

Park Avenue Homeowners Association
Balance Sheet
February 28, 2026

<u>Balance Sheet</u>	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Current Year total</u>	<u>Prior Year Total</u>
<u>Assets</u>				
Checking U.S. Bank	\$39,075.02		\$39,075.02	\$38,369.45
Checking U.S. Bank—Roof		\$299,307.83	\$299,307.83	
CMF Savings		\$75,099.97	\$75,099.97	\$60,890.83
Insurance Fund	\$156,584.24		\$156,584.24	\$110,200.95
Past Due Accounts	\$6,296.00		\$6,296.00	\$2,105.00
HO Roof loan	\$201,665.74		\$201,665.74	\$0.00
<u>Total Assets</u>	<u>\$403,621.00</u>	<u>\$374,407.80</u>	<u>\$778,028.80</u>	<u>\$211,566.23</u>
<u>Liabilities</u>				
Prepaid Accounts	\$395.00	\$0.00	\$395.00	\$1,314.00
Bank Loan	\$506,436.41		\$506,436.41	
Total Liabilities	\$506,831.41	\$0.00	\$506,831.41	\$1,314.00
Earnings Dec. 31, 2025	\$130,775.09		\$130,775.09	\$110,581.72
Capital Maint. Dec. 31, 2025		-\$215,398.14	-\$215,398.14	\$72,578.57
Year to Date gain/loss 2026	\$47,803.51	\$308,016.93	\$355,820.44	\$27,091.94
Total Equity	\$178,578.60	\$92,618.79	\$271,197.39	\$210,252.23
Total Equity and Liabilities	<u>\$685,410.01</u>	<u>\$94,170.50</u>	<u>\$778,028.80</u>	<u>\$211,566.23</u>

Park Avenue Homeowners Association
Financial Statement
"February 28, 2026"

Income		MTD			YTD		
		Operating	Replacement	Total	Operating	Replacement	Total
40100	Assessment Income	\$9,450.00	\$0.00	\$9,450.00	\$18,900.00	\$0.00	\$18,900.00
40200	Capital Fund Maintenance	\$0.00	\$1,188.00	\$1,188.00	\$0.00	\$2,376.00	\$2,376.00
40300		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40350	Insurance Assessment	\$16,902.00	\$0.00	\$16,902.00	\$33,804.00	\$0.00	\$33,804.00
40351	To Repay Operating Fund	\$810.00	\$0.00	\$810.00	\$1,620.00	\$0.00	\$1,620.00
40400	From Insurance Claim	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40500	Late Fees	\$90.00	\$0.00	\$90.00	\$240.00	\$0.00	\$240.00
40600	Reimburse Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40700	Special Assess. Roof	\$0.00	\$0.00	\$0.00	\$0.00	\$311,136.00	\$311,136.00
40750	Legal Cost Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40800	Misc. Income	\$400.00	\$0.00	\$400.00	\$400.00	\$0.00	\$400.00
40900	Interest—Bank	\$27.84	\$14.22	\$42.06	\$55.29	\$29.73	\$85.02
40950	Interest—Homeowners	\$1,020.53	\$0.00	\$1,020.53	\$2,047.73	\$0.00	\$2,047.73
41000	Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
41200	Admin. Fee—Homeowners	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
41500	Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income		\$28,700.37	\$1,202.22	\$29,902.59	\$57,067.02	\$313,541.73	\$370,608.75
Operating Expenditures							
50100	Lawn and Snow Contract	\$2,217.81	\$0.00	\$2,217.81	\$4,435.62	\$0.00	\$4,435.62
50200	Lawn /Snow—Special	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50300	Lawn Care—Hoses etc.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50350	Lawn Care—Watering	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50400	Garbage Removal	\$1,118.36	\$0.00	\$1,118.36	\$2,245.50	\$0.00	\$2,245.50
50500	Water	\$282.40	\$0.00	\$282.40	\$560.83	\$0.00	\$560.83
50510	Sprinkler System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50600	Insurance Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50650	Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50700	Bookkeeping/CPA Service	\$455.00	\$0.00	\$455.00	\$805.00	\$0.00	\$805.00
50750	Manage Consult Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50800	Legal Consultation	\$70.00	\$0.00	\$70.00	\$0.00	\$0.00	\$0.00
50850	Legal Fees	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00
50900	Postage/Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50925	Office Expense—Roof	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50950	Meeting Room	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51000	Tree/Shrub Replace—Material	\$1,006.85	\$0.00	\$1,006.85	\$1,006.85	\$0.00	\$1,006.85
51050	Tree/Shrub Replace—Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51100	Tree/Shrub Care—Material	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51150	Tree/Shrub Care—Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51200	Bldg/Drive Maint—Material	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51200	Bldg/Drive CMF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51250	Bldg?Drive Maint.—Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51300	Misc. Court Settlement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51400	Interest—Roof Loan	\$0.00	\$2,753.93	\$2,753.93	\$0.00	\$5,524.80	\$5,524.80
51600	Bank Service Charge	\$72.45	\$0.00	\$72.45	\$140.10	\$0.00	\$140.10
51700	Bad Debt Cpllection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51800	Adjustment	-\$0.39	\$0.00	-\$0.39	-\$0.39	\$0.00	-\$0.39
Total Expenses		\$5,222.48	\$2,753.93	\$7,976.41	\$9,263.51	\$5,524.80	\$14,788.31
Operating Net Income(Loss)		\$23,477.89	-\$1,551.71	\$21,926.18	\$47,803.51	\$308,016.93	\$355,820.44

Park Avenue Homeowners Association
Cash Disbursement US Bank
February 28, 2026

January 31, 2026 \$34,607.53 balance

Deposits

	\$0.00	
Feb. 3, 2026	\$2,705.00	
Feb. 10, 2026	\$21,507.69	ACH Settlement
Feb. 18, 2026	\$5,250.00	
Feb. 27, 2026	\$400.00	
	\$0.00	
Feb. 27, 2026	\$0.36	interest

Total \$64,470.58

checks written in February

4248	Sher E Stramer	\$1,006.85	50500	
4249	Buckingham Companies	\$1,118.36	51000	cul de sac garden
4250	Garden Vire Lawn and Snow	\$2,217.81	50400	monthly service
4251	Smith Jadin Johnson PLLC	\$70.00	50100	grounds contract
4252	Enestvedt and Christebesen LLP	\$105.00	50800	general matters
4253	David Griffith	\$350.00	50700	1099 prep
4254	City of Burnsville	\$282.40	51600	monthly service
memo	US Bank	\$72.45	50500	water
memo	US Bank	\$1,188.00		service charge
memo	US Bank	\$10,000.00		transfer to Savings
memo	US Bank	\$6,902.00		to insurance fund
memo	US Bank	\$2,082.69		to insurance fund
				to roof checking

Total Checks \$25,395.56

February 28, 2026 \$39,075.02

Park Avenue Homeowners Association
 Checking Account Reconciliation
 US Bank Reconciliation
 "February 28, 2026"

Bank Balance \$41,131.87

Outstanding	4235	\$350.00	
	4247	\$350.00	
	4248	\$1,006.85	
	4253	\$350.00	
		\$2,056.85	
			-\$2,056.85
			\$39,075.02
Adjusted Bank Balance			

Book Balance \$39,075.02

Adjusted Book Balance \$39,075.02

Park Avenue Homeowners Association
 Insurance Fund
 reconciliation
 "February 28, 2026"

:January 31, 2026	balance	\$139,654.76
:Feb. 23, 2026	from Checking	\$6,902.00
:Feb. 23, 2026	from Checking	\$10,000.00
"Feb. 27, 2026	interest	\$27.48
		\$156,584.24
"February 28, 2026	balance	

Park Avenue Homeowners Association
 "Cap. Maint. Fund
 "February 28, 2026"

:January 31, 2026	balance	\$73,897.75
:Feb. 23, 2026	from Checking	\$1,188.00
:Feb. 27, 2026	interest	\$14.22
		\$75,099.97
:February 28, 2026	balance	