

Park Avenue Homeowners Association
Balance Sheet
July 31, 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	\$48,851.64		\$48,851.64	\$22,054.78
Checking U.S. Bank—Roof		\$10,701.44	\$10,701.44	
CMF Savings		\$51,315.24	\$51,315.24	\$66,681.47
Insurance Fund	\$129,192.42		\$129,192.42	\$38,140.65
Past Due Accounts	\$9,730.09		\$9,730.09	\$2,596.00
HO Roof loan	\$185,946.39		\$185,946.39	\$0.00
<u>Total Assets</u>	<u>\$373,720.54</u>	<u>\$62,016.68</u>	<u>\$435,737.22</u>	<u>\$129,472.90</u>
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<u>Liabilities</u>				
Prepaid Accounts	\$265.00	\$0.00	\$265.00	\$265.00
Bank Loan	\$176,065.87		\$176,065.87	
<u>Total Liabilities</u>	<u>\$176,330.87</u>	<u>\$0.00</u>	<u>\$176,330.87</u>	<u>\$265.00</u>
Earnings Dec. 31, 2025	\$130,775.09		\$130,775.09	\$110,581.72
Capital Maint. Dec. 31, 2025		-\$217,495.15	-\$217,495.15	\$72,578.57
Year to Date gain/loss 2026	\$29,726.71	\$316,398.72	\$346,126.41	-\$53,952.39
<u>Total Equity</u>	<u>\$160,501.80</u>	<u>\$98,903.57</u>	<u>\$259,406.35</u>	<u>\$129,207.90</u>
<u>Total Equity and Liabilities</u>	<u>\$336,832.67</u>	<u>\$98,903.57</u>	<u>\$435,737.22</u>	<u>\$129,472.90</u>
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Park Avenue Homeowners Association

Financial Statement

July 31, 2026

Income	MTD					YTD Total
	Operating	Replacement	Total	Operating	Replacement	
40100 assessment Income	\$11,124.00	\$0.00	\$11,124.00	\$67,824.00	\$0.00	\$67,824.00
40200 Capital Fund Maintenance	\$0.00	\$10,476.00	\$10,476.00	\$0.00	\$17,604.00	\$17,604.00
40300	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40350 Insurance Assessment	\$5,940.00	\$0.00	\$5,940.00	\$107,352.00	\$0.00	\$107,352.00
40351 To Repay Operating Fund	\$810.00	\$0.00	\$810.00	\$5,670.00	\$0.00	\$5,670.00
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	\$600.00	\$0.00	\$600.00
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	\$0.00	\$0.00	\$0.00
40900 Interest—Bank	\$25.36	\$10.72	\$36.08	\$207.79	\$0.00	\$450.00
40950 Interest—Homeowners	\$937.41	\$0.00	\$937.41	\$6,871.89	\$0.00	\$271.79
41000 Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,871.89
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	\$18,896.77	\$10,486.72	\$29,383.49	\$188,975.68	\$328,804.00	\$517,779.68
Operating Expenditures						
50100 Lawn and Snow Contract	\$2,469.99	\$0.00	\$2,469.99	\$16,209.18	\$0.00	\$16,209.18
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	\$1,250.03	\$0.00	\$1,250.03	\$8,423.57	\$0.00	\$8,423.57
50500 Water	\$345.22	\$0.00	\$345.22	\$2,149.01	\$0.00	\$2,149.01
50510 Sprinkler System	\$0.00	\$0.00	\$0.00	\$6,179.12	\$0.00	\$6,179.12
50600 Insurance Assessment	\$382.00	\$0.00	\$382.00	\$112,433.19	\$0.00	\$112,433.19
50650 Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50700 Bookkeeping/CPA Service	\$350.00	\$0.00	\$350.00	\$3,155.00	\$0.00	\$3,155.00
50750 Manage Consult Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50800 Legal Consultation	\$150.00	\$0.00	\$150.00	\$872.50	\$0.00	\$872.50
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	\$6,717.32	\$0.00	\$6,717.32
51150 Tree/Shrub Care—Labor	\$0.00	\$0.00	\$0.00	\$140.88	\$0.00	\$140.88
51200 Bldg/Drive Maint—Material	\$46.55	\$0.00	\$46.55	\$1,378.50	\$0.00	\$1,378.50
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51600 Bank Service Charge	\$0.00	\$923.18	\$923.18	\$0.00	\$0.00	\$0.00
51700 Bad Debt Cpllection	\$43.45	\$0.00	\$43.45	\$513.85	\$12,405.28	\$12,405.28
51800 Adjutment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$5,037.24	\$923.18	\$5,960.42	\$159,248.97	\$12,405.28	\$171,653.27
Operating Net Income(Loss)	\$323,766.76	\$516,856.50	-\$5,960.42	\$29,726.71	\$316,398.72	\$346,126.41

Park Avenue Homeowners Association
Cash Disbursement US Bank
July 31, 2026

		balance
" June 30, 2026	\$44,263.11	
Deposits	\$0.00	
" July 3, 2026	\$3,150.00	ACH Settlement
" July 10, 2026	\$21,922.98	
" July 16, 2026	\$4,725.00	interest
" July 31, 2026	\$0.48	
"Total	\$74,061.57	

checks written in July

	\$0.00		
4280 Buckingham Companies	\$1,250.03	50400	monthly service
4281 Smith Jadin Johnson PLLC	\$150.00	50800	legal consult
4282 Garden View Lawn and Snow	\$2,469.99	50100	grounds contact
4283 SFM	\$382.00	50600	workers comp
4284 city of Burnsville	\$345.22	50500	water
4285 David Griffith	\$350.00	50700	monthly service
debit Home Depot	\$15.52	51200	retaining wall repair
debit Home Depot	\$31.03	51200	retaining wall repair
memo US Bank	\$43.45		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

\$25,209.93

: June 31, 2026 balance

\$48,851.64

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"June 30, 2026	balance	\$10,526.18
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" July 13, 2026	\$0.00		
" July 16, 2026	\$2,082.69	from acct. 4953	
	\$153.41	swanson	principal
	\$46.59	swanson	interest
	\$0.00		

\$12,808.87

		\$0.00	
	reconciliation	\$0.00	
EFT	First Citizens Bank and Trust	\$923.18	51400 interest
EFT	First Citizens Bank and Trust	\$1,184.25	loan principal
		<u> </u>	
		\$2,107.43	

\$10,701.44

Park Avenue Homeowners Association
US Bank reconciliaton—roof
“July 31, 2026

\$10,701.44
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\$10,701.44
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Park Avenue Homeowners Association
 Checking Account Reconciliation
 US Bank Reconciliation
 July 31, 2026

Bank Balance \$50,218.49

Outstanding		\$0.00	
	4248	\$1,006.85	
	4285	\$350.00	
		\$0.00	

 \$1,356.85

-\$1,356.85

 \$48,861.64

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Adjusted Bank Balance

Book Balance \$48,851.64

Adjusted Book Balance \$48,851.64

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Park Avenue Homeowners Association
 Insurance Fund
 reconciliation
 July 31, 2026

June 30, 2026	balance	\$112,265.54
July 23, 2026	From 4953	\$6,902.00
July 23, 2026	From 4953	\$10,000.00
July 23, 2026	interest	\$24.88

July 31, 2026	balance	\$129,192.42

Park Avenue Homeowners Association
 Cap. Maint. Fund
 July 31, 2026

June 30, 2026	balance	\$50,116.52
July 22, 2026	From 4953	\$1,188.00
July 31, 2026	interest	\$10.72

July 31, 2026	balance	\$51,315.24