

Balance Sheet

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

As of: 01/31/2024

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
ASSETS		
Cash		
OPERATING CASH	1000	201,262.93
RESERVE ACCOUNTS	1300-1400	403,418.14
Total Cash		604,681.07
ACCOUNTS RECEIVABLE	1600	19,965.06
Prepaid Insurance	1700	213,167.34
Fixed Assets	1800	106,938.39
TOTAL ASSETS		944,751.86
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Assessments	2025	213,926.80
Total Liabilities		213,926.80
Capital		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		46,057.32
Calculated Prior Years Retained Earnings		-518.50
Total Capital		730,825.06
TOTAL LIABILITIES & CAPITAL		944,751.86

Annual Budget - Comparative

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

As of: Jan 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
Income								
ASSOCIATION INCOME	4000	105,600.00	105,600.00	0.00	105,600.00	105,600.00	0.00	1,267,200.00
Total Operating Income		<u>105,600.00</u>	<u>105,600.00</u>	<u>0.00</u>	<u>105,600.00</u>	<u>105,600.00</u>	<u>0.00</u>	<u>1,267,200.00</u>
Expense								
ADMINISTRATIVE	6000	40,498.71	41,119.00	620.29	40,498.71	41,119.00	620.29	476,010.00
CAPITAL/RESERVE EXPENSES	6300	0.00	0.00	0.00	0.00	0.00	0.00	488,000.00
LANDSCAPE MAINTENANCE	6830	1,404.63	1,675.00	270.37	1,404.63	1,675.00	270.37	89,050.00
MAINTENANCE	7100	800.00	0.00	-800.00	800.00	0.00	-800.00	9,150.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	5,480.07	4,333.00	-1,147.07	5,480.07	4,333.00	-1,147.07	66,550.00
UTILITIES	7800	1,350.00	1,330.00	-20.00	1,350.00	1,330.00	-20.00	16,000.00
Water	7850	11,151.47	10,000.00	-1,151.47	11,151.47	10,000.00	-1,151.47	140,000.00
Total Operating Expense		<u>60,684.88</u>	<u>58,457.00</u>	<u>-2,227.88</u>	<u>60,684.88</u>	<u>58,457.00</u>	<u>-2,227.88</u>	<u>1,284,760.00</u>
Total Operating Income		105,600.00	105,600.00	0.00	105,600.00	105,600.00	0.00	1,267,200.00
Total Operating Expense		<u>60,684.88</u>	<u>58,457.00</u>	<u>-2,227.88</u>	<u>60,684.88</u>	<u>58,457.00</u>	<u>-2,227.88</u>	<u>1,284,760.00</u>
NOI - Net Operating Income		<u>44,915.12</u>	<u>47,143.00</u>	<u>-2,227.88</u>	<u>44,915.12</u>	<u>47,143.00</u>	<u>-2,227.88</u>	<u>-17,560.00</u>
Other Income								
INTEREST INCOME	8000	1,142.20	0.00	1,142.20	1,142.20	0.00	1,142.20	0.00
Total Other Income		<u>1,142.20</u>	<u>0.00</u>	<u>1,142.20</u>	<u>1,142.20</u>	<u>0.00</u>	<u>1,142.20</u>	<u>0.00</u>
Other Expense								
Non Operating Cash Requirements	9000	0.00	39,400.00	39,400.00	0.00	39,400.00	39,400.00	-15,060.00
Total Other Expense		<u>0.00</u>	<u>39,400.00</u>	<u>39,400.00</u>	<u>0.00</u>	<u>39,400.00</u>	<u>39,400.00</u>	<u>-15,060.00</u>
Net Other Income		<u>1,142.20</u>	<u>-39,400.00</u>	<u>40,542.20</u>	<u>1,142.20</u>	<u>-39,400.00</u>	<u>40,542.20</u>	<u>15,060.00</u>
Total Income		106,742.20	105,600.00	1,142.20	106,742.20	105,600.00	1,142.20	1,267,200.00
Total Expense		<u>60,684.88</u>	<u>97,857.00</u>	<u>37,172.12</u>	<u>60,684.88</u>	<u>97,857.00</u>	<u>37,172.12</u>	<u>1,269,700.00</u>
Net Income		<u>46,057.32</u>	<u>7,743.00</u>	<u>38,314.32</u>	<u>46,057.32</u>	<u>7,743.00</u>	<u>38,314.32</u>	<u>-2,500.00</u>