

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
ASSETS		
Cash		
OPERATING CASH	1000	72,456.00
RESERVE ACCOUNTS	1300-1400	645,050.99
Total Cash		717,506.99
ACCOUNTS RECEIVABLE	1600	10,884.28
Prepaid Insurance	1700	165,796.82
Fixed Assets	1800	106,938.39
TOTAL ASSETS		1,001,126.48
 LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	2,877.74
Prepaid Assessments	2025	188,174.89
Total Liabilities		191,052.63
Capital		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		125,306.11
Calculated Prior Years Retained Earnings		-518.50
Total Capital		810,073.85
TOTAL LIABILITIES & CAPITAL		1,001,126.48

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
Income								
ASSOCIATION INCOME	4000	106,042.39	105,600.00	442.39	317,225.50	316,800.00	425.50	1,267,200.00
Total Operating Income		<u>106,042.39</u>	<u>105,600.00</u>	<u>442.39</u>	<u>317,225.50</u>	<u>316,800.00</u>	<u>425.50</u>	<u>1,267,200.00</u>
Expense								
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
Total Operating Expense		<u>64,617.34</u>	<u>61,355.00</u>	<u>-3,262.34</u>	<u>195,539.25</u>	<u>189,220.00</u>	<u>-6,319.25</u>	<u>1,284,760.00</u>
Total Operating Income		106,042.39	105,600.00	442.39	317,225.50	316,800.00	425.50	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
NOI - Net Operating Income		<u>41,425.05</u>	<u>44,245.00</u>	<u>-2,819.95</u>	<u>121,686.25</u>	<u>127,580.00</u>	<u>-5,893.75</u>	<u>-17,560.00</u>
Other Income								
INTEREST INCOME	8000	989.05	0.00	989.05	3,619.86	0.00	3,619.86	0.00
Total Other Income		<u>989.05</u>	<u>0.00</u>	<u>989.05</u>	<u>3,619.86</u>	<u>0.00</u>	<u>3,619.86</u>	<u>0.00</u>
Other Expense								
Non Operating Cash Requirements	9000	0.00	39,435.00	39,435.00	0.00	106,235.00	106,235.00	-15,060.00
Total Other Expense		<u>0.00</u>	<u>39,435.00</u>	<u>39,435.00</u>	<u>0.00</u>	<u>106,235.00</u>	<u>106,235.00</u>	<u>-15,060.00</u>
Net Other Income		<u>989.05</u>	<u>-39,435.00</u>	<u>40,424.05</u>	<u>3,619.86</u>	<u>-106,235.00</u>	<u>109,854.86</u>	<u>15,060.00</u>
Total Income		107,031.44	105,600.00	1,431.44	320,845.36	316,800.00	4,045.36	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
Net Income		<u>42,414.10</u>	<u>4,810.00</u>	<u>37,604.10</u>	<u>125,306.11</u>	<u>21,345.00</u>	<u>103,961.11</u>	<u>-2,500.00</u>