

## Balance Sheet

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

As of: 03/31/2024

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
<b>ASSETS</b>		
<b>Cash</b>		
OPERATING CASH	1000	72,456.00
RESERVE ACCOUNTS	1300-1400	645,050.99
<b>Total Cash</b>		<b>717,506.99</b>
ACCOUNTS RECEIVABLE	1600	10,401.88
Prepaid Insurance	1700	165,796.82
Fixed Assets	1800	106,938.39
<b>TOTAL ASSETS</b>		<b>1,000,644.08</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
ACCOUNTS PAYABLE	2000	2,877.74
Prepaid Assessments	2025	187,709.89
<b>Total Liabilities</b>		<b>190,587.63</b>
<b>Capital</b>		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		125,288.71
Calculated Prior Years Retained Earnings		-518.50
<b>Total Capital</b>		<b>810,056.45</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>1,000,644.08</b>

## Annual Budget - Comparative

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

As of: Mar 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	106,024.99	105,600.00	424.99	317,208.10	316,800.00	408.10	1,267,200.00
<b>Total Operating Income</b>		<b>106,024.99</b>	<b>105,600.00</b>	<b>424.99</b>	<b>317,208.10</b>	<b>316,800.00</b>	<b>408.10</b>	<b>1,267,200.00</b>
<b>Expense</b>								
ADMINISTRATIVE	6000	40,637.04	40,132.00	-505.04	118,611.14	121,371.00	2,759.86	476,010.00
CAPITAL/RESERVE EXPENSES	6300	4,350.00	0.00	-4,350.00	10,150.00	12,000.00	1,850.00	488,000.00
LANDSCAPE MAINTENANCE	6830	3,315.07	1,875.00	-1,440.07	15,332.80	5,175.00	-10,157.80	89,050.00
MAINTENANCE	7100	0.00	875.00	875.00	800.00	875.00	75.00	9,150.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,277.00	7,133.00	2,856.00	14,798.01	15,799.00	1,000.99	66,550.00
REPAIRS	7500	326.02	0.00	-326.02	326.02	0.00	-326.02	0.00
UTILITIES	7800	1,233.99	1,340.00	106.01	3,960.50	4,000.00	39.50	16,000.00
Water	7850	10,478.22	10,000.00	-478.22	31,560.78	30,000.00	-1,560.78	140,000.00
<b>Total Operating Expense</b>		<b>64,617.34</b>	<b>61,355.00</b>	<b>-3,262.34</b>	<b>195,539.25</b>	<b>189,220.00</b>	<b>-6,319.25</b>	<b>1,284,760.00</b>
Total Operating Income		106,024.99	105,600.00	424.99	317,208.10	316,800.00	408.10	1,267,200.00
Total Operating Expense		64,617.34	61,355.00	-3,262.34	195,539.25	189,220.00	-6,319.25	1,284,760.00
<b>NOI - Net Operating Income</b>		<b>41,407.65</b>	<b>44,245.00</b>	<b>-2,837.35</b>	<b>121,668.85</b>	<b>127,580.00</b>	<b>-5,911.15</b>	<b>-17,560.00</b>
<b>Other Income</b>								
INTEREST INCOME	8000	989.05	0.00	989.05	3,619.86	0.00	3,619.86	0.00
<b>Total Other Income</b>		<b>989.05</b>	<b>0.00</b>	<b>989.05</b>	<b>3,619.86</b>	<b>0.00</b>	<b>3,619.86</b>	<b>0.00</b>
<b>Other Expense</b>								
Non Operating Cash Requirements	9000	0.00	39,435.00	39,435.00	0.00	106,235.00	106,235.00	-15,060.00
<b>Total Other Expense</b>		<b>0.00</b>	<b>39,435.00</b>	<b>39,435.00</b>	<b>0.00</b>	<b>106,235.00</b>	<b>106,235.00</b>	<b>-15,060.00</b>
<b>Net Other Income</b>		<b>989.05</b>	<b>-39,435.00</b>	<b>40,424.05</b>	<b>3,619.86</b>	<b>-106,235.00</b>	<b>109,854.86</b>	<b>15,060.00</b>
Total Income		107,014.04	105,600.00	1,414.04	320,827.96	316,800.00	4,027.96	1,267,200.00
Total Expense		64,617.34	100,790.00	36,172.66	195,539.25	295,455.00	99,915.75	1,269,700.00
<b>Net Income</b>		<b>42,396.70</b>	<b>4,810.00</b>	<b>37,586.70</b>	<b>125,288.71</b>	<b>21,345.00</b>	<b>103,943.71</b>	<b>-2,500.00</b>