

Park Forest Estates
Financials Month
Ending
April 30, 2021

Budget vs Profit and Loss

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

As of: Apr 2021

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	54,900.00	54,900.00	0.00	0.00%	109,800.00	109,800.00	0.00	0.00%	219,600.00
40051	Dues to Reserves	-3,916.67	-3,916.67	0.00	0.00%	-15,666.68	-15,666.68	0.00	0.00%	-47,000.00
40200	Operating Interest	0.15	0.00	0.15	0.00%	1.21	0.00	1.21	0.00%	0.00
Total Operating Income		50,983.48	50,983.33	0.15	0.00%	94,134.53	94,133.32	1.21	0.00%	172,600.00
Expense										
Administrative Expenses										
50000	Management Fees	1,700.00	1,700.00	0.00	0.00%	6,800.00	6,800.00	0.00	0.00%	20,400.00
50004	Legal/Professional	0.00	550.00	550.00	100.00%	35.00	600.00	565.00	94.17%	600.00
50050	Administrative	61.87	58.34	-3.53	-6.05%	257.55	233.36	-24.19	-10.37%	700.00
50060	Meeting Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	250.00
50210	Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	775.00
Total Administrative Expenses		1,761.87	2,308.34	546.47	23.67%	7,092.55	7,633.36	540.81	7.08%	22,725.00
Building Maintenance										
50321	Repairs & Maintenance	0.00	291.67	291.67	100.00%	25.00	1,166.68	1,141.68	97.86%	3,500.00
Total Building Maintenance		0.00	291.67	291.67	100.00%	25.00	1,166.68	1,141.68	97.86%	3,500.00
Grounds Maintenance										
50430	Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	22,500.00
50432	Landscaping - Trees	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,000.00
Total Grounds Maintenance		0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	26,500.00
Snow Removal Group										
50270	Snow Removal - Heavy Equipment	0.00	0.00	0.00	0.00%	0.00	2,500.00	2,500.00	100.00%	2,500.00
50281	Snow Removal	0.00	4,590.00	4,590.00	100.00%	13,770.00	18,360.00	4,590.00	25.00%	27,500.00

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
Total Snow Removal Group		0.00	4,590.00	4,590.00	100.00%	13,770.00	20,860.00	7,090.00	33.99%	30,000.00
Utilities Expense										
50222	Water	0.00	1,583.34	1,583.34	100.00%	5,933.62	6,333.36	399.74	6.31%	19,000.00
50223	Sewer	6,895.20	7,200.00	304.80	4.23%	13,790.40	14,400.00	609.60	4.23%	28,800.00
50235	Internet	1,602.00	1,591.67	-10.33	-0.65%	6,408.00	6,366.68	-41.32	-0.65%	19,100.00
50250	Trash Removal	1,360.80	666.67	-694.13	-104.12%	2,721.60	2,666.68	-54.92	-2.06%	8,000.00
50305	Cable Television	2,366.38	2,291.67	-74.71	-3.26%	9,253.56	9,166.68	-86.88	-0.95%	27,500.00
Total Utilities Expense		12,224.38	13,333.35	1,108.97	8.32%	38,107.18	38,933.40	826.22	2.12%	102,400.00
51000	Miscellaneous Expense	0.00	83.34	83.34	100.00%	0.00	333.36	333.36	100.00%	1,000.00
Total Operating Expense		13,986.25	20,606.70	6,620.45	32.13%	58,994.73	68,926.80	9,932.07	14.41%	186,125.00
Total Operating Income		50,983.48	50,983.33	0.15	0.00%	94,134.53	94,133.32	1.21	0.00%	172,600.00
Total Operating Expense		13,986.25	20,606.70	6,620.45	32.13%	58,994.73	68,926.80	9,932.07	14.41%	186,125.00
NOI - Net Operating Income		36,997.23	30,376.63	6,620.60	21.80%	35,139.80	25,206.52	9,933.28	39.41%	-13,525.00
Other Income										
40050	Reserve Dues	3,916.67	3,916.67	0.00	0.00%	15,666.68	15,666.68	0.00	0.00%	47,000.00
45050	Reserve Interest Income	0.95	0.00	0.95	0.00%	3.61	0.00	3.61	0.00%	0.00
45060	Working Capital Contributions	0.00	0.00	0.00	0.00%	3,253.33	0.00	3,253.33	0.00%	0.00
Total Other Income		3,917.62	3,916.67	0.95	0.02%	18,923.62	15,666.68	3,256.94	20.79%	47,000.00
Other Expense										
60000 Reserve Expenses										
60003	Painting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	40,950.00
Total Reserve Expenses		0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	40,950.00
Total Other Expense		0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	40,950.00
Net Other Income		3,917.62	3,916.67	0.95	0.02%	18,923.62	15,666.68	3,256.94	20.79%	6,050.00
Total Income		54,901.10	54,900.00	1.10	0.00%	113,058.15	109,800.00	3,258.15	2.97%	219,600.00
Total Expense		13,986.25	20,606.70	6,620.45	32.13%	58,994.73	68,926.80	9,932.07	14.41%	227,075.00

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
Net Income		40,914.85	34,293.30	6,621.55	19.31%	54,063.42	40,873.20	13,190.22	32.27%	-7,475.00

Income Statement - 12 Month

Buffalo Mountain Managers

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

Period Range: Jan 2021 to Apr 2021

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
Operating Income & Expense					
Income					
Dues	54,900.00	0.00	0.00	54,900.00	109,800.00
Dues to Reserves	-4,147.50	-3,685.84	-3,916.67	-3,916.67	-15,666.68
Operating Interest	0.45	0.33	0.28	0.15	1.21
Total Operating Income	50,752.95	-3,685.51	-3,916.39	50,983.48	94,134.53
Expense					
Administrative Expenses					
Management Fees	1,700.00	1,700.00	1,700.00	1,700.00	6,800.00
Legal/Professional	0.00	35.00	0.00	0.00	35.00
Administrative	64.94	66.81	63.93	61.87	257.55
Total Administrative Expenses	1,764.94	1,801.81	1,763.93	1,761.87	7,092.55
Building Maintenance					
Repairs & Maintenance	25.00	0.00	0.00	0.00	25.00
Total Building Maintenance	25.00	0.00	0.00	0.00	25.00
Snow Removal Group					
Snow Removal	4,590.00	4,590.00	4,590.00	0.00	13,770.00
Total Snow Removal Group	4,590.00	4,590.00	4,590.00	0.00	13,770.00
Utilities Expense					
Water	2,354.69	0.00	3,578.93	0.00	5,933.62
Sewer	6,895.20	0.00	0.00	6,895.20	13,790.40
Internet	1,602.00	1,602.00	1,602.00	1,602.00	6,408.00
Trash Removal	680.40	680.40	0.00	1,360.80	2,721.60
Cable Television	2,184.19	2,183.35	2,519.64	2,366.38	9,253.56
Total Utilities Expense	13,716.48	4,465.75	7,700.57	12,224.38	38,107.18
Total Operating Expense	20,096.42	10,857.56	14,054.50	13,986.25	58,994.73
NOI - Net Operating Income	30,656.53	-14,543.07	-17,970.89	36,997.23	35,139.80

Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
Other Income & Expense					
Other Income					
Reserve Dues	4,147.50	3,685.84	3,916.67	3,916.67	15,666.68
Reserve Interest Income	0.88	0.83	0.95	0.95	3.61
Working Capital Contributions	1,626.67	0.00	1,626.66	0.00	3,253.33
Total Other Income	5,775.05	3,686.67	5,544.28	3,917.62	18,923.62
Net Other Income	5,775.05	3,686.67	5,544.28	3,917.62	18,923.62
Total Income	56,528.00	1.16	1,627.89	54,901.10	113,058.15
Total Expense	20,096.42	10,857.56	14,054.50	13,986.25	58,994.73
Net Income	36,431.58	-10,856.40	-12,426.61	40,914.85	54,063.42

Balance Sheet

Properties: Park Forest Estates - Grandview and Park Forest Breckenridge, CO 80424
As of: 04/30/2021 (End of Last Month)

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Balance
ASSETS		
Cash		
1150	Operating Cash	48,160.85
1160	Reserves Cash	120,769.32
	Total Cash	168,930.17
12000	Accounts Receivable	9,218.33
	TOTAL ASSETS	178,148.50
LIABILITIES & CAPITAL		
Liabilities		
2300	Prepaid Dues	200.78
	Total Liabilities	200.78
Capital		
31000	Operating Equity	42,277.90
32000	Reserve Equity	83,339.66
	Calculated Retained Earnings	54,063.42
	Calculated Prior Years Retained Earnings	-1,733.26
	Total Capital	177,947.72
	TOTAL LIABILITIES & CAPITAL	178,148.50