

**Park Forest Estates  
Financials Month  
Ending  
August 31, 2019**

## Budget vs Profit and Loss

**Properties:** Park Forest Estates - Grandview and Park Forest Breckenridge, CO 80424

**As of:** Aug 2019

**Additional Account Types:** None

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

| Account Number                       | Account Name          | MTD Actual      | MTD Budget      | MTD \$ Var.     | MTD % Var.     | YTD Actual        | YTD Budget        | YTD \$ Var.      | YTD % Var.    | Annual Budget     |
|--------------------------------------|-----------------------|-----------------|-----------------|-----------------|----------------|-------------------|-------------------|------------------|---------------|-------------------|
| <b>Income</b>                        |                       |                 |                 |                 |                |                   |                   |                  |               |                   |
| 40000                                | Dues                  | 0.00            | 0.00            | 0.00            | 0.00%          | 164,700.00        | 164,700.00        | 0.00             | 0.00%         | 219,600.00        |
| 40051                                | Dues to Reserves      | 0.00            | 0.00            | 0.00            | 0.00%          | -33,837.75        | -33,837.75        | 0.00             | 0.00%         | -45,117.00        |
| 40100                                | Late Fee              | 0.00            | 0.00            | 0.00            | 0.00%          | 125.00            | 0.00              | 125.00           | 0.00%         | 0.00              |
| 40101                                | Late Fee Interest     | 0.00            | 0.00            | 0.00            | 0.00%          | 129.50            | 0.00              | 129.50           | 0.00%         | 0.00              |
| 40200                                | Operating Interest    | 1.84            | 0.00            | 1.84            | 0.00%          | 14.31             | 0.00              | 14.31            | 0.00%         | 0.00              |
| <b>Total Operating Income</b>        |                       | <b>1.84</b>     | <b>0.00</b>     | <b>1.84</b>     | <b>0.00%</b>   | <b>131,131.06</b> | <b>130,862.25</b> | <b>268.81</b>    | <b>0.21%</b>  | <b>174,483.00</b> |
| <b>Expense</b>                       |                       |                 |                 |                 |                |                   |                   |                  |               |                   |
| <b>Administrative Expenses</b>       |                       |                 |                 |                 |                |                   |                   |                  |               |                   |
| 50000                                | Management Fees       | 1,700.00        | 1,559.00        | -141.00         | -9.04%         | 13,600.00         | 12,472.00         | -1,128.00        | -9.04%        | 18,708.00         |
| 50004                                | Legal/Professional    | 0.00            | 0.00            | 0.00            | 0.00%          | 0.00              | 780.00            | 780.00           | 100.00%       | 780.00            |
| 50050                                | Administrative        | 109.76          | 16.66           | -93.10          | -558.82%       | 2,057.30          | 133.36            | -1,923.94        | -1,442.67%    | 200.00            |
| 50052                                | Bank Fees             | 0.00            | 10.00           | 10.00           | 100.00%        | 0.00              | 80.00             | 80.00            | 100.00%       | 120.00            |
| 50060                                | Meeting Expense       | 106.12          | 0.00            | -106.12         | 0.00%          | 106.12            | 250.00            | 143.88           | 57.55%        | 250.00            |
| 50085                                | Storage               | 0.00            | 50.00           | 50.00           | 100.00%        | 0.00              | 400.00            | 400.00           | 100.00%       | 600.00            |
| 50210                                | Insurance             | 0.00            | 0.00            | 0.00            | 0.00%          | 0.00              | 875.00            | 875.00           | 100.00%       | 875.00            |
| <b>Total Administrative Expenses</b> |                       | <b>1,915.88</b> | <b>1,635.66</b> | <b>-280.22</b>  | <b>-17.13%</b> | <b>15,763.42</b>  | <b>14,990.36</b>  | <b>-773.06</b>   | <b>-5.16%</b> | <b>21,533.00</b>  |
| <b>Building Maintenance</b>          |                       |                 |                 |                 |                |                   |                   |                  |               |                   |
| 50321                                | Repairs & Maintenance | 311.33          | 375.00          | 63.67           | 16.98%         | 691.33            | 3,000.00          | 2,308.67         | 76.96%        | 4,500.00          |
| <b>Total Building Maintenance</b>    |                       | <b>311.33</b>   | <b>375.00</b>   | <b>63.67</b>    | <b>16.98%</b>  | <b>691.33</b>     | <b>3,000.00</b>   | <b>2,308.67</b>  | <b>76.96%</b> | <b>4,500.00</b>   |
| <b>Grounds Maintenance</b>           |                       |                 |                 |                 |                |                   |                   |                  |               |                   |
| 50430                                | Landscaping           | 0.00            | 5,000.00        | 5,000.00        | 100.00%        | 9,640.00          | 20,000.00         | 10,360.00        | 51.80%        | 25,000.00         |
| 50432                                | Landscaping - Trees   | 0.00            | 0.00            | 0.00            | 0.00%          | 0.00              | 5,000.00          | 5,000.00         | 100.00%       | 5,000.00          |
| <b>Total Grounds Maintenance</b>     |                       | <b>0.00</b>     | <b>5,000.00</b> | <b>5,000.00</b> | <b>100.00%</b> | <b>9,640.00</b>   | <b>25,000.00</b>  | <b>15,360.00</b> | <b>61.44%</b> | <b>30,000.00</b>  |

## Budget vs Profit and Loss

| Account Number                | Account Name                      | MTD Actual       | MTD Budget        | MTD \$ Var.     | MTD % Var.     | YTD Actual        | YTD Budget        | YTD \$ Var.       | YTD % Var.      | Annual Budget     |
|-------------------------------|-----------------------------------|------------------|-------------------|-----------------|----------------|-------------------|-------------------|-------------------|-----------------|-------------------|
| <b>Snow Removal Group</b>     |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
| 50270                         | Snow Removal - Heavy Equipment    | 0.00             | 0.00              | 0.00            | 0.00%          | 0.00              | 500.00            | 500.00            | 100.00%         | 500.00            |
| 50281                         | Snow Removal                      | 0.00             | 0.00              | 0.00            | 0.00%          | 18,377.50         | 14,000.00         | -4,377.50         | -31.27%         | 20,000.00         |
|                               | <b>Total Snow Removal Group</b>   | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>     | <b>0.00%</b>   | <b>18,377.50</b>  | <b>14,500.00</b>  | <b>-3,877.50</b>  | <b>-26.74%</b>  | <b>20,500.00</b>  |
| <b>Utilities Expense</b>      |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
| 50222                         | Water                             | 0.00             | 0.00              | 0.00            | 0.00%          | 7,217.01          | 13,500.00         | 6,282.99          | 46.54%          | 18,000.00         |
| 50223                         | Sewer                             | 0.00             | 0.00              | 0.00            | 0.00%          | 20,754.55         | 21,600.00         | 845.45            | 3.91%           | 28,800.00         |
| 50235                         | Internet                          | 0.00             | 1,591.66          | 1,591.66        | 100.00%        | 15,108.80         | 12,733.36         | -2,375.44         | -18.66%         | 19,100.00         |
| 50250                         | Trash Removal                     | 4,991.60         | 641.66            | -4,349.94       | -677.92%       | 5,047.60          | 5,133.36          | 85.76             | 1.67%           | 7,700.00          |
| 50305                         | Cable Television                  | 0.00             | 2,008.33          | 2,008.33        | 100.00%        | 13,121.22         | 16,066.68         | 2,945.46          | 18.33%          | 24,100.00         |
|                               | <b>Total Utilities Expense</b>    | <b>4,991.60</b>  | <b>4,241.65</b>   | <b>-749.95</b>  | <b>-17.68%</b> | <b>61,249.18</b>  | <b>69,033.40</b>  | <b>7,784.22</b>   | <b>11.28%</b>   | <b>97,700.00</b>  |
| 51000                         | Miscellaneous Expense             | 0.00             | 20.83             | 20.83           | 100.00%        | 0.00              | 166.68            | 166.68            | 100.00%         | 250.00            |
|                               | <b>Total Operating Expense</b>    | <b>7,218.81</b>  | <b>11,273.14</b>  | <b>4,054.33</b> | <b>35.96%</b>  | <b>105,721.43</b> | <b>126,690.44</b> | <b>20,969.01</b>  | <b>16.55%</b>   | <b>174,483.00</b> |
|                               |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
|                               | Total Operating Income            | 1.84             | 0.00              | 1.84            | 0.00%          | 131,131.06        | 130,862.25        | 268.81            | 0.21%           | 174,483.00        |
|                               | Total Operating Expense           | 7,218.81         | 11,273.14         | 4,054.33        | 35.96%         | 105,721.43        | 126,690.44        | 20,969.01         | 16.55%          | 174,483.00        |
|                               | <b>NOI - Net Operating Income</b> | <b>-7,216.97</b> | <b>-11,273.14</b> | <b>4,056.17</b> | <b>35.98%</b>  | <b>25,409.63</b>  | <b>4,171.81</b>   | <b>21,237.82</b>  | <b>509.08%</b>  | <b>0.00</b>       |
|                               |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
| <b>Other Income</b>           |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
| 40050                         | Reserve Dues                      | 0.00             | 0.00              | 0.00            | 0.00%          | 33,837.75         | 33,837.75         | 0.00              | 0.00%           | 45,117.00         |
| 45050                         | Reserve Interest Income           | 3.21             | 4.16              | -0.95           | -22.84%        | 30.81             | 33.36             | -2.55             | -7.64%          | 50.00             |
|                               | <b>Total Other Income</b>         | <b>3.21</b>      | <b>4.16</b>       | <b>-0.95</b>    | <b>-22.84%</b> | <b>33,868.56</b>  | <b>33,871.11</b>  | <b>-2.55</b>      | <b>-0.01%</b>   | <b>45,167.00</b>  |
|                               |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
| <b>Other Expense</b>          |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
| <b>60000 Reserve Expenses</b> |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
| 60003                         | Painting                          | 0.00             | 0.00              | 0.00            | 0.00%          | 47,250.00         | 0.00              | -47,250.00        | 0.00%           | 0.00              |
|                               | <b>Total Reserve Expenses</b>     | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>     | <b>0.00%</b>   | <b>47,250.00</b>  | <b>0.00</b>       | <b>-47,250.00</b> | <b>0.00%</b>    | <b>0.00</b>       |
|                               | <b>Total Other Expense</b>        | <b>0.00</b>      | <b>0.00</b>       | <b>0.00</b>     | <b>0.00%</b>   | <b>47,250.00</b>  | <b>0.00</b>       | <b>-47,250.00</b> | <b>0.00%</b>    | <b>0.00</b>       |
|                               |                                   |                  |                   |                 |                |                   |                   |                   |                 |                   |
|                               | <b>Net Other Income</b>           | <b>3.21</b>      | <b>4.16</b>       | <b>-0.95</b>    | <b>-22.84%</b> | <b>-13,381.44</b> | <b>33,871.11</b>  | <b>-47,252.55</b> | <b>-139.51%</b> | <b>45,167.00</b>  |

Budget vs Profit and Loss

| Account Number | Account Name  | MTD Actual | MTD Budget | MTD \$ Var. | MTD % Var. | YTD Actual | YTD Budget | YTD \$ Var. | YTD % Var. | Annual Budget |
|----------------|---------------|------------|------------|-------------|------------|------------|------------|-------------|------------|---------------|
|                | Total Income  | 5.05       | 4.16       | 0.89        | 21.39%     | 164,999.62 | 164,733.36 | 266.26      | 0.16%      | 219,650.00    |
|                | Total Expense | 7,218.81   | 11,273.14  | 4,054.33    | 35.96%     | 152,971.43 | 126,690.44 | -26,280.99  | -20.74%    | 174,483.00    |
|                |               |            |            |             |            |            |            |             |            |               |
|                | Net Income    | -7,213.76  | -11,268.98 | 4,055.22    | 35.99%     | 12,028.19  | 38,042.92  | -26,014.73  | -68.38%    | 45,167.00     |
|                |               |            |            |             |            |            |            |             |            |               |

## Balance Sheet

**Properties:** Park Forest Estates - Grandview and Park Forest Breckenridge, CO 80424

**As of:** 08/31/2019

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

| Account Number                   | Account Name                             | Balance           |
|----------------------------------|------------------------------------------|-------------------|
| <b>ASSETS</b>                    |                                          |                   |
| <b>Cash</b>                      |                                          |                   |
| 1150                             | Operating Cash                           | 34,589.60         |
| 1160                             | Reserves Cash                            | 84,676.50         |
| <b>Total Cash</b>                |                                          | <b>119,266.10</b> |
| 12000                            | Accounts Receivable                      | 9,855.00          |
| TOTAL ASSETS                     |                                          | <b>129,121.10</b> |
|                                  |                                          |                   |
| <b>LIABILITIES &amp; CAPITAL</b> |                                          |                   |
| <b>Liabilities</b>               |                                          |                   |
| 2300                             | Prepaid Dues                             | 905.78            |
| <b>Total Liabilities</b>         |                                          | <b>905.78</b>     |
| <b>Capital</b>                   |                                          |                   |
| 31000                            | Operating Equity                         | 31,882.50         |
| 32000                            | Reserve Equity                           | 84,060.02         |
| 3350                             | Prior Years Retained Earnings            | -36,645.33        |
|                                  | Calculated Retained Earnings             | 12,028.19         |
|                                  | Calculated Prior Years Retained Earnings | 36,889.94         |
| <b>Total Capital</b>             |                                          | <b>128,215.32</b> |
| TOTAL LIABILITIES & CAPITAL      |                                          | <b>129,121.10</b> |