

Balance Sheet

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

As of: 05/31/2024

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	57,708.69
RESERVE ACCOUNTS	1300-1400	711,759.94
CREDIT CARDS	2500	2,243.22
Total Cash		771,711.85
ACCOUNTS RECEIVABLE	1600	3,993.82
Prepaid Insurance	1700	118,426.30
Fixed Assets	1800	106,938.39
TOTAL ASSETS		1,001,070.36
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	-320.00
Prepaid Assessments	2025	160,109.08
Total Liabilities		159,789.08
Capital		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		156,513.54
Calculated Prior Years Retained Earnings		-518.50
Total Capital		841,281.28
TOTAL LIABILITIES & CAPITAL		1,001,070.36

Annual Budget - Comparative

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

As of: May 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	106,015.20	105,600.00	415.20	531,365.17	528,000.00	3,365.17	1,267,200.00
Total Operating Income		<u>106,015.20</u>	<u>105,600.00</u>	<u>415.20</u>	<u>531,365.17</u>	<u>528,000.00</u>	<u>3,365.17</u>	<u>1,267,200.00</u>
Expense								
ADMINISTRATIVE	6000	46,350.39	39,122.00	-7,228.39	202,650.14	202,115.00	-535.14	476,010.00
CAPITAL/RESERVE EXPENSES	6300	17,254.01	60,000.00	42,745.99	48,591.26	83,000.00	34,408.74	488,000.00
LANDSCAPE MAINTENANCE	6830	8,611.19	18,125.00	9,513.81	32,532.25	29,675.00	-2,857.25	89,050.00
MAINTENANCE	7100	554.70	1,600.00	1,045.30	1,440.85	2,875.00	1,434.15	9,150.00
BUILDING/STRUCTURE/MAINTENANCE	7200	11,727.42	4,533.00	-7,194.42	35,382.10	24,715.00	-10,667.10	66,550.00
REPAIRS	7500	0.00	0.00	0.00	326.02	0.00	-326.02	0.00
UTILITIES	7800	1,137.12	1,330.00	192.88	6,341.54	6,660.00	318.46	16,000.00
Water	7850	11,553.41	10,000.00	-1,553.41	54,239.94	50,000.00	-4,239.94	140,000.00
Total Operating Expense		<u>97,188.24</u>	<u>134,710.00</u>	<u>37,521.76</u>	<u>381,504.10</u>	<u>399,040.00</u>	<u>17,535.90</u>	<u>1,284,760.00</u>
Total Operating Income		106,015.20	105,600.00	415.20	531,365.17	528,000.00	3,365.17	1,267,200.00
Total Operating Expense		97,188.24	134,710.00	37,521.76	381,504.10	399,040.00	17,535.90	1,284,760.00
NOI - Net Operating Income		<u>8,826.96</u>	<u>-29,110.00</u>	<u>37,936.96</u>	<u>149,861.07</u>	<u>128,960.00</u>	<u>20,901.07</u>	<u>-17,560.00</u>
Other Income								
INTEREST INCOME	8000	1,104.70	0.00	1,104.70	6,547.47	0.00	6,547.47	0.00
Other Income	8100	0.00	0.00	0.00	105.00	0.00	105.00	0.00
Total Other Income		<u>1,104.70</u>	<u>0.00</u>	<u>1,104.70</u>	<u>6,652.47</u>	<u>0.00</u>	<u>6,652.47</u>	<u>0.00</u>
Other Expense								
Non Operating Cash Requirements	9000	0.00	-20,600.00	-20,600.00	0.00	114,035.00	114,035.00	-15,060.00
Total Other Expense		<u>0.00</u>	<u>-20,600.00</u>	<u>-20,600.00</u>	<u>0.00</u>	<u>114,035.00</u>	<u>114,035.00</u>	<u>-15,060.00</u>
Net Other Income		<u>1,104.70</u>	<u>20,600.00</u>	<u>-19,495.30</u>	<u>6,652.47</u>	<u>-114,035.00</u>	<u>120,687.47</u>	<u>15,060.00</u>
Total Income		107,119.90	105,600.00	1,519.90	538,017.64	528,000.00	10,017.64	1,267,200.00
Total Expense		97,188.24	114,110.00	16,921.76	381,504.10	513,075.00	131,570.90	1,269,700.00
Net Income		<u>9,931.66</u>	<u>-8,510.00</u>	<u>18,441.66</u>	<u>156,513.54</u>	<u>14,925.00</u>	<u>141,588.54</u>	<u>-2,500.00</u>