 | 2,139 | 0 | (226) | 229 | 225 | 0 | 0 | 5,339 | 0 |
| 5990.220 Resale Package | 2,176 | 54,985 | 1,822 | 2,197 | 1,088 | 1,632 | 3,962 | 1,682 | 843 | 4,623 | 4,000 | 4,000 | 83,010 | 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 | 265 | 200 | 180 | 800 | 703 | 667 | 667 | 10,486 | 8,000 |
| 5991.010 Newsletter Income | 598 | 229 | 834 | 3,046 | 235 | 152 | 295 | 1,329 | 163 | 834 | 2,333 | 2,333 | 12,382 | 28,000 |
| **Total Other Income** | 28,794 | 82,824 | 20,045 | 27,305 | 36,935 | 32,036 | 58,417 | 22,254 | 17,654 | 28,167 | 39,839 | 39,839 | 434,109 | 478,064 |
| **Total Operating Income** | 800,136 | 852,966 | 791,387 | 798,646 | 808,277 | 803,377 | 829,758 | 793,596 | 788,996 | 799,509 | 811,287 | 811,287 | 9,689,222 | 9,735,446 |
| Utilities | | | | | | | | | | | | | | |
| 6450.000 Electricity | 6,691 | 11,179 | 7,006 | 6,764 | 5,403 | 5,902 | 13,525 | 7,709 | 8,424 | 18,182 | 7,917 | 7,917 | 106,618 | 95,000 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## March 2022

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Actual Nov | Actual Dec | Actual Jan | Actual Feb | Actual Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6451.000 Water | 532 | 163,631 | 64,693 | 111,980 | 109,230 | 143,791 | 91,479 | 130,335 | 202,856 | 129,564 | 110,687 | 110,687 | 1,369,464 | 1,328,242 |
| 6452.000 Gas | 6,891 | 14,083 | 14,153 | 13,241 | 15,402 | 16,942 | 23,440 | 21,517 | 22,424 | 32,613 | 17,500 | 17,500 | 215,705 | 210,000 |
| **Total Utilities** | 14,113 | 188,894 | 85,852 | 131,985 | 130,035 | 166,635 | 128,443 | 159,560 | 233,704 | 180,359 | 136,104 | 136,104 | 1,691,786 | 1,633,242 |
| Contracts | | | | | | | | | | | | | | |
| 6518.000 Uniforms | 1,422 | 1,593 | 3,182 | 3,181 | 410 | 6,485 | (473) | 6,028 | 1,609 | 4,125 | 1,667 | 1,667 | 30,896 | 20,000 |
| 6519.000 Exterminating Contract | 2,481 | 3,440 | 4,836 | 6,621 | 4,984 | 3,594 | 0 | 2,949 | 1,848 | 0 | 6,083 | 6,083 | 42,920 | 73,000 |
| 6525.000 Garbage and Trash Removal | 4,089 | 36,522 | 22,647 | 41,221 | 27,783 | 28,271 | 28,629 | 29,828 | 31,807 | 27,326 | 29,593 | 29,593 | 337,307 | 355,113 |
| 6537.000 Grounds Contract | 0 | 23,414 | 23,414 | 23,414 | 23,414 | 23,414 | 23,414 | 23,414 | 0 | 70,710 | 23,584 | 23,584 | 281,776 | 283,009 |
| 6547.000 Swim Pool Maintenance/Contract | 14,160 | 20,000 | 13,640 | 10,000 | (7,200) | 10,000 | 10,000 | 10,000 | 10,000 | 0 | 9,418 | 9,418 | 109,437 | 113,020 |
| 6562.000 Decorating Contract | 5,595 | 0 | 74,050 | 83,656 | 0 | 77,013 | 0 | 0 | 0 | 0 | 1,429 | 1,429 | 243,171 | 240,000 |
| **Total Contracts** | 27,747 | 84,969 | 141,770 | 168,093 | 49,391 | 148,776 | 61,570 | 72,219 | 45,264 | 102,161 | 71,774 | 71,774 | 1,045,507 | 1,104,142 |
| Repair & Maintenance | | | | | | | | | | | | | | |
| 6515.000 Janitor and Cleaning Supplies | (114) | 1,769 | 522 | 2,271 | 0 | 725 | 400 | 3,097 | 2,611 | 1,022 | 1,833 | 1,833 | 15,970 | 22,000 |
| 6537.040 Landscape Repairs | 7,330 | 2,588 | 7,143 | 7,472 | 0 | 13,921 | 2,873 | 6,495 | 25,906 | 4,594 | 10,000 | 10,000 | 98,320 | 120,000 |
| 6537.101 Tree Maintenance | 76,810 | 0 | 44,245 | 72,930 | 0 | 72,480 | 0 | 0 | 13,244 | 56,720 | 20,000 | 34,000 | 390,429 | 220,000 |
| 6541.000 Repairs - General | 3,697 | 8,629 | 16,191 | 29,836 | 4,114 | 7,566 | 10,754 | 21,322 | 12,348 | 19,002 | 8,333 | 8,333 | 150,126 | 100,000 |
| 6541.001 Equipment/Tools | 152 | 263 | 53 | 651 | 0 | 301 | 0 | 296 | 24 | 0 | 250 | 250 | 2,241 | 3,000 |
| 6541.043 Exercise Equipment - Repairs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 250 | 250 | 500 | 3,000 |
| 6541.100 General Maintenance/ Repair | 0 | 106 | 0 | 0 | 0 | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 212 | 0 |
| 6541.230 Maintenance Supplies | 2,324 | 4,483 | 1,184 | 5,586 | 371 | 5,507 | 4,140 | 10,929 | 684 | 7,326 | 3,083 | 3,083 | 48,699 | 37,000 |
| 6541.280 Plumbing Materials | 0 | 10,094 | 8,833 | 15,011 | 1,233 | 2,876 | 2,571 | 10,819 | 3,901 | 6,266 | 2,667 | 2,667 | 66,939 | 32,000 |
| 6541.400 Equipment Repairs & Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 208 | 208 | 417 | 2,500 |
| 6547.021 Pool Supplies & Equipment | 0 | 9,420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,000 | 2,500 | 15,920 | 18,000 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## March 2022

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Actual Nov | Actual Dec | Actual Jan | Actual Feb | Actual Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6547.025 Pool Repairs & Maintenance | 13,326 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,326 | 0 |
| 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 | 1,972 | 1,645 | 1,467 | 4,446 | 4,154 | 833 | 833 | 21,173 | 10,000 |
| 6562.100 Paint Supplies | 814 | 1,235 | 629 | 983 | 89 | 2,293 | 1,215 | 403 | 1,068 | 1,621 | 1,583 | 1,583 | 13,515 | 19,000 |
| 6570.000 Vehicle and Maintenance Equipment Operation and Repairs | 5,055 | 4,128 | 2,873 | 9,014 | 5,046 | 8,528 | 13,064 | 2,944 | 971 | 4,118 | 3,917 | 3,917 | 63,572 | 47,000 |
| **Total Repair & Maintenance** | 109,394 | 54,360 | 82,563 | 149,412 | 11,603 | 116,275 | 36,662 | 57,771 | 65,203 | 104,823 | 56,958 | 69,458 | 914,481 | 633,500 |
| Personnel | | | | | | | | | | | | | | |
| Payroll Salaries | | | | | | | | | | | | | | |
| 6309.020 Manager/Assistant Manager Salaries | 9,275 | 29,921 | 34,095 | 10,088 | 8,547 | 8,547 | 45,057 | 25,680 | 25,680 | 25,680 | 25,220 | 25,220 | 273,012 | 327,862 |
| 6309.030 Administrative Salaries | 18,093 | 56,709 | 37,585 | 35,907 | 35,907 | 35,774 | 34,138 | 16,017 | 17,995 | 16,715 | 19,857 | 19,857 | 344,555 | 258,143 |
| 6540.010 Maintenance Salaries | 38,562 | 110,024 | 76,189 | 79,168 | 78,633 | 79,441 | 124,958 | 84,157 | 83,543 | 85,613 | 89,601 | 89,601 | 1,019,491 | 1,164,810 |
| **Total Payroll Salaries** | 65,931 | 196,653 | 147,869 | 125,164 | 123,087 | 123,762 | 204,153 | 125,855 | 127,219 | 128,008 | 134,678 | 134,678 | 1,637,057 | 1,750,815 |
| Payroll Taxes/Benefits | | | | | | | | | | | | | | |
| 6313.000 Education/Training Benefit/Recruitment | 1,799 | 1,909 | 1,803 | 14,542 | 1,086 | 1,736 | 27,824 | 600 | 735 | 1,629 | 667 | 667 | 54,998 | 8,000 |
| 6392.000 Mileage | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 50 | 300 |
| 6723.001 Health Benefits | 26,840 | 37,484 | (4,674) | 44,669 | 46,037 | 61,093 | 52,866 | (4,863) | 38,770 | 23,139 | 40,120 | 40,120 | 401,600 | 481,436 |
| 6310.020 Payroll Taxes - Management | 707 | 2,280 | 2,781 | 648 | 648 | 648 | 3,504 | 2,238 | 1,968 | 1,958 | 2,605 | 2,605 | 22,589 | 33,868 |
| 6310.050 Payroll Taxes - Administrative | 1,428 | 4,478 | 2,903 | 2,738 | 2,722 | 2,688 | 2,568 | 1,380 | 1,938 | 958 | 2,051 | 2,051 | 27,902 | 26,666 |
| 6310.060 Payroll Taxes - Maintenance | 2,942 | 8,392 | 5,855 | 6,087 | 6,006 | 6,061 | 9,543 | 7,471 | 6,966 | 6,673 | 9,256 | 9,256 | 84,507 | 120,325 |
| 6310.100 Retirement - Management | 875 | 2,356 | 1,549 | 1,595 | 1,604 | 1,616 | 2,567 | 1,744 | 1,761 | 1,737 | 1,015 | 1,015 | 19,432 | 13,190 |
| 6310.110 Retirement - Administrative | 324 | 973 | 676 | 650 | 650 | 650 | 522 | 262 | 268 | 268 | 553 | 553 | 6,347 | 7,194 |
| 6310.120 Retirement - Maintenance | 371 | 1,197 | 1,457 | 342 | 342 | 342 | 474 | 612 | 612 | 171 | 2,396 | 2,396 | 10,710 | 31,144 |
| 6310.130 Employee Recruitment | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 83 | 83 | 167 | 1,000 |
| 6722.000 Workmen's Compensation | 0 | 0 | 0 | 0 | 0 | 11,874 | 0 | 3,953 | 0 | 11,874 | 5,132 | 5,132 | 37,966 | 61,585 |
| 6513.000 Concierge Payroll | 0 | 0 | 0 | 375 | 0 | 0 | 0 | 0 | 375 | 0 | 0 | 0 | 750 | 0 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## March 2022

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Actual Nov | Actual Dec | Actual Jan | Actual Feb | Actual Mar | Budget Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Total Payroll Taxes/Benefits** | 35,286 | 59,068 | 12,349 | 71,646 | 59,095 | 86,707 | 99,867 | 13,396 | 53,392 | 48,407 | 63,903 | 63,903 | 667,018 | 785,708 |
| **Total Personnel** | 101,217 | 255,722 | 160,218 | 196,809 | 182,182 | 210,470 | 304,020 | 139,251 | 180,611 | 176,415 | 198,581 | 198,581 | 2,304,075 | 2,536,523 |
| 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 | 9,082 | 0 | 11,291 | 4,788 | 7,880 | 3,750 | 3,750 | 44,142 | 45,000 |
| 6340.100 Legal Fees - Collections | 1,301 | 4,517 | 0 | 2,902 | 0 | 0 | 0 | 0 | 0 | 0 | 1,250 | 1,250 | 11,220 | 15,000 |
| 6340.800 Legal - Litigation | 645 | 0 | 0 | 0 | 0 | 0 | 0 | 1,333 | 0 | 0 | 0 | 0 | 1,978 | 5,000 |
| 6350.000 Audit Expense | 0 | 0 | 300 | 0 | 0 | 15,445 | 500 | 0 | 0 | 0 | 0 | 0 | 16,245 | 15,500 |
| **Total Professional Services** | 8,266 | 10,837 | 10,005 | 9,221 | 6,534 | 30,845 | 6,819 | 18,943 | 11,107 | 14,200 | 11,319 | 11,319 | 149,418 | 156,333 |
| Administrative Expenses | | | | | | | | | | | | | | |
| 6301.000 Recreation/Resident Activities | 0 | 2,016 | 850 | 1,038 | 1,992 | 1,390 | 233 | 189 | 132 | 0 | 975 | 975 | 9,788 | 11,700 |
| 6311.000 Office Supplies | 1,046 | 2,944 | 2,285 | 1,264 | 0 | 0 | 0 | 37 | 2,056 | 2,189 | 1,292 | 1,292 | 14,404 | 15,500 |
| 6311.010 Printing | 1,247 | 1,778 | 1,247 | 2,098 | 1,247 | 1,247 | 1,247 | 1,806 | 2,664 | 2,027 | 933 | 933 | 18,477 | 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 | 53 | 0 | 0 | 1,269 | 0 |
| 6311.050 Postage | 3,142 | 3,702 | 93 | 5,457 | 18 | 5,187 | 1,527 | 18 | 5,311 | 3,813 | 1,667 | 1,667 | 31,602 | 20,000 |
| 6311.080 Lease Computer,Fax,Copr, etc. | 657 | 2,444 | 441 | 770 | 736 | 343 | 206 | 3,369 | 206 | 6,222 | 600 | 600 | 16,595 | 7,200 |
| 6311.130 IT Support Contract | 4,467 | 2,705 | 4,280 | 886 | 2,389 | 6,338 | 2,962 | 3,201 | 3,280 | 7,764 | 3,333 | 3,333 | 44,939 | 40,000 |
| 6351.020 Computer Expenses | 183 | 1,143 | 1,123 | 4,451 | 0 | 10,707 | 468 | 10,146 | 73 | 80 | 3,167 | 3,167 | 34,708 | 38,000 |
| 6360.000 Telephone and Answering Service | 2,702 | 2,728 | 4,224 | 4,819 | 6,950 | (1,169) | 3,625 | 4,150 | 3,288 | 3,346 | 3,000 | 3,000 | 40,663 | 36,000 |
| 6370.000 Bad Debts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | 125 | 250 | 1,500 |
| 6390.000 Misc Administrative Expenses | 1,510 | 1,607 | 1,828 | 4,275 | 1,537 | 3,911 | 2,351 | 3,284 | 1,333 | 1,085 | 2,333 | 2,333 | 27,388 | 28,000 |
| 6390.009 Meeting Expenses | 0 | 0 | 0 | 0 | 0 | 3,910 | 0 | 0 | 0 | 0 | 6,000 | 0 | 9,910 | 14,000 |
| 6390.040 Credit Card & Bank Fees | 683 | 991 | 749 | 926 | 1,025 | 1,520 | 772 | 1,504 | 1,207 | 976 | 0 | 0 | 10,354 | 0 |
| 6390.180 Association Unit Expense | 8,312 | 7,374 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,819 | 7,819 | 94,066 | 93,822 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## March 2022

| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Budget | Budget | | Annual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Total | Budget |
| 6390.900 Misc Exp - Newsletter | 4,950 | 375 | 375 | 737 | 375 | 2,329 | 411 | 375 | 1,160 | 375 | 1,000 | 1,000 | 13,462 | 12,000 |
| 6391.000 Dues & Subscriptions | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 50 | 300 |
| 6393.050 Engineering Fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 989 | 0 | 833 | 833 | 2,656 | 10,000 |
| **Total Administrative Expenses** | 29,991 | 29,807 | 26,518 | 35,781 | 24,113 | 43,557 | 21,646 | 35,923 | 29,541 | 35,772 | 33,102 | 27,102 | 372,853 | 339,222 |
| Taxes & Insurance | | | | | | | | | | | | | | |
| 6710.000 Real Estate Taxes | 0 | 0 | 0 | 2,052 | 0 | 8,628 | 0 | 0 | 0 | 0 | 0 | 0 | 10,681 | 21,340 |
| 6717.000 State Taxes | 0 | 0 | 0 | 10,000 | 0 | 0 | 0 | 0 | 888 | 0 | 0 | 0 | 10,888 | 0 |
| 6718.000 Federal Taxes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,928 | 0 | 0 | 0 | 2,928 | 0 |
| 6718.020 Personal Property Taxes | 0 | 0 | 0 | 6,553 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,553 | 0 |
| 6719.000 Miscellaneous Taxes, Licenses, and Permits | 0 | 150 | 0 | 50 | 0 | 0 | 0 | 586 | 0 | 0 | 250 | 250 | 1,286 | 3,000 |
| 6720.000 Property & Liability Insurance (Hazard) | 30,603 | 30,603 | 30,603 | 30,603 | 30,603 | 29,376 | 29,376 | 30,603 | 33,058 | 30,603 | 29,565 | 29,565 | 365,163 | 354,784 |
| 6720.030 Insurance Loss | 63,939 | 0 | 0 | 233,321 | 0 | 63,991 | 55,262 | 0 | 0 | (39,531) | 0 | 0 | 376,981 | 0 |
| 6720.060 Insurance Reimburse Deductible | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,083 | 2,083 | 4,167 | 25,000 |
| 6730.000 Capital Expenses | 0 | 0 | 0 | 6,398 | 0 | 10,412 | 535 | 4,095 | 18,900 | 5,937 | 7,500 | 7,500 | 61,277 | 90,000 |
| **Total Taxes & Insurance** | 94,543 | 30,753 | 30,603 | 288,977 | 30,603 | 112,407 | 85,173 | 35,284 | 55,774 | (2,991) | 39,399 | 39,399 | 839,924 | 509,124 |
| **Total Operating Expenses** | 385,270 | 655,342 | 537,529 | 980,279 | 434,461 | 828,964 | 644,333 | 518,951 | 621,205 | 610,738 | 547,236 | 553,736 | 7,318,044 | 6,912,086 |
| **Net Operating Budget** | 414,866 | 197,623 | 253,858 | (181,633) | 373,816 | (25,587) | 185,425 | 274,645 | 167,791 | 188,771 | 264,051 | 257,551 | 2,371,177 | 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 | (37,657) | 18,578 | (416,913) | 138,536 | (260,867) | (49,855) | 39,365 | (67,489) | (46,509) | 28,771 | 22,271 | (452,183) | 0 |
| Extraordinary Items | | | | | | | | | | | | | | |
| 5935.000 Insurance Loss Recovery | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76,444 | 0 | 0 | 0 | 76,444 | 0 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## March 2022

| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Budget | Budget | | Annual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Total | Budget |
| 9999.020 Prior Year Activity | 0 | (16,386) | (7,006) | (2,134) | 0 | 290 | 0 | 0 | 0 | 0 | 0 | 0 | (25,235) | 0 |
| **NET CASH FLOW** | 179,586 | (54,042) | 11,572 | (419,047) | 138,536 | (260,577) | (49,855) | 39,365 | 8,955 | (46,509) | 28,771 | 22,271 | (400,974) | 0 |

BARKAN MANAGEMENT COMPANY

**Parkfairfax Condominium UOA**
**Balance Sheet**
**For the period ending**
**March 2022**

| | | Current Balance |
|---|---|---|
| | **ASSETS** | |
| | **Current Assets** | |
| 1110.000 | Petty Cash | 500 |
| 1120.001 | Operating Cash 1 | 581,340 |
| 1130.000 | Accounts Receivable | 159,867 |
| 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) |
| | | **645,845** |
| | **Restricted Deposits & Funded Reserves** | |
| 1320.000 | Replacement Reserve-Cash | 2,711,368 |
| 1320.100 | Replacement Reserve-MM | 1,328,833 |
| 1320.200 | Replacement Reserve-CD | 1,485,000 |
| 1320.600 | Accrued Interest Receivable | 4,795 |
| | | 5,529,995 |
| | **Prepaid Expenses** | |
| 1240.000 | Prepaid Property & Liability Insurance | 140,556 |
| 1271.000 | Prepaid Income Taxes | 23,058 |
| 1290.000 | Prepaid Expense-Operating | 31,765 |
| | | 195,378 |
| | **Fixed Assets** | |
| 1420.000 | Buildings | 602,000 |
| 1480.000 | Motor Vehicles | 499,471 |
| | | 1,101,471 |
| | Less Accumulated Deprecation | 933,154 |
| | **Total Assets** | **6,539,536** |
| | **LIABILITIES & EQUITY** | |
| | **Current Liabilities** | |
| 2110.000 | Accounts Payable | 224,812 |
| 2120.000 | Accrued Wages and Payroll Taxes Payable | 123,777 |
| 2123.000 | Accrued Expense | 60,029 |
| 2123.060 | 401K Match Payble | 265,183 |
| 2124.000 | Accrued Income Taxes Payable | 41,440 |
| 2191.050 | Refund Clearing Account | (1,029) |
| 2210.001 | Prepaid Assessment | 171,608 |
| 2210.100 | Prepaid Assessments or Rents - Prev. Owner | 22,830 |
| 2240.000 | Deferred Income | 51,532 |
| 2199.000 | Other Current Liabilities | 1,420 |
| | | 961,602 |
| | **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**
**March 2022**

| | | Current Balance |
|---|---|---|
| | **Total Liabilities** | **967,051** |
| | **EQUITY** | |
| | **Net Profit or (Loss)-current** | **(452,016)** |
| | **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 | 2,352,800 |
| 3130.062 | Current Year RR Expenditures | (1,454,267) |
| 3130.063 | Current Year RR Interest | 8,045 |
| | **Total Owners Appropriated Equity-current** | **906,578** |
| | **Total Equity** | **5,572,485** |
| | **Total Liabilities & Equity** | **6,539,536** |

BARKAN
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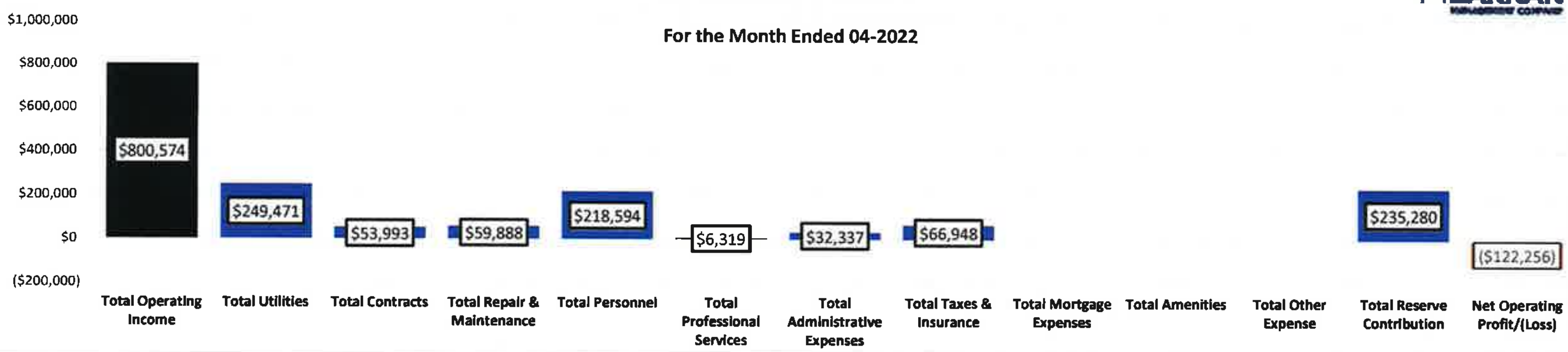
People you can trust.
Experience you can rely on.

# Parkfairfax Condominium UOA Financial Reports
## April, 2022

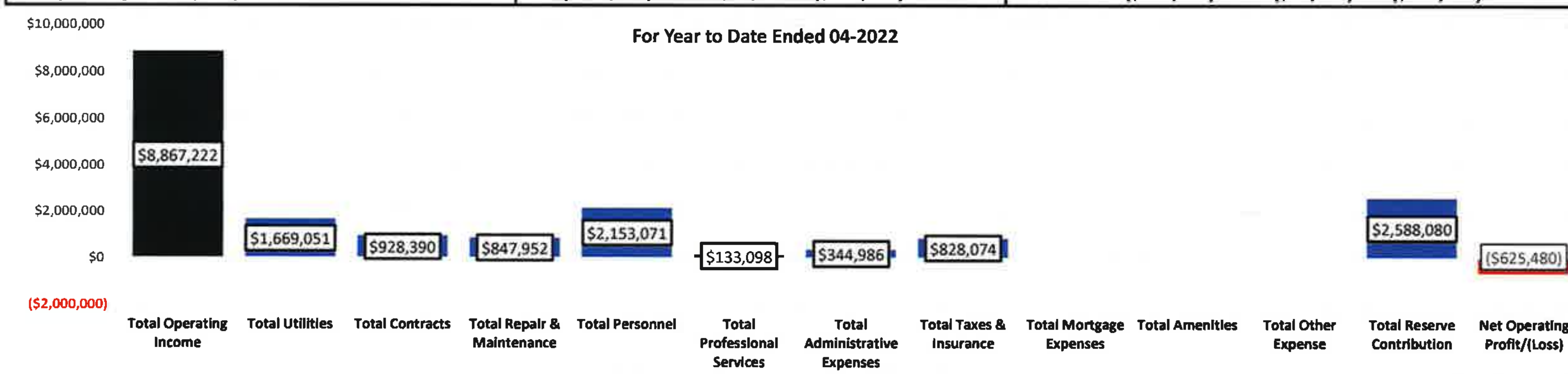
## Parkfairfax Condominium UOA
### Financial Statement Summary

For the Month Ended 04-2022




| | Month To Date | | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|---|
| | Actual | Budget | Var | Var % | Actual | Budget | Var | Var % |
| **REVENUE** | | | | | | | | |
| **Total Operating Income** | $800,574 | $811,287 | -$10,713 | -1% | $8,867,222 | $8,924,159 | ($56,937) | -1% |
| **OPERATING EXPENSES** | | | | | | | | |
| **Total Utilities** | $249,471 | $136,104 | ($113,368) | -83% | $1,669,051 | $1,497,139 | ($171,912) | -11% |
| **Total Contracts** | $53,993 | $70,107 | $16,114 | 23% | $928,390 | $1,014,035 | $85,645 | 8% |
| **Total Repair & Maintenance** | $59,888 | $56,958 | ($2,929) | -5% | $847,952 | $564,042 | ($283,911) | -50% |
| **Total Personnel** | $218,594 | $200,222 | ($18,372) | -9% | $2,153,071 | $2,356,001 | $202,930 | 9% |
| **Total Professional Services** | $6,319 | $11,319 | $5,000 | 44% | $133,098 | $145,014 | $11,915 | 8% |
| **Total Administrative Expenses** | $32,337 | $33,127 | $790 | 2% | $344,986 | $312,395 | ($32,591) | -10% |
| **Total Taxes & Insurance** | $66,948 | $39,399 | ($27,549) | -70% | $828,074 | $469,725 | ($358,349) | -76% |
| **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% | $2,588,080 | $2,588,080 | $0 | 0% |
| **Net Operating Profit/(Loss)** | **($122,256)** | **$28,771** | **($151,027)** | | **($625,480)** | **($22,271)** | **($603,210)** | |

For Year to Date Ended 04-2022



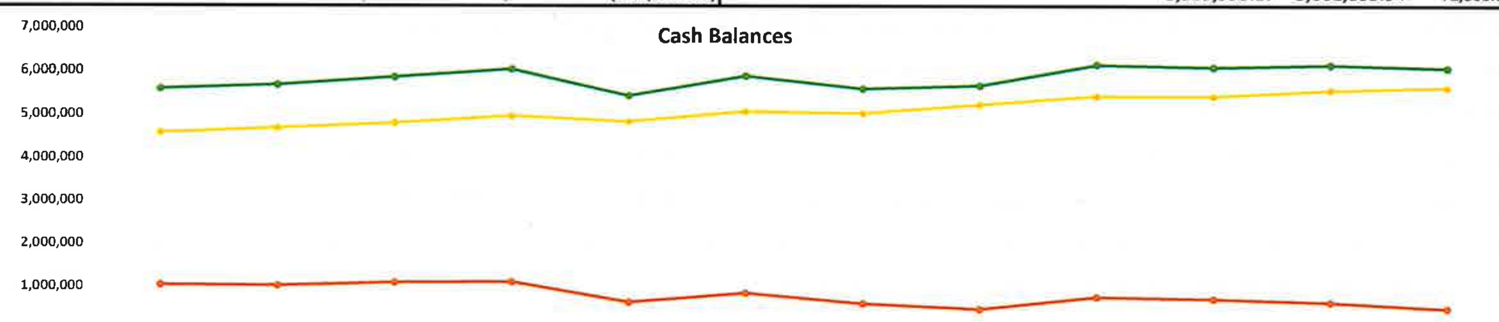
# Parkfairfax Condominium UOA
## Financial Statement Summary

### 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 | 581,340.45 | 440,085.12 | (141,255.33) |
| 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 |
| | | 581,840.45 | 440,585.12 | (141,255.33) |

### 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 | 2,711,367.72 | 2,715,326.02 | 3,958.30 |
| 1320001 | Replacement Reserve-Cash2 | 0.00 | 0.00 | 0.00 |
| 1320100 | Replacement Reserve-MM | 1,328,832.54 | 1,399,775.37 | 70,942.83 |
| 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 | 1,485,000.00 | 1,485,000.00 | 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 | 4,795.01 | 2,754.55 | (2,040.46) |
| 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 |
| | | 5,529,995.27 | 5,602,855.94 | 72,860.67 |

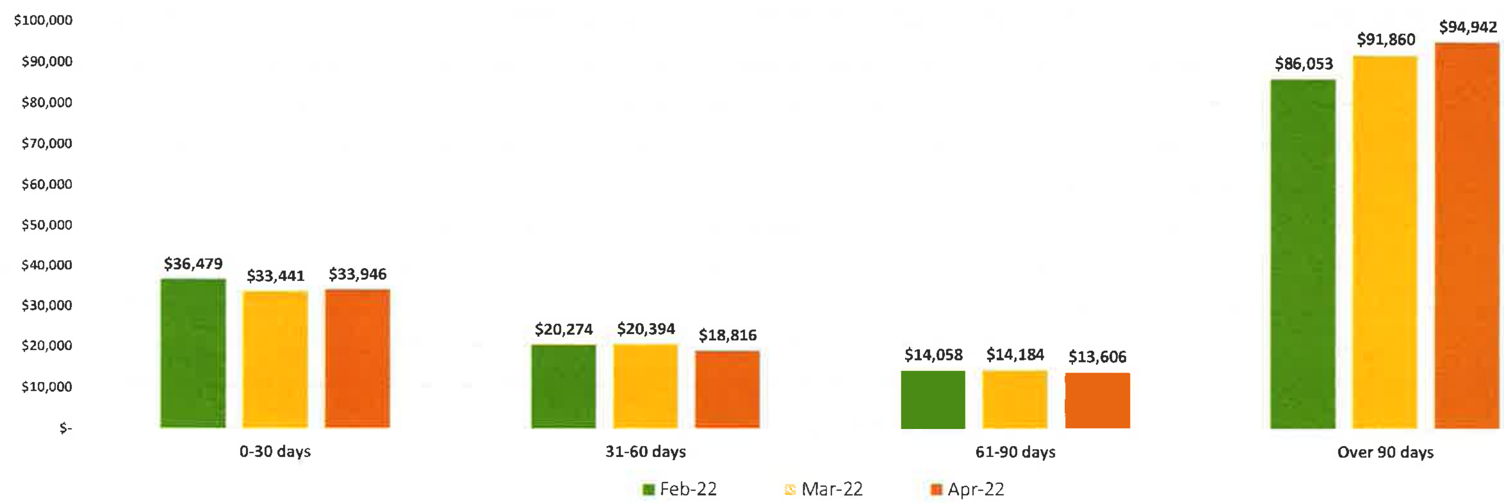



| | May-21 | Jun-21 | Jul-21 | Aug-21 | Sep-21 | Oct-21 | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Operating Cash | 1,018,021 | 996,147 | 1,065,041 | 1,083,010 | 603,441 | 822,034 | 572,536 | 445,846 | 718,312 | 667,861 | 581,840 | 440,585 |
| RR Cash | 4,564,925 | 4,665,707 | 4,775,662 | 4,939,344 | 4,814,717 | 5,051,045 | 5,006,147 | 5,203,167 | 5,405,592 | 5,394,363 | 5,529,995 | 5,602,856 |
| Total Cash | 5,582,946 | 5,661,854 | 5,840,703 | 6,022,353 | 5,418,159 | 5,873,079 | 5,578,683 | 5,649,013 | 6,123,904 | 6,062,224 | 6,111,836 | 6,043,441 |

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

## Receivables

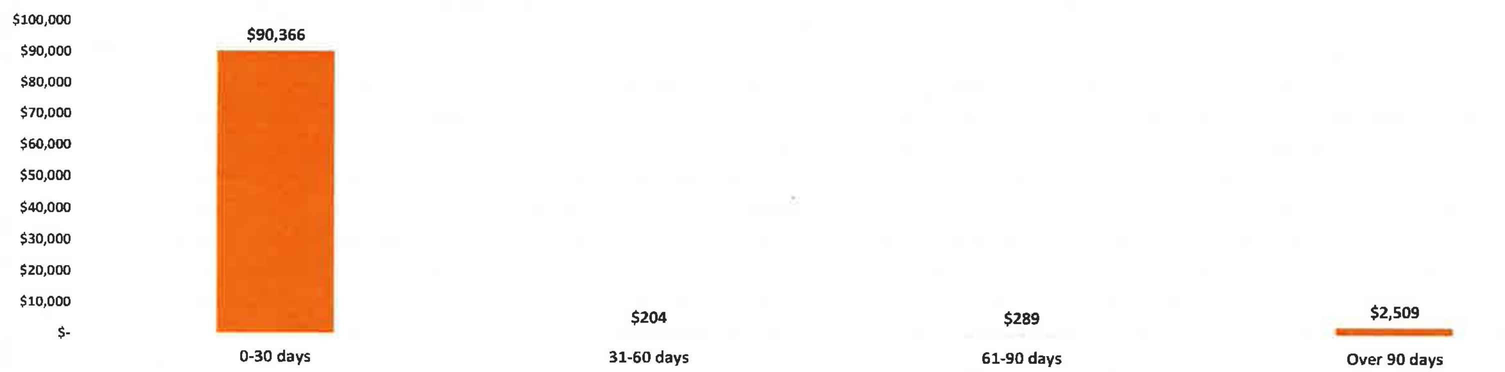

## Receivables History



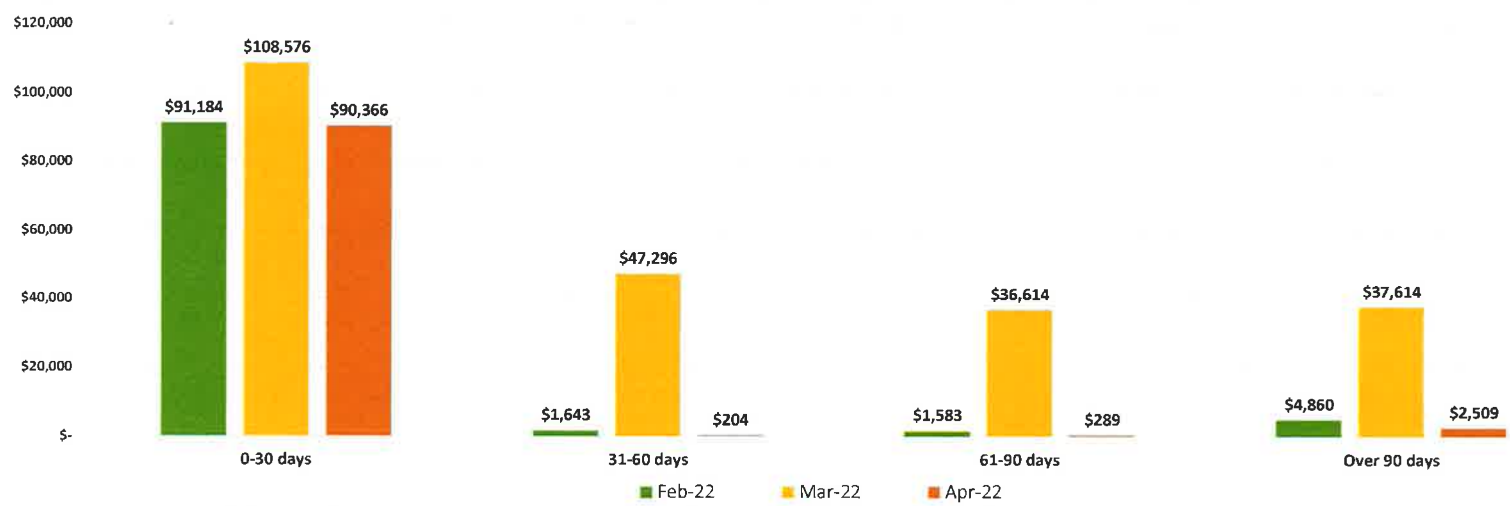
# Parkfairfax Condominium UOA

## Financial Statement Summary

### Payables




### Payables History



BARKAN
MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Executive Summary
## For The Period
## April 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| 800,574 | 811,287 | (10,713) | **Total Operating Income** | 8,867,222 | 8,924,159 | (56,937) | 9,735,446 |
| 249,471 | 136,104 | (113,368) | **Total Utilities** | 1,669,051 | 1,497,139 | (171,912) | 1,633,242 |
| 60,565 | 71,774 | 11,209 | **Total Contracts** | 962,525 | 1,032,368 | 69,844 | 1,104,142 |
| 59,888 | 56,958 | (2,929) | **Total Repair & Maintenance** | 847,952 | 564,042 | (283,911) | 633,500 |
| 212,022 | 198,581 | (13,441) | **Total Personnel** | 2,118,936 | 2,337,942 | 219,006 | 2,536,523 |
| 6,319 | 11,319 | 5,000 | **Total Professional Services** | 133,098 | 145,014 | 11,915 | 156,333 |
| 32,337 | 33,102 | 765 | **Total Administrative Expenses** | 344,986 | 312,120 | (32,866) | 339,222 |
| 66,948 | 39,399 | (27,549) | **Total Taxes & Insurance** | 828,074 | 469,725 | (358,349) | 509,124 |
| 687,550 | 547,236 | (140,314) | **Total Operating Expenses** | 6,904,622 | 6,358,350 | (546,273) | 6,912,086 |
| 113,024 | 264,051 | (151,027) | **Net Operating Budget** | 1,962,600 | 2,565,809 | (603,210) | 2,823,360 |
| | | | **RESERVES BUDGET** | | | | |
| (235,280) | (235,280) | 0 | **Total Reserve Expenses** | (2,588,080) | (2,588,080) | 0 | (2,823,360) |
| (235,280) | (235,280) | 0 | **Net Reserve Budget** | (2,588,080) | (2,588,080) | 0 | (2,823,360) |
| (122,256) | 28,771 | (151,027) | **Net Operating Profit/(Loss)** | (625,480) | (22,271) | (603,210) | 0 |
| 59,504 | 0 | 59,504 | Insurance Loss Recovery | 135,948 | 0 | 135,948 | 0 |
| 0 | 0 | 0 | Prior Year Activity | (25,235) | 0 | (25,235) | 0 |
| (62,752) | 28,771 | (91,523) | **NET CASH FLOW** | (514,768) | (22,271) | (492,497) | 0 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## April 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| | | | **Assessments** | | | | |
| 536,062 | 536,169 | (107) | 5110.001 Condo Assessments | 5,895,477 | 5,897,854 | (2,376) | 6,434,022 |
| 235,280 | 235,280 | 0 | 5500.000 Reserve Assessments | 2,588,080 | 2,588,080 | 0 | 2,823,360 |
| **771,342** | **771,449** | **(107)** | **Total Assessments** | **8,483,557** | **8,485,934** | **(2,376)** | **9,257,382** |
| | | | **Other Income** | | | | |
| 6,876 | 11,693 | (4,817) | 5110.000 Rental Income | 107,361 | 128,623 | (21,262) | 140,316 |
| 300 | 417 | (117) | 5110.180 Clubhouse Rental | 14,923 | 4,583 | 10,339 | 5,000 |
| 7,020 | 0 | 7,020 | 5190.000 Rent Revenue Miscellaneous | 35,100 | 0 | 35,100 | 0 |
| 0 | 5,833 | (5,833) | 5410.000 Interest Revenue - Operations | 27,052 | 64,167 | (37,115) | 70,000 |
| 863 | 3,333 | (2,471) | 5910.000 Laundry and Vending Revenue | 25,976 | 36,667 | (10,691) | 40,000 |
| 1,898 | 1,667 | 231 | 5920.000 NSF and Late Charges | 18,263 | 18,333 | (70) | 20,000 |
| 113 | 0 | 113 | 5920.030 Other Fine Income | 113 | 0 | 113 | 0 |
| 1,283 | 667 | 616 | 5990.000 Miscellaneous Inc | 7,982 | 7,333 | 649 | 8,000 |
| 1,108 | 3,333 | (2,226) | 5990.008 In Unit Maintenance | 10,871 | 36,667 | (25,795) | 40,000 |
| 0 | 0 | 0 | 5990.010 Expense Reimbursement | (97) | 0 | (97) | 0 |
| 50 | 0 | 50 | 5990.035 Transfer fees | 50 | 0 | 50 | 0 |
| 3,375 | 4,496 | (1,121) | 5990.190 Storage Unit Fees | 18,261 | 49,452 | (31,191) | 53,948 |
| 0 | 0 | 0 | 5990.210 Legal - Collection | 5,339 | 0 | 5,339 | 0 |
| 3,609 | 4,000 | (391) | 5990.220 Resale Package | 78,619 | 44,000 | 34,619 | 48,000 |
| 1,400 | 1,400 | 0 | 5990.310 Cable Income | 15,400 | 15,400 | 0 | 16,800 |
| 0 | 0 | 0 | 5990.400 Processing Fees | 245 | 0 | 245 | 0 |
| 990 | 667 | 324 | 5990.600 Key Income | 10,143 | 7,333 | 2,810 | 8,000 |
| 349 | 2,333 | (1,985) | 5991.010 Newsletter Income | 8,064 | 25,667 | (17,603) | 28,000 |
| **29,233** | **39,839** | **(10,606)** | **Total Other Income** | **383,665** | **438,225** | **(54,561)** | **478,064** |
| **800,574** | **811,287** | **(10,713)** | **Total Operating Income** | **8,867,222** | **8,924,159** | **(56,937)** | **9,735,446** |
| | | | **Utilities** | | | | |
| (2,676) | 7,917 | 10,592 | 6450.000 Electricity | 88,109 | 87,083 | (1,025) | 95,000 |
| 221,781 | 110,687 | (111,094) | 6451.000 Water | 1,369,871 | 1,217,555 | (152,315) | 1,328,242 |
| 30,366 | 17,500 | (12,866) | 6452.000 Gas | 211,072 | 192,500 | (18,572) | 210,000 |
| **249,471** | **136,104** | **(113,368)** | **Total Utilities** | **1,669,051** | **1,497,139** | **(171,912)** | **1,633,242** |
| | | | **Contracts** | | | | |
| 6,572 | 1,667 | (4,905) | 6518.000 Uniforms | 34,134 | 18,333 | (15,801) | 20,000 |
| 0 | 6,083 | 6,083 | 6519.000 Exterminating Contract | 30,754 | 66,917 | 36,163 | 73,000 |
| 32,748 | 29,593 | (3,155) | 6525.000 Garbage and Trash Removal | 310,870 | 325,520 | 14,650 | 355,113 |
| 0 | 23,584 | 23,584 | 6537.000 Grounds Contract | 234,608 | 259,425 | 24,817 | 283,009 |
| 21,245 | 9,418 | (11,827) | 6547.000 Swim Pool Maintenance/Contract | 111,845 | 103,602 | (8,243) | 113,020 |
| 0 | 0 | 0 | 6548.000 Snow Removal | 0 | 20,000 | 20,000 | 20,000 |
| 0 | 1,429 | 1,429 | 6562.000 Decorating Contract | 240,314 | 238,571 | (1,742) | 240,000 |
| **60,565** | **71,774** | **11,209** | **Total Contracts** | **962,525** | **1,032,368** | **69,844** | **1,104,142** |

BARKAN
MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## April 2022

| Current Actual | Current Budget | Current Variance | | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|---|
| | | | **Repair & Maintenance** | | | | | |
| 2,935 | 1,833 | (1,102) | 6515.000 | Janitor and Cleaning Supplies | 15,239 | 20,167 | 4,928 | 22,000 |
| 10,816 | 10,000 | (816) | 6537.040 | Landscape Repairs | 89,137 | 110,000 | 20,863 | 120,000 |
| 0 | 20,000 | 20,000 | 6537.101 | Tree Maintenance | 336,429 | 186,000 | (150,429) | 220,000 |
| 13,667 | 8,333 | (5,334) | 6541.000 | Repairs - General | 147,127 | 91,667 | (55,460) | 100,000 |
| 30 | 250 | 220 | 6541.001 | Equipment/Tools | 1,771 | 2,750 | 979 | 3,000 |
| 0 | 250 | 250 | 6541.043 | Exercise Equipment - Repairs | 0 | 2,750 | 2,750 | 3,000 |
| 0 | 0 | 0 | 6541.100 | General Maintenance/ Repair | 212 | 0 | (212) | 0 |
| 14,723 | 3,083 | (11,640) | 6541.230 | Maintenance Supplies | 57,256 | 33,917 | (23,340) | 37,000 |
| 4,948 | 2,667 | (2,281) | 6541.280 | Plumbing Materials | 66,553 | 29,333 | (37,220) | 32,000 |
| 0 | 208 | 208 | 6541.400 | Equipment Repairs & Maintenance | 0 | 2,292 | 2,292 | 2,500 |
| 0 | 4,000 | 4,000 | 6547.021 | Pool Supplies & Equipment | 9,420 | 15,500 | 6,080 | 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 |
| 1,530 | 833 | (697) | 6550.300 | In-unit Supplies | 21,037 | 9,167 | (11,870) | 10,000 |
| 3,977 | 1,583 | (2,393) | 6562.100 | Paint Supplies | 14,325 | 17,417 | 3,091 | 19,000 |
| 7,260 | 3,917 | (3,344) | 6570.000 | Vehicle and Maintenance Equipment Operation and Repairs | 62,999 | 43,083 | (19,916) | 47,000 |
| **59,888** | **56,958** | **(2,929)** | **Total Repair & Maintenance** | | **847,952** | **564,042** | **(283,911)** | **633,500** |
| | | | **Personnel** | | | | | |
| | | | **Payroll Salaries** | | | | | |
| 25,680 | 25,220 | (460) | 6309.020 | Manager/Assistant Manager Salaries | 248,252 | 302,642 | 54,390 | 327,862 |
| 17,521 | 19,857 | 2,336 | 6309.030 | Administrative Salaries | 322,362 | 238,286 | (84,076) | 258,143 |
| 85,493 | 89,601 | 4,107 | 6540.010 | Maintenance Salaries | 925,782 | 1,075,209 | 149,427 | 1,164,810 |
| **128,694** | **134,678** | **5,984** | **Total Payroll Salaries** | | **1,496,395** | **1,616,137** | **119,741** | **1,750,815** |
| | | | **Payroll Taxes/Benefits** | | | | | |
| 0 | 667 | 667 | 6313.000 | Education/Training Benefit/Recruitment | 53,664 | 7,333 | (46,331) | 8,000 |
| 0 | 25 | 25 | 6392.000 | Mileage | 0 | 275 | 275 | 300 |
| 0 | 0 | 0 | 6399.020 | Bonuses | 0 | 1,000 | 1,000 | 1,000 |
| 72,297 | 40,120 | (32,178) | 6723.001 | Health Benefits | 393,658 | 441,316 | 47,658 | 481,436 |
| 1,958 | 2,605 | 647 | 6310.020 | Payroll Taxes - Management | 19,338 | 31,263 | 11,925 | 33,868 |
| 983 | 2,051 | 1,068 | 6310.050 | Payroll Taxes - Administrative | 24,783 | 24,615 | (168) | 26,666 |
| 6,151 | 9,256 | 3,104 | 6310.060 | Payroll Taxes - Maintenance | 72,147 | 111,069 | 38,922 | 120,325 |
| 1,670 | 1,015 | (655) | 6310.100 | Retirement - Management | 19,072 | 12,175 | (6,897) | 13,190 |
| 268 | 553 | 286 | 6310.110 | Retirement - Administrative | 5,508 | 6,641 | 1,133 | 7,194 |
| 0 | 2,396 | 2,396 | 6310.120 | Retirement - Maintenance | 5,919 | 28,748 | 22,830 | 31,144 |
| 0 | 83 | 83 | 6310.130 | Employee Recruitment | 0 | 917 | 917 | 1,000 |
| 0 | 5,132 | 5,132 | 6722.000 | Workmen's Compensation | 27,702 | 56,453 | 28,751 | 61,585 |
| 0 | 0 | 0 | 6513.000 | Concierge Payroll | 750 | 0 | (750) | 0 |
| **83,328** | **63,903** | **(19,425)** | **Total Payroll Taxes/Benefits** | | **622,541** | **721,805** | **99,265** | **785,708** |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## April 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **212,022** | **198,581** | **(13,441)** | **Total Personnel** | **2,118,936** | **2,337,942** | **219,006** | **2,536,523** |
| | | | **Professional Services** | | | | |
| 6,319 | 6,319 | (0) | 6320.000 Management Fee | 69,514 | 69,514 | (0) | 75,833 |
| 0 | 3,750 | 3,750 | 6340.000 Legal Expense | 36,642 | 41,250 | 4,608 | 45,000 |
| 0 | 1,250 | 1,250 | 6340.100 Legal Fees - Collections | 8,720 | 13,750 | 5,030 | 15,000 |
| 0 | 0 | 0 | 6340.800 Legal - Litigation | 1,978 | 5,000 | 3,022 | 5,000 |
| 0 | 0 | 0 | 6350.000 Audit Expense | 16,245 | 15,500 | (745) | 15,500 |
| **6,319** | **11,319** | **5,000** | **Total Professional Services** | **133,098** | **145,014** | **11,915** | **156,333** |
| | | | **Administrative Expenses** | | | | |
| 0 | 975 | 975 | 6301.000 Recreation/Resident Activities | 7,838 | 10,725 | 2,887 | 11,700 |
| 1,063 | 1,292 | 229 | 6311.000 Office Supplies | 12,883 | 14,208 | 1,325 | 15,500 |
| 6,279 | 933 | (5,346) | 6311.010 Printing | 22,890 | 10,267 | (12,623) | 11,200 |
| 0 | 0 | 0 | 6311.020 Xerox Contract | 2,272 | 0 | (2,272) | 0 |
| 0 | 0 | 0 | 6311.030 Copier Lease | 1,269 | 0 | (1,269) | 0 |
| 0 | 1,667 | 1,667 | 6311.050 Postage | 28,269 | 18,333 | (9,935) | 20,000 |
| 678 | 600 | (78) | 6311.080 Lease Computer,Fax,Copr, etc. | 16,073 | 6,600 | (9,473) | 7,200 |
| 7,785 | 3,333 | (4,452) | 6311.130 IT Support Contract | 46,057 | 36,667 | (9,391) | 40,000 |
| 0 | 3,167 | 3,167 | 6351.020 Computer Expenses | 28,375 | 34,833 | 6,459 | 38,000 |
| 2,771 | 3,000 | 229 | 6360.000 Telephone and Answering Service | 37,434 | 33,000 | (4,434) | 36,000 |
| 0 | 125 | 125 | 6370.000 Bad Debts | 0 | 1,375 | 1,375 | 1,500 |
| 1,414 | 2,333 | 919 | 6390.000 Misc Administrative Expenses | 24,135 | 25,667 | 1,531 | 28,000 |
| 1,300 | 6,000 | 4,700 | 6390.009 Meeting Expenses | 5,210 | 14,000 | 8,790 | 14,000 |
| 1,028 | 0 | (1,028) | 6390.040 Credit Card & Bank Fees | 11,382 | 0 | (11,382) | 0 |
| 7,843 | 7,819 | (24) | 6390.180 Association Unit Expense | 86,272 | 86,004 | (269) | 93,822 |
| 375 | 1,000 | 625 | 6390.900 Misc Exp - Newsletter | 11,837 | 11,000 | (837) | 12,000 |
| 0 | 25 | 25 | 6391.000 Dues & Subscriptions | 0 | 275 | 275 | 300 |
| 1,800 | 833 | (967) | 6393.050 Engineering Fees | 2,789 | 9,167 | 6,378 | 10,000 |
| **32,337** | **33,102** | **765** | **Total Administrative Expenses** | **344,986** | **312,120** | **(32,866)** | **339,222** |
| | | | **Taxes & Insurance** | | | | |
| 0 | 0 | 0 | 6710.000 Real Estate Taxes | 10,681 | 21,340 | 10,659 | 21,340 |
| 0 | 0 | 0 | 6717.000 State Taxes | 10,888 | 0 | (10,888) | 0 |
| 0 | 0 | 0 | 6718.000 Federal Taxes | 2,928 | 0 | (2,928) | 0 |
| 0 | 0 | 0 | 6718.010 Corporate Taxes | 0 | 15,000 | 15,000 | 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 | 786 | 2,750 | 1,964 | 3,000 |
| 32,501 | 29,565 | (2,936) | 6720.000 Property & Liability Insurance (Hazard) | 338,533 | 325,219 | (13,315) | 354,784 |
| 34,447 | 0 | (34,447) | 6720.030 Insurance Loss | 411,428 | 0 | (411,428) | 0 |
| 0 | 2,083 | 2,083 | 6720.060 Insurance Reimburse Deductible | 0 | 22,917 | 22,917 | 25,000 |
| 0 | 7,500 | 7,500 | 6730.000 Capital Expenses | 46,277 | 82,500 | 36,223 | 90,000 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Budget Variance
## For The Period
## April 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| **66,948** | **39,399** | **(27,549)** | **Total Taxes & Insurance** | **828,074** | **469,725** | **(358,349)** | **509,124** |
| **687,550** | **547,236** | **(140,314)** | **Total Operating Expenses** | **6,904,622** | **6,358,350** | **(546,273)** | **6,912,086** |
| **113,024** | **264,051** | **(151,027)** | **Net Operating Budget** | **1,962,600** | **2,565,809** | **(603,210)** | **2,823,360** |
| | | | **RESERVES BUDGET** | | | | |
| (235,280) | (235,280) | 0 | 9901.015 Reserve Contributions | (2,588,080) | (2,588,080) | 0 | (2,823,360) |
| **(235,280)** | **(235,280)** | **0** | **Total Reserve Contribution** | **(2,588,080)** | **(2,588,080)** | **0** | **(2,823,360)** |
| **(122,256)** | **28,771** | **(151,027)** | **Net Operating Profit/(Loss)** | **(625,480)** | **(22,271)** | **(603,210)** | **0** |
| | | | **Extraordinary Items** | | | | |
| 59,504 | 0 | 59,504 | 5935.000 Insurance Loss Recovery | 135,948 | 0 | 135,948 | 0 |
| 0 | 0 | 0 | 9999.020 Prior Year Activity | (25,235) | 0 | (25,235) | 0 |
| **(62,752)** | **28,771** | **(91,523)** | **NET CASH FLOW** | **(514,768)** | **(22,271)** | **(492,497)** | **0** |

BARKAN
MANAGEMENT COMPANY

# Parkfairfax Condominium UOA
## Statement of Revenue and Expense Reserve Fund
## For The Period
## April 2022

| Current Actual | Current Budget | Current Variance | | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---|---|---|---|---|---|---|
| | | | **Revenues** | | | | |
| 1,918 | 0 | 1,918 | 3130.063 Current Year RR Interest | 9,963 | 0 | 9,963 | 0 |
| 235,280 | 235,280 | 0 | 5500.000 Current Year RR Deposits | 2,588,080 | 2,588,080 | 0 | 2,823,360 |
| **237,198** | **235,280** | **1,918** | **Total Revenues** | **2,598,043** | **2,588,080** | **9,963** | **2,823,360** |
| | | | **Reserve Expenses** | | | | |
| 63,070 | 0 | (63,070) | 3130.062 Current Year RR Expenses | 1,517,337 | 0 | (1,517,337) | 0 |
| **63,070** | **0** | **(63,070)** | **Total Reserve Expenses** | **1,517,337** | **0** | **(1,517,337)** | **0** |
| **174,127** | **235,280** | **(61,153)** | **Current Year Reserves Activity** | **1,080,706** | **2,588,080** | **(1,507,374)** | **2,823,360** |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## April 2022

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Actual Nov | Actual Dec | Actual Jan | Actual Feb | Actual Mar | Actual Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Assessments | | | | | | | | | | | | | | |
| 5110.001 Condo Assessments | 536,062 | 534,862 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,062 | 536,169 | 6,431,646 | 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 | 770,142 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,342 | 771,449 | 9,255,006 | 9,257,382 |
| Other Income | | | | | | | | | | | | | | |
| 5110.000 Rental Income | 6,596 | 4,250 | 1,850 | 8,402 | 5,961 | 49,969 | 5,322 | 7,362 | 3,852 | 6,920 | 6,876 | 11,693 | 119,054 | 140,316 |
| 5110.180 Clubhouse Rental | 450 | 0 | 740 | 300 | 11,183 | 900 | 450 | 150 | 300 | 150 | 300 | 417 | 15,339 | 5,000 |
| 5190.000 Rent Revenue Miscellaneous | 8,960 | 8,960 | 6,960 | 7,020 | 7,020 | (38,920) | 7,020 | 7,020 | 7,020 | 7,020 | 7,020 | 0 | 35,100 | 0 |
| 5410.000 Interest Revenue - Operations | 0 | 0 | 0 | 0 | 0 | 0 | 27,052 | 0 | 0 | 0 | 0 | 5,833 | 32,885 | 70,000 |
| 5910.000 Laundry and Vending Revenue | 0 | 6,435 | 0 | 0 | 3,499 | 6,435 | 5,136 | 968 | 0 | 2,641 | 863 | 3,333 | 29,309 | 40,000 |
| 5920.000 NSF and Late Charges | (121) | 1,864 | 2,188 | 1,513 | 1,897 | 1,536 | 2,044 | 1,522 | 2,003 | 1,918 | 1,898 | 1,667 | 19,930 | 20,000 |
| 5920.030 Other Fine Income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 113 | 0 | 113 | 0 |
| 5990.000 Miscellaneous Inc | 830 | 1,650 | 597 | 720 | 300 | 181 | 941 | 378 | 150 | 953 | 1,283 | 667 | 8,649 | 8,000 |
| 5990.008 In Unit Maintenance | 1,825 | 1,455 | 346 | 1,093 | 533 | 1,098 | 1,892 | 0 | 894 | 627 | 1,108 | 3,333 | 14,205 | 40,000 |
| 5990.010 Expense Reimbursement | 0 | 0 | 0 | 55 | 0 | 0 | 0 | (152) | 0 | 0 | 0 | 0 | (97) | 0 |
| 5990.035 Transfer fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 50 | 0 |
| 5990.190 Storage Unit Fees | 2,083 | 246 | 749 | 244 | 2,818 | 5,249 | 2,702 | 641 | 0 | 154 | 3,375 | 4,496 | 22,757 | 53,948 |
| 5990.210 Legal - Collection | 1,297 | 0 | 1,035 | 464 | 176 | 2,139 | 0 | (226) | 229 | 225 | 0 | 0 | 5,339 | 0 |
| 5990.220 Resale Package | 2,176 | 54,985 | 1,822 | 2,197 | 1,088 | 1,632 | 3,962 | 1,682 | 843 | 4,623 | 3,609 | 4,000 | 82,619 | 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 | 265 | 200 | 180 | 800 | 703 | 990 | 667 | 10,810 | 8,000 |
| 5991.010 Newsletter Income | 598 | 229 | 834 | 3,046 | 235 | 152 | 295 | 1,329 | 163 | 834 | 349 | 2,333 | 10,397 | 28,000 |
| **Total Other Income** | 28,794 | 82,824 | 20,045 | 27,305 | 36,935 | 32,036 | 58,417 | 22,254 | 17,654 | 28,167 | 29,233 | 39,839 | 423,503 | 478,064 |
| **Total Operating Income** | 800,136 | 852,966 | 791,387 | 798,646 | 808,277 | 803,377 | 829,758 | 793,596 | 788,996 | 799,509 | 800,574 | 811,287 | 9,678,509 | 9,735,446 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## April 2022

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Actual Nov | Actual Dec | Actual Jan | Actual Feb | Actual Mar | Actual Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Utilities | | | | | | | | | | | | | | |
| 6450.000 Electricity | 6,691 | 11,179 | 7,006 | 6,764 | 5,403 | 5,902 | 13,525 | 7,709 | 8,424 | 18,182 | (2,676) | 7,917 | 96,025 | 95,000 |
| 6451.000 Water | 532 | 163,631 | 64,693 | 111,980 | 109,230 | 143,791 | 91,479 | 130,335 | 202,856 | 129,564 | 221,781 | 110,687 | 1,480,557 | 1,328,242 |
| 6452.000 Gas | 6,891 | 14,083 | 14,153 | 13,241 | 15,402 | 16,942 | 23,440 | 21,517 | 22,424 | 32,613 | 30,366 | 17,500 | 228,572 | 210,000 |
| **Total Utilities** | 14,113 | 188,894 | 85,852 | 131,985 | 130,035 | 166,635 | 128,443 | 159,560 | 233,704 | 180,359 | 249,471 | 136,104 | 1,805,154 | 1,633,242 |
| Contracts | | | | | | | | | | | | | | |
| 6518.000 Uniforms | 1,422 | 1,593 | 3,182 | 3,181 | 410 | 6,485 | (473) | 6,028 | 1,609 | 4,125 | 6,572 | 1,667 | 35,801 | 20,000 |
| 6519.000 Exterminating Contract | 2,481 | 3,440 | 4,836 | 6,621 | 4,984 | 3,594 | 0 | 2,949 | 1,848 | 0 | 0 | 6,083 | 36,837 | 73,000 |
| 6525.000 Garbage and Trash Removal | 4,089 | 36,522 | 22,647 | 41,221 | 27,783 | 28,271 | 28,629 | 29,828 | 31,807 | 27,326 | 32,748 | 29,593 | 340,463 | 355,113 |
| 6537.000 Grounds Contract | 0 | 23,414 | 23,414 | 23,414 | 23,414 | 23,414 | 23,414 | 23,414 | 0 | 70,710 | 0 | 23,584 | 258,192 | 283,009 |
| 6547.000 Swim Pool Maintenance/Contract | 14,160 | 20,000 | 13,640 | 10,000 | (7,200) | 10,000 | 10,000 | 10,000 | 10,000 | 0 | 21,245 | 9,418 | 121,263 | 113,020 |
| 6562.000 Decorating Contract | 5,595 | 0 | 74,050 | 83,656 | 0 | 77,013 | 0 | 0 | 0 | 0 | 0 | 1,429 | 241,742 | 240,000 |
| **Total Contracts** | 27,747 | 84,969 | 141,770 | 168,093 | 49,391 | 148,776 | 61,570 | 72,219 | 45,264 | 102,161 | 60,565 | 71,774 | 1,034,298 | 1,104,142 |
| Repair & Maintenance | | | | | | | | | | | | | | |
| 6515.000 Janitor and Cleaning Supplies | (114) | 1,769 | 522 | 2,271 | 0 | 725 | 400 | 3,097 | 2,611 | 1,022 | 2,935 | 1,833 | 17,072 | 22,000 |
| 6537.040 Landscape Repairs | 7,330 | 2,588 | 7,143 | 7,472 | 0 | 13,921 | 2,873 | 6,495 | 25,906 | 4,594 | 10,816 | 10,000 | 99,137 | 120,000 |
| 6537.101 Tree Maintenance | 76,810 | 0 | 44,245 | 72,930 | 0 | 72,480 | 0 | 0 | 13,244 | 56,720 | 0 | 34,000 | 370,429 | 220,000 |
| 6541.000 Repairs - General | 3,697 | 8,629 | 16,191 | 29,836 | 4,114 | 7,566 | 10,754 | 21,322 | 12,348 | 19,002 | 13,667 | 8,333 | 155,460 | 100,000 |
| 6541.001 Equipment/Tools | 152 | 263 | 53 | 651 | 0 | 301 | 0 | 296 | 24 | 0 | 30 | 250 | 2,021 | 3,000 |
| 6541.043 Exercise Equipment - Repairs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 250 | 250 | 3,000 |
| 6541.100 General Maintenance/ Repair | 0 | 106 | 0 | 0 | 0 | 106 | 0 | 0 | 0 | 0 | 0 | 0 | 212 | 0 |
| 6541.230 Maintenance Supplies | 2,324 | 4,483 | 1,184 | 5,586 | 371 | 5,507 | 4,140 | 10,929 | 684 | 7,326 | 14,723 | 3,083 | 60,340 | 37,000 |
| 6541.280 Plumbing Materials | 0 | 10,094 | 8,833 | 15,011 | 1,233 | 2,876 | 2,571 | 10,819 | 3,901 | 6,266 | 4,948 | 2,667 | 69,220 | 32,000 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## April 2022

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Actual Nov | Actual Dec | Actual Jan | Actual Feb | Actual Mar | Actual Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6541.400 Equipment Repairs & Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 208 | 208 | 2,500 |
| 6547.021 Pool Supplies & Equipment | 0 | 9,420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,500 | 11,920 | 18,000 |
| 6547.025 Pool Repairs & Maintenance | 13,326 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13,326 | 0 |
| 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 | 1,972 | 1,645 | 1,467 | 4,446 | 4,154 | 1,530 | 833 | 21,870 | 10,000 |
| 6562.100 Paint Supplies | 814 | 1,235 | 629 | 983 | 89 | 2,293 | 1,215 | 403 | 1,068 | 1,621 | 3,977 | 1,583 | 15,909 | 19,000 |
| 6570.000 Vehicle and Maintenance Equipment Operation and Repairs | 5,055 | 4,128 | 2,873 | 9,014 | 5,046 | 8,528 | 13,064 | 2,944 | 971 | 4,118 | 7,260 | 3,917 | 66,916 | 47,000 |
| **Total Repair & Maintenance** | 109,394 | 54,360 | 82,563 | 149,412 | 11,603 | 116,275 | 36,662 | 57,771 | 65,203 | 104,823 | 59,888 | 69,458 | 917,411 | 633,500 |
| Personnel | | | | | | | | | | | | | | |
| Payroll Salaries | | | | | | | | | | | | | | |
| 6309.020 Manager/Assistant Manager Salaries | 9,275 | 29,921 | 34,095 | 10,088 | 8,547 | 8,547 | 45,057 | 25,680 | 25,680 | 25,680 | 25,680 | 25,220 | 273,472 | 327,862 |
| 6309.030 Administrative Salaries | 18,093 | 56,709 | 37,585 | 35,907 | 35,907 | 35,774 | 34,138 | 16,017 | 17,995 | 16,715 | 17,521 | 19,857 | 342,219 | 258,143 |
| 6540.010 Maintenance Salaries | 38,562 | 110,024 | 76,189 | 79,168 | 78,633 | 79,441 | 124,958 | 84,157 | 83,543 | 85,613 | 85,493 | 89,601 | 1,015,383 | 1,164,810 |
| **Total Payroll Salaries** | 65,931 | 196,653 | 147,869 | 125,164 | 123,087 | 123,762 | 204,153 | 125,855 | 127,219 | 128,008 | 128,694 | 134,678 | 1,631,074 | 1,750,815 |
| Payroll Taxes/Benefits | | | | | | | | | | | | | | |
| 6313.000 Education/Training Benefit/Recruitment | 1,799 | 1,909 | 1,803 | 14,542 | 1,086 | 1,736 | 27,824 | 600 | 735 | 1,629 | 0 | 667 | 54,331 | 8,000 |
| 6392.000 Mileage | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 300 |
| 6723.001 Health Benefits | 26,840 | 37,484 | (4,674) | 44,669 | 46,037 | 61,093 | 52,866 | (4,863) | 38,770 | 23,139 | 72,297 | 40,120 | 433,778 | 481,436 |
| 6310.020 Payroll Taxes - Management | 707 | 2,280 | 2,781 | 648 | 648 | 648 | 3,504 | 2,238 | 1,968 | 1,958 | 1,958 | 2,605 | 21,943 | 33,868 |
| 6310.050 Payroll Taxes - Administrative | 1,428 | 4,478 | 2,903 | 2,738 | 2,722 | 2,688 | 2,568 | 1,380 | 1,938 | 958 | 983 | 2,051 | 26,834 | 26,666 |
| 6310.060 Payroll Taxes - Maintenance | 2,942 | 8,392 | 5,855 | 6,087 | 6,006 | 6,061 | 9,543 | 7,471 | 6,966 | 6,673 | 6,151 | 9,256 | 81,403 | 120,325 |
| 6310.100 Retirement - Management | 875 | 2,356 | 1,549 | 1,595 | 1,604 | 1,616 | 2,567 | 1,744 | 1,761 | 1,737 | 1,670 | 1,015 | 20,087 | 13,190 |
| 6310.110 Retirement - Administrative | 324 | 973 | 676 | 650 | 650 | 650 | 522 | 262 | 268 | 268 | 268 | 553 | 6,061 | 7,194 |
| 6310.120 Retirement - Maintenance | 371 | 1,197 | 1,457 | 342 | 342 | 342 | 474 | 612 | 612 | 171 | 0 | 2,396 | 8,314 | 31,144 |
| 6310.130 Employee Recruitment | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 83 | 83 | 1,000 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## April 2022

| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Budget | | Annual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Total | Budget |
| 6722.000 Workmen's Compensation | 0 | 0 | 0 | 0 | 0 | 11,874 | 0 | 3,953 | 0 | 11,874 | 0 | 5,132 | 32,834 | 61,585 |
| 6513.000 Concierge Payroll | 0 | 0 | 0 | 375 | 0 | 0 | 0 | 0 | 375 | 0 | 0 | 0 | 750 | 0 |
| **Total Payroll Taxes/Benefits** | 35,286 | 59,068 | 12,349 | 71,646 | 59,095 | 86,707 | 99,867 | 13,396 | 53,392 | 48,407 | 83,328 | 63,903 | 686,443 | 785,708 |
| **Total Personnel** | 101,217 | 255,722 | 160,218 | 196,809 | 182,182 | 210,470 | 304,020 | 139,251 | 180,611 | 176,415 | 212,022 | 198,581 | 2,317,517 | 2,536,523 |
| 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 | 9,082 | 0 | 11,291 | 4,788 | 7,880 | 0 | 3,750 | 40,392 | 45,000 |
| 6340.100 Legal Fees - Collections | 1,301 | 4,517 | 0 | 2,902 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,250 | 9,970 | 15,000 |
| 6340.800 Legal - Litigation | 645 | 0 | 0 | 0 | 0 | 0 | 0 | 1,333 | 0 | 0 | 0 | 0 | 1,978 | 5,000 |
| 6350.000 Audit Expense | 0 | 0 | 300 | 0 | 0 | 15,445 | 500 | 0 | 0 | 0 | 0 | 0 | 16,245 | 15,500 |
| **Total Professional Services** | 8,266 | 10,837 | 10,005 | 9,221 | 6,534 | 30,845 | 6,819 | 18,943 | 11,107 | 14,200 | 6,319 | 11,319 | 144,418 | 156,333 |
| Administrative Expenses | | | | | | | | | | | | | | |
| 6301.000 Recreation/Resident Activities | 0 | 2,016 | 850 | 1,038 | 1,992 | 1,390 | 233 | 189 | 132 | 0 | 0 | 975 | 8,813 | 11,700 |
| 6311.000 Office Supplies | 1,046 | 2,944 | 2,285 | 1,264 | 0 | 0 | 0 | 37 | 2,056 | 2,189 | 1,063 | 1,292 | 14,175 | 15,500 |
| 6311.010 Printing | 1,247 | 1,778 | 1,247 | 2,098 | 1,247 | 1,247 | 1,247 | 1,806 | 2,664 | 2,027 | 6,279 | 933 | 23,823 | 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 | 53 | 0 | 0 | 1,269 | 0 |
| 6311.050 Postage | 3,142 | 3,702 | 93 | 5,457 | 18 | 5,187 | 1,527 | 18 | 5,311 | 3,813 | 0 | 1,667 | 29,935 | 20,000 |
| 6311.080 Lease Computer,Fax,Copr, etc. | 657 | 2,444 | 441 | 770 | 736 | 343 | 206 | 3,369 | 206 | 6,222 | 678 | 600 | 16,673 | 7,200 |
| 6311.130 IT Support Contract | 4,467 | 2,705 | 4,280 | 886 | 2,389 | 6,338 | 2,962 | 3,201 | 3,280 | 7,764 | 7,785 | 3,333 | 49,391 | 40,000 |
| 6351.020 Computer Expenses | 183 | 1,143 | 1,123 | 4,451 | 0 | 10,707 | 468 | 10,146 | 73 | 80 | 0 | 3,167 | 31,541 | 38,000 |
| 6360.000 Telephone and Answering Service | 2,702 | 2,728 | 4,224 | 4,819 | 6,950 | (1,169) | 3,625 | 4,150 | 3,288 | 3,346 | 2,771 | 3,000 | 40,434 | 36,000 |
| 6370.000 Bad Debts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | 125 | 1,500 |
| 6390.000 Misc Administrative Expenses | 1,510 | 1,607 | 1,828 | 4,275 | 1,537 | 3,911 | 2,351 | 3,284 | 1,333 | 1,085 | 1,414 | 2,333 | 26,469 | 28,000 |
| 6390.009 Meeting Expenses | 0 | 0 | 0 | 0 | 0 | 3,910 | 0 | 0 | 0 | 0 | 1,300 | 0 | 5,210 | 14,000 |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## April 2022

| | Actual Jun | Actual Jul | Actual Aug | Actual Sep | Actual Oct | Actual Nov | Actual Dec | Actual Jan | Actual Feb | Actual Mar | Actual Apr | Budget May | Total | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6390.040 Credit Card & Bank Fees | 683 | 991 | 749 | 926 | 1,025 | 1,520 | 772 | 1,504 | 1,207 | 976 | 1,028 | 0 | 11,382 | 0 |
| 6390.180 Association Unit Expense | 8,312 | 7,374 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,843 | 7,819 | 94,091 | 93,822 |
| 6390.900 Misc Exp - Newsletter | 4,950 | 375 | 375 | 737 | 375 | 2,329 | 411 | 375 | 1,160 | 375 | 375 | 1,000 | 12,837 | 12,000 |
| 6391.000 Dues & Subscriptions | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 300 |
| 6393.050 Engineering Fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 989 | 0 | 1,800 | 833 | 3,622 | 10,000 |
| **Total Administrative Expenses** | 29,991 | 29,807 | 26,518 | 35,781 | 24,113 | 43,557 | 21,646 | 35,923 | 29,541 | 35,772 | 32,337 | 27,102 | 372,088 | 339,222 |
| Taxes & Insurance | | | | | | | | | | | | | | |
| 6710.000 Real Estate Taxes | 0 | 0 | 0 | 2,052 | 0 | 8,628 | 0 | 0 | 0 | 0 | 0 | 0 | 10,681 | 21,340 |
| 6717.000 State Taxes | 0 | 0 | 0 | 10,000 | 0 | 0 | 0 | 0 | 888 | 0 | 0 | 0 | 10,888 | 0 |
| 6718.000 Federal Taxes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,928 | 0 | 0 | 0 | 2,928 | 0 |
| 6718.020 Personal Property Taxes | 0 | 0 | 0 | 6,553 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,553 | 0 |
| 6719.000 Miscellaneous Taxes, Licenses, and Permits | 0 | 150 | 0 | 50 | 0 | 0 | 0 | 586 | 0 | 0 | 0 | 250 | 1,036 | 3,000 |
| 6720.000 Property & Liability Insurance (Hazard) | 30,603 | 30,603 | 30,603 | 30,603 | 30,603 | 29,376 | 29,376 | 30,603 | 33,058 | 30,603 | 32,501 | 29,565 | 368,099 | 354,784 |
| 6720.030 Insurance Loss | 63,939 | 0 | 0 | 233,321 | 0 | 63,991 | 55,262 | 0 | 0 | (39,531) | 34,447 | 0 | 411,428 | 0 |
| 6720.060 Insurance Reimburse Deductible | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,083 | 2,083 | 25,000 |
| 6730.000 Capital Expenses | 0 | 0 | 0 | 6,398 | 0 | 10,412 | 535 | 4,095 | 18,900 | 5,937 | 0 | 7,500 | 53,777 | 90,000 |
| **Total Taxes & Insurance** | 94,543 | 30,753 | 30,603 | 288,977 | 30,603 | 112,407 | 85,173 | 35,284 | 55,774 | (2,991) | 66,948 | 39,399 | 867,473 | 509,124 |
| **Total Operating Expenses** | 385,270 | 655,342 | 537,529 | 980,279 | 434,461 | 828,964 | 644,333 | 518,951 | 621,205 | 610,738 | 687,550 | 553,736 | 7,458,359 | 6,912,086 |
| **Net Operating Budget** | 414,866 | 197,623 | 253,858 | (181,633) | 373,816 | (25,587) | 185,425 | 274,645 | 167,791 | 188,771 | 113,024 | 257,551 | 2,220,150 | 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) |

BARKAN MANAGEMENT COMPANY

# Parkfairfax Condominium UOA

## Statement of Income & Forecast
## For the Period
## April 2022

| | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Actual | Budget | | Annual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Total | Budget |
| **Net Operating Profit/(Loss)** | 179,586 | (37,657) | 18,578 | (416,913) | 138,536 | (260,867) | (49,855) | 39,365 | (67,489) | (46,509) | (122,256) | 22,271 | (603,210) | 0 |
| Extraordinary Items | | | | | | | | | | | | | | |
| 5935.000 Insurance Loss Recovery | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 76,444 | 0 | 59,504 | 0 | 135,948 | 0 |
| 9999.020 Prior Year Activity | 0 | (16,386) | (7,006) | (2,134) | 0 | 290 | 0 | 0 | 0 | 0 | 0 | 0 | (25,235) | 0 |
| **NET CASH FLOW** | 179,586 | (54,042) | 11,572 | (419,047) | 138,536 | (260,577) | (49,855) | 39,365 | 8,955 | (46,509) | (62,752) | 22,271 | (492,497) | 0 |

BARKAN MANAGEMENT COMPANY

**Parkfairfax Condominium UOA**
**Balance Sheet**
**For the period ending**
**April 2022**

| | | Current Balance |
|---|---|---|
| | **ASSETS** | |
| | **Current Assets** | |
| 1110.000 | Petty Cash | 500 |
| 1120.001 | Operating Cash 1 | 440,085 |
| 1130.000 | Accounts Receivable | 161,343 |
| 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) |
| | | **506,065** |
| | **Restricted Deposits & Funded Reserves** | |
| 1320.000 | Replacement Reserve-Cash | 2,715,326 |
| 1320.100 | Replacement Reserve-MM | 1,399,775 |
| 1320.200 | Replacement Reserve-CD | 1,485,000 |
| 1320.600 | Accrued Interest Receivable | 2,755 |
| | | 5,602,856 |
| | **Prepaid Expenses** | |
| 1240.000 | Prepaid Property & Liability Insurance | 148,390 |
| 1271.000 | Prepaid Income Taxes | 23,058 |
| 1290.000 | Prepaid Expense-Operating | 41,288 |
| | | 212,736 |
| | **Fixed Assets** | |
| 1420.000 | Buildings | 602,000 |
| 1480.000 | Motor Vehicles | 499,471 |
| | | 1,101,471 |
| | Less Accumulated Deprecation | 933,154 |
| | **Total Assets** | **6,489,974** |
| | **LIABILITIES & EQUITY** | |
| | **Current Liabilities** | |
| 2110.000 | Accounts Payable | 93,369 |
| 2120.000 | Accrued Wages and Payroll Taxes Payable | 124,529 |
| 2123.000 | Accrued Expense | 43,314 |
| 2123.060 | 401K Match Payble | 273,363 |
| 2124.000 | Accrued Income Taxes Payable | 41,440 |
| 2191.050 | Refund Clearing Account | (1,029) |
| 2210.001 | Prepaid Assessment | 151,297 |
| 2210.100 | Prepaid Assessments or Rents - Prev. Owner | 22,830 |
| 2240.000 | Deferred Income | 50,132 |
| 2199.000 | Other Current Liabilities | 1,420 |
| | | 800,664 |
| | **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**
**April 2022**

| | | Current Balance |
|---|---|---|
| | **Total Liabilities** | **806,114** |
| | **EQUITY** | |
| | **Net Profit or (Loss)-current** | **(514,768)** |
| | **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 | 2,588,080 |
| 3130.062 | Current Year RR Expenditures | (1,517,337) |
| 3130.063 | Current Year RR Interest | 9,963 |
| | **Total Owners Appropriated Equity-current** | **1,080,706** |
| | **Total Equity** | **5,683,860** |
| | **Total Liabilities & Equity** | **6,489,974** |