

**Balance Sheet**

Properties: Park East Square Homeowners Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: 02/29/2024

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Summary View

Include Zero Balance GL Accounts: No

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
OPERATING CASH	1000	96,862.76
RESERVE ACCOUNTS	1300-1400	572,218.61
CREDIT CARDS	2500	920.11
<b>Total Cash</b>		<b>670,001.48</b>
ACCOUNTS RECEIVABLE	1600	11,800.00
Prepaid Insurance	1700	189,482.08
Fixed Assets	1800	106,938.39
<b>TOTAL ASSETS</b>		<b>978,221.95</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
Prepaid Assessments	2025	210,562.20
<b>Total Liabilities</b>		<b>210,562.20</b>
<b>Capital</b>		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		82,892.01
Calculated Prior Years Retained Earnings		-518.50
<b>Total Capital</b>		<b>767,659.75</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>978,221.95</b>

## Annual Budget - Comparative

Properties: Park East Square Homeowners Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Feb 2024

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Summary View

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
ASSOCIATION INCOME	4000	105,583.11	105,600.00	-16.89	211,183.11	211,200.00	-16.89	1,267,200.00
<b>Total Operating Income</b>		<u>105,583.11</u>	<u>105,600.00</u>	<u>-16.89</u>	<u>211,183.11</u>	<u>211,200.00</u>	<u>-16.89</u>	<u>1,267,200.00</u>
<b>Expense</b>								
ADMINISTRATIVE	6000	37,475.39	40,120.00	2,644.61	77,974.10	81,239.00	3,264.90	476,010.00
CAPITAL/RESERVE EXPENSES	6300	5,800.00	12,000.00	6,200.00	5,800.00	12,000.00	6,200.00	488,000.00
LANDSCAPE MAINTENANCE	6830	10,613.10	1,625.00	-8,988.10	12,017.73	3,300.00	-8,717.73	89,050.00
MAINTENANCE	7100	0.00	0.00	0.00	800.00	0.00	-800.00	9,150.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	5,040.94	4,333.00	-707.94	10,521.01	8,666.00	-1,855.01	66,550.00
UTILITIES	7800	1,376.51	1,330.00	-46.51	2,726.51	2,660.00	-66.51	16,000.00
Water	7850	9,931.09	10,000.00	68.91	21,082.56	20,000.00	-1,082.56	140,000.00
<b>Total Operating Expense</b>		<u>70,237.03</u>	<u>69,408.00</u>	<u>-829.03</u>	<u>130,921.91</u>	<u>127,865.00</u>	<u>-3,056.91</u>	<u>1,284,760.00</u>
Total Operating Income		105,583.11	105,600.00	-16.89	211,183.11	211,200.00	-16.89	1,267,200.00
Total Operating Expense		<u>70,237.03</u>	<u>69,408.00</u>	<u>-829.03</u>	<u>130,921.91</u>	<u>127,865.00</u>	<u>-3,056.91</u>	<u>1,284,760.00</u>
<b>NOI - Net Operating Income</b>		<u>35,346.08</u>	<u>36,192.00</u>	<u>-845.92</u>	<u>80,261.20</u>	<u>83,335.00</u>	<u>-3,073.80</u>	<u>-17,560.00</u>
<b>Other Income</b>								
INTEREST INCOME	8000	1,488.61	0.00	1,488.61	2,630.81	0.00	2,630.81	0.00
<b>Total Other Income</b>		<u>1,488.61</u>	<u>0.00</u>	<u>1,488.61</u>	<u>2,630.81</u>	<u>0.00</u>	<u>2,630.81</u>	<u>0.00</u>
<b>Other Expense</b>								
Non Operating Cash Requirements	9000	0.00	27,400.00	27,400.00	0.00	66,800.00	66,800.00	-15,060.00
<b>Total Other Expense</b>		<u>0.00</u>	<u>27,400.00</u>	<u>27,400.00</u>	<u>0.00</u>	<u>66,800.00</u>	<u>66,800.00</u>	<u>-15,060.00</u>
<b>Net Other Income</b>		<u>1,488.61</u>	<u>-27,400.00</u>	<u>28,888.61</u>	<u>2,630.81</u>	<u>-66,800.00</u>	<u>69,430.81</u>	<u>15,060.00</u>
Total Income		107,071.72	105,600.00	1,471.72	213,813.92	211,200.00	2,613.92	1,267,200.00
Total Expense		<u>70,237.03</u>	<u>96,808.00</u>	<u>26,570.97</u>	<u>130,921.91</u>	<u>194,665.00</u>	<u>63,743.09</u>	<u>1,269,700.00</u>
<b>Net Income</b>		<u>36,834.69</u>	<u>8,792.00</u>	<u>28,042.69</u>	<u>82,892.01</u>	<u>16,535.00</u>	<u>66,357.01</u>	<u>-2,500.00</u>