

Board Discussion

Income Tax Explanation

The payment is for the **capital gains taxes regarding the two units sold during the past Fiscal Year**. Barkan mistakenly recorded the payment under this fiscal year's **income taxes** general ledger, instead of coding it against the income tax payable account set up in last year's audit, as instructed by our auditor.

Barkan has been instructed to correct this mistake, which will result in the removal of \$ 189,000 from the income taxes general ledger and will be reflected only on the balance sheet against income tax payables.

Please let me know if you have further questions in advance, so I have time to research answers with Barkan and our auditor.

Thank you,

Francisco Foschi, CMCA®, AMS®, PCAM®
General Manager – Parkfairfax Condominium
ffoschi@parkfairfax.org | P: 703-998-6315
www.parkfairfax.org

From: Mike Rothenberg <rothenbergward1@gmail.com>

Sent: Monday, June 16, 2025 5:34 PM

To: Francisco Foschi <ffoschi@parkfairfax.org>

Cc: buchananward4@gmail.com <buchananward4@gmail.com>; Jeff Lisanick <jlisanick@hotmail.com>; James Wicker <jwicker@rcn.com>; Scott Mulrooney <sfmulrooney@gmail.com>; Robin Davis <sororobin@gmail.com>; Caitlin Counihan <Ccounihanward5@parkfairfax.org>; Elaine Lawler <Elawlerward2@parkfairfax.org>; Lucille Eddy <leddyatlarge@parkfairfax.org>; Dana Cross <dcross@parkfairfax.org>; Dave Bush <akhetequus@earthlink.net>

Subject: Re: Your Report

Thanks Francisco.

That \$189,000 payment on 5/31 is certainly disconcerting. I'm really glad Dave brought this to our attention.

Thanks for checking into this. Hopefully, you'll get a quick response from Barkan.

Mike

On Mon, Jun 16, 2025 at 9:52 AM Francisco Foschi <ffoschi@parkfairfax.org> wrote:

Mike,

Income taxes are paid by Barkan quarterly, as instructed by our certified public accountants (CPAs). These are estimated payments that are reconciled at the end of the year's financial audit, when the association may receive reimbursement. At other times, additional payments to the IRS are required.

In the ledger below, dated from the start of the fiscal year to date, we can see the estimated quarterly payments of \$ 54,000. However, there is a one-time unusual expense of **\$189,321.63** for a "Tax Extension Payment 5/31/24."

As explained by our auditor, every year, Goldklang notifies Barkan's VP, Michael Feltenberger directly, with instructions to have Barkan pay for our taxes or make payment extensions. The Parkfairfax office is not involved in this process, Barkan is the entity in charge of paying Parkfairfax taxes or extensions.

Barkan was notified in September by Goldklang, and our office received the same notification at the same time. Barkan should have made the payment extension as they have every year—only this time it went unpaid until February, when they received a notification from the IRS. They issued the payment the same day (note that all IRS notifications are sent to Barkan's office as the registered financial management company, not Parkfairfax).

Even then, Michael could have reached out to the IRS to dispute the late charges and penalties, instead of paying the full amount.

I suggest we seek reimbursement from Barkan for the additional interest and late penalties, totaling nearly \$ 5,000.

Francisco Foschi, CMCA®, AMS®, PCAM®
General Manager – Parkfairfax Condominium
ffoschi@parkfairfax.org | P: 703-998-6315
[3360 Gunston Rd, Alexandria, VA 22302](http://3360GunstonRd.com)
www.parkfairfax.org

From: Mike Rothenberg <rothenbergward1@gmail.com>

Sent: Wednesday, June 18, 2025 11:39 AM

To: Francisco Foschi <ffoschi@parkfairfax.org>

Cc: buchananward4@gmail.com <buchananward4@gmail.com>; Jeff Lisanick <jlisanick@hotmail.com>; James Wicker <jwicker@rcn.com>; Scott Mulrooney <sfmulrooney@gmail.com>; Robin Davis <sororobin@gmail.com>; Caitlin Counihan <Ccounihanward5@parkfairfax.org>; Elaine Lawler <Elawlerward2@parkfairfax.org>; Lucille Eddy <leddyatlarge@parkfairfax.org>; Dave Bush <akhetequus@earthlink.net>; Dana Cross <dcross@parkfairfax.org>

Subject: Re: Your Report - UPDATE

Will we recover any of this money?

Why was it paid late?

Why did you not respond when Barkan and our auditor informed you of this financial issue in advance of the September deadline to pay?

By not paying when due, we incurred a penalty plus interest charge of nearly \$5,000.

Mike

On Wed, Jun 18, 2025, 10:27 AM Francisco Foschi <ffoschi@parkfairfax.org> wrote:
Good morning, Board members,

I wanted to share all the information I have been able to gather from Barkan and our auditor at Gold' Michele Lizama, regarding the payment of \$189,000, mentioned below, which is reflected under it in this month's financial statements.

Francisco Foschi

From: Francisco Foschi
Sent: Wednesday, June 18, 2025 12:22 PM
To: Mike Rothenberg
Cc: buchananward4@gmail.com; Jeff Lisanick; James Wicker; Scott Mulrooney; Robin Davis; Caitlin Counihan; Elaine Lawler; Lucille Eddy; Dave Bush; Dana Cross
Subject: Re: Your Report - UPDATE

Hi Mike, there is no lack of response because there is nothing for me to respond to. This was an action item for Barkan to take, not our office.

The email from Michael in February was addressed to his accounting team, and we were copied on it; however, the email was intended for them (Siobhan) to address as soon as possible.

I have never informed the Board about tax issues because we have never had tax issues, and because paying taxes is a routine accounting operation. These are taxes owed to the IRS because of the sale of two units.

The only issue here is why Barkan did not pay on time.

I hope this helps clarify things.

Francisco Foschi, CMCA®, AMS®, PCAM®
General Manager – Parkfairfax Condominium
ffoschi@parkfairfax.org | P: 703-998-6315
3360 Gunston Rd, Alexandria, VA 22302
www.parkfairfax.org

From: Mike Rothenberg <rothenbergward1@gmail.com>
Sent: Wednesday, June 18, 2025 12:09 PM
To: Francisco Foschi <ffoschi@parkfairfax.org>
Cc: buchananward4@gmail.com <buchananward4@gmail.com>; Jeff Lisanick <jlisanick@hotmail.com>; James Wicker <jwicker@rcn.com>; Scott Mulrooney <sfmulrooney@gmail.com>; Robin Davis <sororobin@gmail.com>; Caitlin Counihan <Ccounihanward5@parkfairfax.org>; Elaine Lawler <Elawlerward2@parkfairfax.org>; Lucille Eddy <leddyatlarge@parkfairfax.org>; Dave Bush <akhetequus@earthlink.net>; Dana Cross <dcross@parkfairfax.org>
Subject: Re: Your Report - UPDATE

This does not explain your response or lack of response to emails from the auditor and Barkan to you about this tax liability back in February 2025 and August 2024. Please provide an explanation about this?

I'm also wondering why you appeared to not have informed the board about this back in February 2025 or August 2024?

Mike

On Wed, Jun 18, 2025, 11:58 AM Francisco Foschi <ffoschi@parkfairfax.org> wrote:

Francisco Foschi

From: Dana Cross
Sent: Tuesday, August 6, 2024 10:22 AM
To: Michele Lizama; Francisco Foschi
Subject: RE: Parkfairfax - FY 2024 Tax Extension - Payments Due!

Received; thank you, Michele.

Dana Cross
Assistant General Manager – Parkfairfax Condominium
dcross@parkfairfax.org | P: 703-998-6315
3360 Gunston Rd, Alexandria, VA 22302
www.parkfairfax.org

From: Michele Lizama <mlizama@ggroupcpas.com>
Sent: Tuesday, August 6, 2024 10:18 AM
To: Dana Cross <dcross@parkfairfax.org>; Francisco Foschi <ffoschi@parkfairfax.org>
Subject: Parkfairfax - FY 2024 Tax Extension - Payments Due!
Importance: High

↑
Start Here

Please see the attached memo with amounts due with the tax extensions and instructions for making payments.

Please let me know if you have any questions.

Thank you,

Michele Lizama, CPA
Manager

Goldklang Group CPAs, P.C.
1801 Robert Fulton Drive, Suite 200
Reston, VA 20191
703-391-9003 Office
703-391-9004 Fax
www.GGroupCPAs.com

"Exclusively serving Homeowners, Condominiums and Cooperative Associations for more than 40 years."

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In accordance with IRS requirements, we wish to inform you that, to the extent this communication contains tax advice, it is not intended or written to be used for the purpose of 1) avoiding tax penalties that may be imposed on the taxpayer by the Internal Revenue Service or 2) promoting, marketing or recommending to another party any transaction or matter addressed herewithin.

Dana Cross

From: Dana Cross
Sent: Tuesday, August 6, 2024 11:03 AM
To: Richard Howlett
Subject: RE: Parkfairfax - FY 2024 Tax Extension - Payments Due!

Wonderful; thank you!

Dana Cross

Assistant General Manager – Parkfairfax Condominium

dcross@parkfairfax.org | P: 703-998-6315

3360 Gunston Rd, Alexandria, VA 22302

www.parkfairfax.org

From: Richard Howlett <rhowlett@barkanco.com>
Sent: Tuesday, August 6, 2024 10:31 AM
To: Dana Cross <dcross@parkfairfax.org>
Subject: RE: Parkfairfax - FY 2024 Tax Extension - Payments Due!

Hi Dana,

I can take care of it.

Thanks,

Rich



RICHARD HOWLETT

Barkan Management Company, Inc., AMO®

7 Wells Avenue, Suite 11

Newton, MA 02459-3212

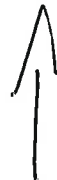
t: 617.532.8665

e: rhowlett@barkanco.com

From: Dana Cross <dcross@parkfairfax.org>
Sent: Tuesday, August 6, 2024 10:28 AM
To: Richard Howlett <rhowlett@barkanco.com>
Subject: FW: Parkfairfax - FY 2024 Tax Extension - Payments Due!
Importance: High

Hello Richard,

Is this something Barkan handles? If not, please provide the account number so I can pay electronically.



INCOME TAX EXTENSION MEMO

TO: Francisco Foschi
BMC

FROM: Michele
Goldklang Group CPAs, PC

DATE: 8/6/2024

CLIENT: Parkfairfax Condominium Unit Owners Association

YEAR END: 05/31/24

Goldklang Group CPAs, PC recommends the Association make the following tax extension payment(s):

FEDERAL:	\$	185,000	<i>(Payments should be made electronically. Details below.)</i>
STATE:	\$	57,400	
PAYMENT DEADLINE:		09/15/24	

MAKING FEDERAL EXTENSION PAYMENTS

Federal tax payments need to be made electronically using The Electronic Federal Tax Payment System (EFTPS):

Tax Form: 1120
Tax Type: Extension, Form 7004
Tax Period: 4-Digit Year End (i.e. 12/31/23 = 2023 or 6/30/24 = 2024)
Contact: 800.555.4477
Online Payment Website: www.eftps.gov

MAKING STATE EXTENSION PAYMENTS

State tax payments may be made electronically to the following:

Contact / Online Payment Website

- ☐ DC 202.727.4829 (Form FR-120)
<https://mytax.dc.gov/>
- ☒ Virginia 804.367.8037 (Form 500 CP)
<http://www.tax.virginia.gov/business-tax-payment-options>
- ☐ Maryland 800.638.2937 (Form 500 E)
<https://interactive.marylandtaxes.gov/bServices/BillPay/Default.aspx>

Francisco Foschi

From: Goldklang Group CPAs 8879 <8879@ggroupcpas.com>
Sent: Wednesday, October 16, 2024 6:32 PM
To: Francisco Foschi; E Invoice<mfeltenberger@barkanco.com>
Cc: Michele Lizama
Subject: Income Tax Returns for Parkfairfax Unit Owners Association
Attachments: 1223 T0524.pdf

Hello,

Attached is the **05/31/24** income tax return for the above referenced Association.

Please reference the [detailed instructions on page 1](#) for the next steps needed to complete the filing.

- **Forms 1120** - Must be filed electronically by our firm for years 2023 and forward. Requires a signed 8879 form returned to us before we can e-file.
- **Forms 1120-H and Form 1120-C** – These are NOT eligible for electronic filing

8879 FORMS - If enclosed, should be returned to us as soon as possible to ensure your taxes are filed on time.

Please contact Patricia Osbon at posbon@ggroupcpas.com should you have any questions.

Thank you.

Goldklang Group CPAs, P.C.
1801 Robert Fulton Drive, Suite 200
Reston, VA 20191
703-391-9003 Office
703-391-9004 Fax
www.GGroupCPAs.com

"Exclusively serving Homeowners, Condominiums and Cooperative Associations for more than 40 years."

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**Application for Automatic Extension of Time To File Certain
Business Income Tax, Information, and Other Returns**

OMB No. 1545-0233

► **File a separate application for each return.**

► **Go to www.irs.gov/Form7004 for instructions and the latest information.**

**Print
or
Type**

Name	Identifying number
Parkfairfax Unit Owners Association	54-1067034
Number, street, and room or suite no. (If P.O. box, see instructions.)	
8245 Boone Boulevard, Suite 470 → Boston's Office	
City, town, state, and ZIP code (If a foreign address, enter city, province or state, and country (follow the country's practice for entering postal code).)	
Tysons VA 22182	

Note: File request for extension by the due date of the return. See instructions before completing this form.

Part I Automatic Extension for Certain Business Income Tax, Information, and Other Returns. See instructions.

1 Enter the form code for the return listed below that this application is for **1 2**

Application Is For:	Form Code	Application Is For:	Form Code
Form 706-GS(D)	01	Form 1120-ND (section 4951 taxes)	20
Form 706-GS(T)	02	Form 1120-PC	21
Form 1041 (bankruptcy estate only)	03	Form 1120-POL	22
Form 1041 (estate other than a bankruptcy estate)	04	Form 1120-REIT	23
Form 1041 (trust)	05	Form 1120-RIC	24
Form 1041-N	06	Form 1120S	25
Form 1041-QFT	07	Form 1120-SF	26
Form 1042	08	Form 3520-A	27
Form 1065	09	Form 8612	28
Form 1066	11	Form 8613	29
Form 1120	12	Form 8725	30
Form 1120-C	34	Form 8804	31
Form 1120-F	15	Form 8831	32
Form 1120-FSC	16	Form 8876	33
Form 1120-H	17	Form 8924	35
Form 1120-L	18	Form 8928	36
Form 1120-ND	19		

Part II All Filers Must Complete This Part

- 2 If the organization is a foreign corporation that does not have an office or place of business in the United States, check here ☐
- 3 If the organization is a corporation and is the common parent of a group that intends to file a consolidated return, check here ☐
If checked, attach a statement listing the name, address, and employer identification number (EIN) for each member covered by this application.
- 4 If the organization is a corporation or partnership that qualifies under Regulations section 1.6081-5, check here . . . ☐
- 5a The application is for calendar year 20___, or tax year beginning Jun 1, 2023, and ending May 31, 2024 .
- b **Short tax year.** If this tax year is less than 12 months, check the reason: ☐ Initial return ☐ Final return
☐ Change in accounting period ☐ Consolidated return to be filed ☐ Other (See instructions—attach explanation.)

6 Tentative total tax	6	215,000
7 Total payments and credits. See instructions	7	30,000
8 Balance due. Subtract line 7 from line 6. See instructions	8	185,000

For Privacy Act and Paperwork Reduction Act Notice, see separate instructions.

Form **7004** (Rev. 12-2018)

BAA

REV 05/09/24 PRO



Department of the Treasury
Internal Revenue Service
Ogden, UT 84201-0038



9307 1107 5660 1250 8848 49

012970.643870.383026.23781 2 AB 0.593 1250



PARKFAIRFAX UNIT OWNERS ASSOCIATION
8245 BOONE BLVD STE 470
TYSONS VA 22182-3832



SB
IRS Notice CP504B

012970

February 3, 2025

Notice of intent to seize (levy) your property or rights to property

Amount due: \$189,321.63

This is a notice of Intent to levy your property or rights to property. As we notified you before, our records show you have unpaid taxes for the tax period ending May 31, 2024 (Form 1120). If you don't call us immediately to make payment arrangements or we don't receive the amount due within 30 days from the date of this notice, we may levy your property or rights to property and apply it to the \$189,321.63 you owe.

Billing Summary

Amount you owed	\$184,889.62
Failure-to-pay penalty	1,700.47
Interest charges	2,731.54
Amount due immediately	\$189,321.63



PARKFAIRFAX UNIT OWNERS ASSOCIATION
8245 BOONE BLVD STE 470
TYSONS VA 22182-3832

Notice	CP504B
Notice date	February 3, 2025
Employer ID number	54-1067034



- Make your check or money order payable to the "United States Treasury".
- Write your employer ID number (54-1067034), the tax period (May 31, 2024), and the form number (1120) on your payment and any correspondence.

Payment

INTERNAL REVENUE SERVICE
P.O. BOX 742562
CINCINNATI, OH 45280-2562



Amount due immediately

\$189,321.63

541067034 UD PARK 02 2 202405 670 00018932163

Attached is the email I sent with the requested tax extension payments to be made. Were these payments made?

Thanks,
Michele

From: Michael A. Feltenberger <mfeltenberger@barkanco.com>
Sent: Monday, February 3, 2025 9:18 AM
To: floschi@bartalfax.org; Siobhan Sugrue <ssugrue@barkanco.com>; Michele Lizama <mlizama@agroupcpas.com>
Cc: John P. Halfhill <jhalfhill@barkanco.com>
Subject: [EXTERNAL]FW:
Importance: High

Good morning,

The attached was received over the weekend. Are you aware of this tax liability? This needs to be investigated and paid quickly.



MICHAEL A. FELTENBERGER, CMCA, AMS, PCAM
Senior Vice President

Barkan Management Company, Inc., AAMC®
8245 Boone Blvd, Suite 470
Tysons Corner, VA 22182

t: 703.738.2501
e: mfeltenberger@barkanco.com

From: Barkan Scan <boston@barkanscan.com>
Sent: Monday, February 3, 2025 8:17 AM
To: Michael A. Feltenberger <mfeltenberger@barkanco.com>
Subject:

Francisco Foschi

From: Siobhan Sugrue <ssugrue@barkanco.com>
Sent: Monday, February 3, 2025 10:39 AM
To: Francisco Foschi; Michele Lizama; Michael A. Feltenberger
Cc: John P. Halfhill
Subject: [EXTERNAL]RE: [EXTERNAL]FW:
Attachments: IRS Balance Due 5.31.24.pdf; VA 500CP 5.31.24.pdf

Good Morning,

I made the payments online today. Please see the attached confirmations.

Thank you,



SIOBHAN SUGRUE
Property Accountant II

Barkan Management Company, Inc., AMO®
7 Wells Avenue, Suite 11
Newton, MA 02459-3212

t: 617.532.8658
e: ssugrue@barkanco.com

From: Francisco Foschi <ffoschi@parkfairfax.org>
Sent: Monday, February 3, 2025 9:57 AM
To: mlizama@ggroupcpas.com; Michael A. Feltenberger <mfeltenberger@barkanco.com>; Siobhan Sugrue <ssugrue@barkanco.com>
Cc: John P. Halfhill <jhalfhill@barkanco.com>
Subject: RE: [EXTERNAL]FW:

Michael, please confirm?

Francisco Foschi, CMCA®, AMS®, PCAM®
General Manager – Parkfairfax Condominium
ffoschi@parkfairfax.org | P: 703-998-6315
3360 Gunston Rd, Alexandria, VA 22302
www.parkfairfax.org

From: Michele Lizama <mlizama@ggroupcpas.com>
Sent: Monday, February 3, 2025 9:43 AM
To: 'Michael A. Feltenberger' <mfeltenberger@barkanco.com>; Francisco Foschi <ffoschi@parkfairfax.org>; Siobhan Sugrue <ssugrue@barkanco.com>
Cc: John P. Halfhill <jhalfhill@barkanco.com>
Subject: RE: [EXTERNAL]FW:



TAXPAYER NAME: PARKFAIRFAX UNIT OWNERS ASSOCIATION TIN: xxxxx7034

Deposit Confirmation

Your payment has been accepted.

Payment Successful

An EFT Acknowledgement Number has been provided for this payment. Please keep this number for your records.

REMINDER: REMEMBER TO FILE ALL RETURNS WHEN DUE!

EFT ACKNOWLEDGEMENT NUMBER: 270543440721100

Payment Information

Entered Data

Taxpayer EIN	xxxxx7034
Tax Form	1120 Corporation Income Tax Return
Tax Type	Balance due on return or notice
Tax Period	2024
Payment Amount	\$189,321.63
Settlement Date	02/03/2025
Account Number	xxxxxx6060
Account Type	CHECKING
Routing Number	
Bank Name	BANKUNITED, NATIONAL ASSOCIATION

Feedback