

**Park Forest Estates
Financials Month
Ending
September 30, 2020**

Budget vs Profit and Loss

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

As of: Sep 2020

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
Income										
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	-4,147.50	-4,147.50	0.00	0.00%	-37,327.50	-37,327.50	0.00	0.00%	-49,770.00
40200	Operating Interest	0.38	0.00	0.38	0.00%	3.69	0.00	3.69	0.00%	0.00
Total Operating Income		-4,147.12	-4,147.50	0.38	0.01%	127,376.19	127,372.50	3.69	0.00%	169,830.00
Expense										
Administrative Expenses										
50000	Management Fees	1,700.00	1,700.00	0.00	0.00%	15,300.00	15,300.00	0.00	0.00%	20,400.00
50004	Legal/Professional	0.00	0.00	0.00	0.00%	35.00	780.00	745.00	95.51%	780.00
50050	Administrative	76.17	16.66	-59.51	-357.20%	555.24	150.02	-405.22	-270.11%	200.00
50052	Bank Fees	0.00	10.00	10.00	100.00%	0.00	90.00	90.00	100.00%	120.00
50060	Meeting Expense	0.00	0.00	0.00	0.00%	0.00	250.00	250.00	100.00%	250.00
50210	Insurance	0.00	0.00	0.00	0.00%	762.00	875.00	113.00	12.91%	875.00
Total Administrative Expenses		1,776.17	1,726.66	-49.51	-2.87%	16,652.24	17,445.02	792.78	4.54%	22,625.00
Building Maintenance										
50321	Repairs & Maintenance	0.00	208.33	208.33	100.00%	458.28	1,875.01	1,416.73	75.56%	2,500.00
Total Building Maintenance		0.00	208.33	208.33	100.00%	458.28	1,875.01	1,416.73	75.56%	2,500.00
Grounds Maintenance										
50430	Landscaping	3,901.25	1,783.33	-2,117.92	-118.76%	9,504.90	16,050.01	6,545.11	40.78%	21,400.00
50432	Landscaping - Trees	0.00	0.00	0.00	0.00%	475.00	5,000.00	4,525.00	90.50%	5,000.00
Total Grounds Maintenance		3,901.25	1,783.33	-2,117.92	-118.76%	9,979.90	21,050.01	11,070.11	52.59%	26,400.00
Snow Removal Group										
50281	Snow Removal	0.00	1,458.33	1,458.33	100.00%	13,100.00	13,125.01	25.01	0.19%	17,500.00
Total Snow Removal Group		0.00	1,458.33	1,458.33	100.00%	13,100.00	13,125.01	25.01	0.19%	17,500.00

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
Utilities Expense										
50222	Water	6,520.83	1,575.00	-4,945.83	-314.02%	17,078.56	14,175.00	-2,903.56	-20.48%	18,900.00
50223	Sewer	0.00	0.00	0.00	0.00%	20,685.60	21,600.00	914.40	4.23%	28,800.00
50235	Internet	1,602.00	1,591.66	-10.34	-0.65%	12,816.00	14,325.02	1,509.02	10.53%	19,100.00
50250	Trash Removal	0.00	641.66	641.66	100.00%	4,501.97	5,775.02	1,273.05	22.04%	7,700.00
50305	Cable Television	2,184.40	2,108.75	-75.65	-3.59%	17,483.73	18,978.75	1,495.02	7.88%	25,305.00
	Total Utilities Expense	10,307.23	5,917.07	-4,390.16	-74.19%	72,565.86	74,853.79	2,287.93	3.06%	99,805.00
51000	Miscellaneous Expense	0.00	87.50	87.50	100.00%	0.00	787.50	787.50	100.00%	1,050.00
	Total Operating Expense	15,984.65	11,181.22	-4,803.43	-42.96%	112,756.28	129,136.34	16,380.06	12.68%	169,880.00
	Total Operating Income	-4,147.12	-4,147.50	0.38	0.01%	127,376.19	127,372.50	3.69	0.00%	169,830.00
	Total Operating Expense	15,984.65	11,181.22	-4,803.43	-42.96%	112,756.28	129,136.34	16,380.06	12.68%	169,880.00
	NOI - Net Operating Income	-20,131.77	-15,328.72	-4,803.05	-31.33%	14,619.91	-1,763.84	16,383.75	928.87%	-50.00
	Other Income									
40050	Reserve Dues	4,147.50	4,147.50	0.00	0.00%	37,327.50	37,327.50	0.00	0.00%	49,770.00
45050	Reserve Interest Income	0.73	4.16	-3.43	-82.45%	7.73	37.52	-29.79	-79.40%	50.00
45060	Working Capital Contributions	1,626.68	0.00	1,626.68	0.00%	1,626.68	0.00	1,626.68	0.00%	0.00
	Total Other Income	5,774.91	4,151.66	1,623.25	39.10%	38,961.91	37,365.02	1,596.89	4.27%	49,820.00
	Other Expense									
60000	Reserve Expenses									
60003	Painting	0.00	0.00	0.00	0.00%	53,550.00	53,550.00	0.00	0.00%	53,550.00
	Total Reserve Expenses	0.00	0.00	0.00	0.00%	53,550.00	53,550.00	0.00	0.00%	53,550.00
	Total Other Expense	0.00	0.00	0.00	0.00%	53,550.00	53,550.00	0.00	0.00%	53,550.00
	Net Other Income	5,774.91	4,151.66	1,623.25	39.10%	-14,588.09	-16,184.98	1,596.89	9.87%	-3,730.00
	Total Income	1,627.79	4.16	1,623.63	39,029.57%	166,338.10	164,737.52	1,600.58	0.97%	219,650.00
	Total Expense	15,984.65	11,181.22	-4,803.43	-42.96%	166,306.28	182,686.34	16,380.06	8.97%	223,430.00
	Net Income	-14,356.86	-11,177.06	-3,179.80	-28.45%	31.82	-17,948.82	17,980.64	100.18%	-3,780.00

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

Balance Sheet

Properties: Park Forest Estates - Grandview and Park Forest Breckenridge, CO 80424
As of: 09/30/2020 (End of Last Month)

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Balance
ASSETS		
Cash		
1150	Operating Cash	60,073.95
1160	Reserves Cash	91,027.46
Total Cash		151,101.41
12000	Accounts Receivable	275.00
TOTAL ASSETS		151,376.41
LIABILITIES & CAPITAL		
Liabilities		
20000	Accounts Payable	2,421.25
2300	Prepaid Dues	23,305.78
Total Liabilities		25,727.03
Capital		
31000	Operating Equity	31,882.50
32000	Reserve Equity	84,060.02
3350	Prior Years Retained Earnings	-36,645.33
Calculated Retained Earnings		31.82
Calculated Prior Years Retained Earnings		46,320.37
Total Capital		125,649.38
TOTAL LIABILITIES & CAPITAL		151,376.41