

Park Avenue Homeowners Association
Financial Statement (unaudited)
November 30, 2025

Balance Sheet

<u>Assets:</u>	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Current Year-Total</u>	<u>Prior year total</u>
Checking-US Bank	\$27,539.56		\$27,539.56	\$25,589.15
Checking-US Bank-roof		\$79,145.38	\$79,145.38	
CMF Savings 2		\$71,490.98	\$71,490.98	\$57,452.54
Insurance fund--US Bank	\$105,800.16		\$105,800.16	\$79,850.16
Past due accounts	\$3,361.00		\$3,361.00	\$2,240.00
	\$0.00			\$5,175.00
Total Assets	<u>\$136,700.72</u>	<u>\$150,636.36</u>	<u>\$287,337.08</u>	<u>\$170,306.85</u>
<u>Liabilities</u>				
Prepaid Accounts	\$790.00	\$0.00	\$0.00	
received not posted to account	\$0.00	\$0.00	\$790.00	\$750.00
Bank Loan--US Bank-roof	\$515,968.34		\$0.00	\$0.00
			\$515,968.34	\$0.00
Total Liabilities	<u>\$516,758.34</u>	<u>\$0.00</u>	<u>\$516,758.34</u>	<u>\$750.00</u>
<u>Equity</u>				
Earnings December 31, 2024	\$110,581.72	\$0.00	\$110,581.72	\$44,080.22
Capital Maint. Dec. 31, 2024	\$0.00	\$72,578.57	\$72,578.57	\$58,924.30
Capital Maint Dec. 31, 2024 roof	\$0.00		(\$9,500.00)	\$0.00
Year to date gain/loss 2025	\$9,799.22	(\$412,880.77)	(\$403,081.55)	\$66,552.33
Total Equity	<u>\$120,380.94</u>	<u>(\$340,302.20)</u>	<u>(\$229,421.26)</u>	<u>\$169,556.85</u>
Total Equity and Liabilities	<u>\$637,139.28</u>	<u>(\$340,302.20)</u>	<u>\$287,337.08</u>	<u>\$170,306.85</u>

Park Avenue Homeowners Association
Financial Statement (Unaudited)
November 30, 2025

<u>Income:</u>		<u>Operating</u>	<u>Replacement</u>	<u>Total</u>	<u>Operating</u>	<u>Replacement</u>
40100	Assess. Income	\$9,450.00	\$0.00	\$9,450.00	\$101,358.00	\$0.00
40200	Capital maint. Fund	\$0.00	\$1,188.00	\$1,188.00	\$0.00	\$12,744.00
40300		\$0.00	\$0.00	\$0.00	\$9,500.00	\$0.00
40350	Insurance assessment	\$16,902.00	\$0.00	\$16,902.00	\$145,098.00	\$0.00
40351	to repay Operating fund	\$810.00	\$0.00	\$810.00	\$4,050.00	\$0.00
40400	From Ins. Claim	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40500	Late Fees	\$30.00	\$0.00	\$30.00	\$170.00	\$0.00
40600	Reimburse Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40700	Special Assessment--roof	\$0.00	\$29,169.00	\$29,169.00	\$0.00	\$87,507.00
40750	Legal Costs Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40800	Misc. Income	\$50.00	\$0.00	\$50.00	\$291.00	\$0.00
40900	Interest Income	\$19.36	\$14.50	\$33.86	\$139.73	\$148.19
41000	legal claim income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
41500	adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
41200	admin fees-homeowners	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00
		\$27,261.36	\$30,371.50	\$57,632.86	\$260,606.73	\$100,399.19
<u>Operating Expenditures</u>						
50100	Lawn and Snow Contract	\$2,398.01	\$0.00	\$2,398.01	\$25,583.95	\$0.00
50200	Lawn/Snow Special	\$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
50350	Lawn Care-Watering Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50400	Garbage removal	\$1,127.14	\$0.00	\$1,127.14	\$12,179.07	\$0.00
50500	Water	\$1,463.09	\$0.00	\$1,463.09	\$7,210.59	\$0.00
50510	Sprinkler System	\$1,650.00	\$0.00	\$1,650.00	\$6,979.15	\$0.00
50600	Insurance	(\$92.00)	\$0.00	(\$92.00)	\$146,164.90	\$0.00
50650	Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50700	Bookkeep.-CPA Services	\$350.00	\$0.00	\$350.00	\$4,530.00	\$0.00
50750	Managage. Consult. Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50800	Legal Consultation	\$227.50	\$0.00	\$227.50	\$24,832.16	\$0.00
50850	Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50900	Postage-Office Supplies	\$0.00	\$0.00	\$0.00	\$21.71	\$0.00
50925	Office Expense--roof	\$0.00	\$0.00	\$0.00	\$550.00	\$0.00
50950	Meeting Room	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51000	Tree-Shrub Replac.-Mater.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51050	Tree-Shrub Replac.-Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51100	Tree-Shrub Care-mater.	\$0.00	\$0.00	\$0.00	\$2,618.44	\$0.00
51150	Tree-Shrub Care-Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51200	Bldg.-Drive Main.-Mater.	\$0.00	\$0.00	\$0.00	\$8,870.53	\$0.00
51200	Bldg. Maint. CMF I	\$10,500.00	\$0.00	\$10,500.00	\$10,500.00	\$510,475.00
51250	Bldg.-Drive Maint.-Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51300	misc --court settlement	\$0.00	\$0.00	\$0.00	\$54.05	\$0.00
51400	Interest--roof loan	\$0.00	\$2,804.96	\$2,804.96	\$0.00	\$2,804.96
51600	Bank Service Charge	\$67.20	\$0.00	\$67.20	\$712.96	\$0.00
51700	Bad Debt -Collection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
51300	adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00
Total Expenses		\$17,690.94	\$2,804.96	\$20,495.90	\$250,807.51	\$513,279.96
Operating Net Income (Loss)		\$9,570.42	\$27,566.54	\$37,136.96	\$9,799.22	(\$412,880.77)

Park Avenue Homeowners Association
Cash Disbursement US Bank
November 30, 2025

September 30, 2025 Balance \$24,545.21

Deposit's:

		\$0.00	
Nov. 3, 2025		\$92.00	refund
Nov. 6, 2025		\$5,775.00	
Nov. 10, 2025		\$400.00	14202 Park ave so
Nov. 10, 2025		\$10,298.00	14228 Park ave so
Nov. 12, 2025		\$18,375.00	ACH Settlement
Nov. 17, 2025		\$3,150.00	
Nov. 28, 2025	interest	\$0.29	
Total		\$62,635.50	

checks written in November

4229	void	\$0.00	
4230	Buckingham Companies	\$1,127.14	50400 monthly service
4231	Garden View Lawn and Snow	\$2,398.01	50100 monthly service
4232	City of Burnsville	\$1,463.09	50500 water
4233	Northland Irrigation and Lands	\$1,650.00	50510 winterization
4234	Smith Jadin Johnson	\$227.50	50800 general matters
4235	David Griffith	\$350.00	50700 monthly service
memo	US Bank	\$67.20	51600 service charge
memo	US Bank	\$1,188.00	transfer to savings
memo	USBank	\$10,000.00	to insurance fund
memo	USBank	\$6,902.00	to insurance fund
memo	USBank	\$9,723.00	to roof account
Total Checks		\$35,095.94	

October 31, 2025 Balance \$27,539.56

Park Avenue Homeowners Assocoation
 Checking Account US Bank--roof
 November 30, 2025

October 31, 2025	balance	\$66,394.69	
Deposits			
Nov. 3, 2025		\$9,723.00	
Nov. 4, 2025		(\$9,723.00)	nsf check
Nov. 12, 2025		\$9,723.00	
Nov. 17, 2025		\$9,723.00	
Nov. 28, 2025		\$9,723.00	
Total		\$95,563.69	

checks written in November

1003	void	\$0.00	
1004	Hoa Loan Service	\$10,500.00	
EFT	First Citizens Bank and Trust	\$2,804.96	
EFT	First Citizens Bank and Trust	\$3,113.35	
		\$0.00	
		\$16,418.31	
Bank Balance		\$79,145.38	

51400 Brokerage fee
 interest
 loan principal

Park Avenue Homeowners Association
 US Bank Reconciliation--roof
 November 30, 2025

Bank Balance	\$79,145.38
Book Balance	\$79,145.38

Park Avenue Homeowners Association
 Checking Account Reconciliation
 US Bank
 November 30, 2025

Bank Balance			\$27,889.56
Ach return			\$0.00
			\$0.00
Outstanding		\$0.00	
	4235	\$350.00	
		\$0.00	
		\$0.00	

total Outstanding		\$350.00	(\$350.00)
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\$27,539.56

Book balance	\$27,539.56
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Adjusted book balance	\$27,539.56
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Park Avenue Homeowners Assoc.
 Insurance Fund
 Reconciliation
 November 30, 2025

October 31, 2025	Balance	\$88,879.09
Nov. 24, 2025	from checking	\$6,902.00
Nov. 24, 2025	from checking	\$10,000.00
Nov. 28, 2025	interest	\$19.07
<u>November 30, 2025</u>	Balance	\$105,800.16

Park Ave HOA
 Cap Maint Fund
 November 30, 2025

October 31, 2025	balance	\$70,288.48
Nov. 24, 2025	from checking	\$1,188.00
Nov. 28, 2025	interest	\$14.50
<u>November 30, 2025</u>	Balance	\$71,490.98