

Park Avenue Homeowners Association
Balance Sheet
+April 30, 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	\$49,740.83		\$49,740.83	\$22,763.52
Checking U.S. Bank—Roof		\$10,175.66	\$10,175.66	
CMF Savings		\$47,733.99	\$47,733.99	\$63,184.67
Insurance Fund	\$190,459.11		\$190,459.11	\$1,040.82
Past Due Accounts	\$9,832.00		\$9,832.00	\$1,895.00
HO Roof loan	\$189,633.40		\$189,633.40	\$0.00
Total Assets	\$439,665.34	\$57,909.65	\$497,574.99	\$88,884.01
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<u>Liabilities</u>				
Prepaid Accounts	\$265.00	\$0.00	\$265.00	\$1,084.00
Bank Loan	\$179,569.60		\$1,478.77 \$179,569.60	
Total Liabilities	\$179,834.60	\$0.00	\$181,313.37	\$1,084.00
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	\$94,538.64	\$306,346.03	\$400,884.87	-\$95,360.28
Total Equity	\$225,313.73	\$90,947.89	\$316,261.62	\$87,800.01
Total Equity and Liabilities	\$405,148.33	\$94,170.50	\$497,574.99	\$88,884.01
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Park Avenue Homeowners Association
Financial Statement
"April 30, 2026"

Income		Operating	Replacement	MTD Total	Operating	Replacement	YTD Total
40100	assessment Income	\$9,450.00	\$0.00	\$9,450.00	\$37,800.00	\$0.00	\$37,800.00
40200	Capital Fund Maintenance	\$0.00	\$1,188.00	\$1,188.00	\$0.00	\$4,752.00	\$4,752.00
40300		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40350	Insurance Assessment	\$16,902.00	\$0.00	\$16,902.00	\$67,608.00	\$0.00	\$67,608.00
40351	To Repay Operating Fund	\$810.00	\$0.00	\$810.00	\$3,240.00	\$0.00	\$3,240.00
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	\$420.00	\$0.00	\$420.00
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	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00
40900	Interest—Bank	\$34.04	\$1.92	\$35.96	\$127.04	\$46.75	\$173.79
40950	Interest—Homeowners	\$956.73	\$0.00	\$956.73	\$4,042.16	\$0.00	\$4,040.16
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		\$28,242.77	\$1,189.92	\$29,432.69	\$113,687.20	\$315,934.75	\$429,619.95
Operating Expenditures							
50100	Lawn and Snow Contract	\$2,217.81	\$0.00	\$2,217.81	\$8,871.24	\$0.00	\$8,871.24
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	\$1,207.00	\$0.00	\$1,207.00	\$4,584.37	\$0.00	\$4,584.37
50500	Water	\$297.81	\$0.00	\$297.81	\$1,156.65	\$0.00	\$1,156.65
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	\$350.00	\$0.00	\$350.00	\$2,105.00	\$0.00	\$2,105.00
50750	Manage Consult Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50800	Legal Consultation	\$647.50	\$0.00	\$647.50	\$647.50	\$0.00	\$647.50
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	\$0.00	\$0.00	\$0.00	\$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	\$406.95	\$0.00	\$406.95
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	\$1,589.88	\$1,589.88	\$0.00	\$9,588.72	\$9,588.72
51600	Bank Service Charge	\$88.45	\$0.00	\$88.45	\$300.00	\$0.00	\$300.00
51700	Bad Debt Cpllection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51800	Adustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses		\$4,808.57	\$1,589.88	\$6,398.45	\$19,148.56	\$9,588.72	\$28,735.08
Operating Net Income(Loss)		\$311,126.18	\$428,030.07	-\$6,398.45	\$94,538.64	\$306,346.03	\$400,884.87

Park Avenue Homeowners Association
Cash Disbursement US Bank
"April 30, 2026

"March 31, 2026	\$43,419.65	balance
Deposits		
	\$0.00	
"Apr. 3, 2026	\$3,180.00	
"Apr. 10, 2026	\$21,397.98	ACH Settlement
"Apr. 16, 2026	\$3,149.00	
"Apr. 21m 2026	\$3,575.00	
"Apr. 30, 2026	\$0.46	interest
"Total	\$74,722.09	

checks written in April

4260 Garden View Lawn and Snow	\$2,217.81	50100	grounds contract
4261 Buckingham Companies	\$1,207.00	50400	monthly service
4262 City of Burnsville	\$297.81	50500	water
4263 Smith Jaden Johnson PLLC	\$647.50	50800	Adms-Lee consult
4264 David Griffith	\$350.00	50700	monthly service
memo US Bank	\$88.45		service charge
memo US Bank	\$2,082.69		to acct. 6172
memo US Bank	\$1,188.00		to acct. 3665
memo US Bank	\$6,902.00		to acct. 7017
memo US Bank	\$10,000.00		to acct. 7017

Total Checks	\$24,981.26
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"April 30, 2026	\$49,740.83
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Park Avenue Homeowners Association
 Checking Account US Bank—roof
 "April 30, 2026

"March 31, 2026 balance \$335,000.40

Deposits

	\$0.00	
"Apr. 13, 2026	\$2,082.69	from acct. 4953
"Apr. 24, 2024	\$200.00	swanson
	\$0.00	
	\$0.00	

 :Total \$337,283.09

checks written in April

	\$0.00	
EFT First Citizens Bank and Trust	\$325,000.00	principal only
EFT First Citizens Bank and Trust	\$1,589.88	51400 interest
EFT First Citizens Bank and Trust	\$517.55	loan principal

 Total Disbursements \$327,107.43

Bank Balance \$10,175.66

Park Avenue Homeowners Association
 US Bank reconciliaton—roof
 "April 30, 2026

Bank Balance \$10,175.66
 =====

Book Balance \$10,175.66
 =====

Park Avenue Homeowners Association
 Checking Account Reconciliation
 US Bank Reconciliation
 "April 30, 2026

Bank Balance \$51,097.68

Outstanding		\$0.00	
	4248	\$1,006.85	
	6264	\$350.00	

\$1,356.85

-\$1,356.85

Adjusted Bank Balance

\$49,740.83
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Book Balance \$49,740.83

Adjusted Book Balance \$49,740.83

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Park Avenue Homeowners Association
 Insurance Fund
 reconciliation
 "April 30, 2026

"March 31, 2026	balance	\$173,520.53
"Apr. 23, 2026	from Checking	\$6,902.00
"Apr. 23, 2026	from Checking	\$10,000.00
"Apr. 30, 2026	interest	\$36.58

"April 30, 2026	balance	\$190,459.11

Park Avenue Homeowners Association
 "Cap. Maint. Fund
 "April 30, 2026

"March 31, 2026	balance	\$46,544.07
"Apr. 22, 2036	from Checking	\$1,188.00
"Apr. 30, 2026	interest	\$1.92

"April 30, 2026	balance	\$47,733.99