

Park Avenue Homeowners Association
Balance Sheet
December 31, 2025

Balance Sheet	Operating <u>Fund</u>	Replacement <u>Fund</u>	Current <u>Year total</u>	Prior <u>Year Total</u>
Assets				
Checking U.S. Bank	\$28,438.21		\$28,438.21	\$32,229.81
Checking U.S. Bank—Roof		\$199,626.07	\$199,626.07	
CMF Savings		\$72,694.24	\$72,694.24	\$58,598.79
Insurance Fund	\$122,725.66		\$122,725.66	\$89,965.69
Past Due Accounts	\$4,906.00		\$4,906.00	\$3,381.00
				\$0.00
Total Assets	<u>\$156,069.87</u>	<u>\$272,320.31</u>	<u>\$428,390.18</u>	<u>\$184,175.29</u>
Liabilities				
Prepaid Accounts	\$265.00	\$0.00	\$265.00	\$1,015.00
	\$0.00	\$0.00		
Bank Loan	\$512,748.23	\$0.00	\$512,748.23	
Total Liabilities	<u>\$513,013.23</u>	<u>\$0.00</u>	<u>\$513,013.23</u>	<u>\$1,015.00</u>
Earnings Dec. 31, 2024	\$110,581.72	\$0.00	\$110,581.72	\$44,080.22
Capital Maint. Dec. 31, 2024		\$72,578.57	\$72,578.57	\$58,924.30
			-\$1.95	
Year to Date gain/Loss 1925	\$20,193.37	-\$287,974.76	-\$267,781.39	\$80,155.77
Total Equity	<u>\$130,775.09</u>	<u>-\$215,396.19</u>	<u>-\$84,623.05</u>	<u>\$184,175.29</u>
Total Equity and Liabilities	<u>\$643,788.32</u>	<u>-\$215,396.19</u>	<u>\$428,390.18</u>	<u>\$185,190.29</u>

Park Avenue Homeowners Association
financial Statement
"December 31, 2025

Income	Operating	Replacement	Total	Operating	Replacement	Total
40100 Assessment Income	\$9,450.00	\$0.00	\$9,450.00	\$110,808.00	\$0.00	\$110,808.00
40200 Capital Fund Maintenance	\$0.00	\$1,188.00	\$1,188.00	\$0.00	\$13,932.00	\$13,932.00
"50300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40350 Insurance Assessment	\$16,902.00	\$0.00	\$16,902.00	\$162,000.00	\$0.00	\$162,000.00
50351 To Repay Operating Fund	\$810.00	\$0.00	\$810.00	\$4,860.00	\$0.00	\$4,860.00
40400 From Insurance Claim	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40500 Late Fees	\$60.00	\$0.00	\$60.00	\$230.00	\$0.00	\$230.00
40600 Reinburse Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40700 special assessment—roof	\$0.00	\$126,399.00	\$126,399.00	\$0.00	\$213,906.00	\$213,906.00
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	\$291.00	\$0.00	\$291.00
"41000 Interest	\$23.83	\$15.26	\$39.09	\$163.56	\$165.45	\$329.01
41200 Admin fees—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
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$27,245.83	\$127,602.26	\$154,848.09	\$278,352.56	\$228,003.45	\$506,356.01
Operating Expenditures						
50100 Lawn and Snow Contract	\$2,217.00	\$0.00	\$2,217.00	\$27,800.95	\$0.00	\$27,800.95
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 Watering Care—watering l.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50400 Garbage Removal	\$1,143.07	\$0.00	\$1,143.07	\$13,322.14	\$0.00	\$13,322.14
50500 Water	\$278.41	\$0.00	\$278.41	\$7,489.00	\$0.00	\$7,489.00
50510 Sprinkler System	\$0.00	\$0.00	\$0.00	\$6,979.21	\$0.00	\$6,979.21
50600 Insurance	\$0.00	\$0.00	\$0.00	\$146,164.90	\$0.00	\$146,164.90
50700 Bookkeeping/CPA Service	\$350.00	\$0.00	\$350.00	\$4,880.00	\$0.00	\$4,880.00
50750 Manage Consult Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50800 Legal Consultation	\$780.00	\$0.00	\$780.00	\$780.00	\$0.00	\$780.00
50800 Legal fees	\$0.00	\$0.00	\$0.00	\$24,832.10	\$0.00	\$24,832.10
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	\$21.71	\$0.00	\$21.71
50950 Meeting Room	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00	\$550.00
51000 Tree/Shrub Replace—Mat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51050 Tree/Shrub replace—labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51100 Tree/shrub care—mat	\$0.00	\$0.00	\$0.00	\$2,618.44	\$0.00	\$2,618.44
51150 Tree/Shrub care-labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51200 Bldg/Drive Maint—mat	\$2,500.00	\$0.00	\$2,500.00	\$11,370.53	\$0.00	\$11,370.53
51200 Bldg Maint CMF	\$0.00	\$0.00	\$0.00	\$10,500.00	\$510,475.00	\$520,975.00
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	\$54.05	\$0.00	\$54.05
51400 Interest—roof loan	\$0.00	\$2,698.25	\$2,698.25	\$0.00	\$5,503.21	\$5,503.21
51600 Bank Service Charge	\$83.20	\$0.00	\$83.20	\$796.16	\$0.00	\$796.16
51700 Bad debt collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51800 Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$1.95
Total Expenses	\$7,351.68	\$2,698.25	\$10,049.93	\$258,159.19	\$515,978.21	\$774,139.35
perating Net Income(Loss)	\$19,894.15	\$124,904.01	\$144,798.16	\$20,193.37	-\$287,974.76	-\$267,783.34

Park Avenue Homeowners Association
Cash Disbursement US Bank
:December 31, 2025

"November 30,2025 Balance \$27,539.56

Deposits

	\$0.00	
"Dec. 3, 2025	\$3,765.00	
"Dec. 10, 2025	\$18,900.00	ACH Settlement
"Dec. 18, 2025	\$3,675.00	
"Dec. 31, 2025	\$0.33	interest

"Total \$53,879.89

checks written in December

"4236	Garden View Lawn	\$2,217.00	50100	grounds contract
"4237	Buckingham Co.	\$1,143.07	50400	monthly service
"4238	void	\$0.00		
:4239	Smi	\$780.00	50800	legal consult
"4240	City of Burnsville	\$278.41	50500	water
"4241	David Griffith	\$350.00	50700	monthly service
"4242	void	\$0.00		
"4243	M D Heiderscheig C	\$2,500.00	51200	siding repairs
memo	US Bank	\$83.20		service charge
memo	US Bank	\$1,188.00		transfere to savings
memo	US	\$10,000.00		to insurance fund
memo	US Bank	\$6,902.00		to insurance fund

Total Checks \$25,441.68

"December 31, 2025 Balance \$28,438.21
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Park Avenue Homeowners Association
 Checking Account US Bank—roof
 :December 31, 2025

"November 30, 2025 balance \$79,145.38

Deposits

"Dec. 2, 2025	\$9,723.00
"Dec. 12, 2025	\$9,723.00
"Dec. 16, 2025	\$19,446.00
"Dec. 18, 2025	\$38,892.00
"Dec. 22, 2025	\$9,723.00
"Dec. 24, 2025	\$38,892.00

:Total \$205,544.38

check written in December

	\$0.00	
EFT First Citizens Bank and Trust	\$2,698.25	51400 interest
EFT First Citizens Bank and Trust	\$3,220.06	loan principal

Total Disbursements \$5,918.31

Bank Balance \$199,626.07

Park Avenue Homeowners Association
 US Bank reconciliaton—roof
 :December 31, 2025

Bank Balance \$199,626.07

Book Balance \$199,626.07

Book Balance

Park Avenue Homeowners Association
 Checking Account US Bank—roof
 :December 31, 2025

"November 30, 2025 balance \$79,145.38

Deposits

"Dec. 2, 2025	\$9,723.00
"Dec. 12, 2025	\$9,723.00
"Dec. 16, 2025	\$19,446.00
"Dec. 18, 2025	\$38,892.00
"Dec. 22, 2025	\$9,723.00
"Dec. 24, 2025	\$38,892.00

:Total \$205,544.38

check written in December

	\$0.00	
EFT First Citizens Bank and Trust	\$2,698.25	51400 interest
EFT First Citizens Bank and Trust	\$3,220.06	loan principal

Total Disbursements \$5,918.31

Bank Balance \$199,626.07

Park Avenue Homeowners Association
 US Bank reconciliaton—roof
 :December 31, 2025

Bank Balance \$199,626.07

Book Balance \$199,626.07

Book Balance

Sheet1

Park Avenue Homeowners Association
Delinquent/prepaid List
:December 10, 2025

Acct. No.

4011	Lee, Yolanda Adams	\$2,310.00	\$197.00	\$0.00	\$328.00	\$0.00	\$2,835.00	\$0.00	\$2,835.00
4026	Brown, Brooke	\$90.00	\$197.00	\$0.00	\$328.00	\$615.00	\$0.00	\$0.00	\$0.00
4032	Dahl, Lenae	\$961.00	\$197.00	\$0.00	\$328.00	\$0.00	\$1,486.00	\$30.00	\$1,516.00
4035	Lawber, Kenneth	\$0.00	\$197.00	\$0.00	\$328.00	\$0.00	\$525.00	\$30.00	\$555.00
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		<u>\$3,361.00</u>	<u>\$788.00</u>	<u>\$0.00</u>	<u>\$1,312.00</u>	<u>\$615.00</u>	<u>\$4,846.00</u>	<u>\$60.00</u>	<u>\$4,906.00</u>
		<u>\$3,361.00</u>							<u>\$4,906.00</u>

Prepaid

4009	Washington, John	\$5.00
4053	Simonet, Shawn	\$260.00
		<u>\$0.00</u>
Total Prepaid		<u>\$265.00</u>

Park Avenue Homeowners Association
Delinquent/Prepaid List
:January 10, 2026

Acct.No.

4011	Lee, Yolanda Adams	\$2,835.00	\$197.00	\$0.00	\$328.00	\$0.00	\$3,360.00	\$90.00	\$3,450.00
4031	Blue, christopher	\$0.00	\$197.00	\$0.00	\$328.00	\$0.00	\$525.00	\$30.00	\$555.00
4032	Dahl, Lenae	\$1,516.00	\$197.00	\$0.00	\$328.00	\$2,000.00	\$41.00	\$0.00	\$41.00
4035	Lawber, Kenneth	\$555.00	\$197.00	\$0.00	\$328.00	\$0.00	\$1,080.00	\$30.00	\$1,110.00
		<u>\$4,906.00</u>	<u>\$788.00</u>	<u>\$0.00</u>	<u>\$1,312.00</u>	<u>\$2,000.00</u>	<u>\$5,006.00</u>	<u>###</u>	<u>\$5,156.00</u>

Prepaid

4009	Washington, John	\$5.00
4026	Brown, Brooke	\$50.00
4053	Simonet, Shawn	\$260.00
		<u>\$315.00</u>