

Balance Sheet

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

As of: 06/30/2024

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	117,307.33
RESERVE ACCOUNTS	1300-1400	630,796.16
Total Cash		748,103.49
ACCOUNTS RECEIVABLE	1600	17,591.93
Prepaid Insurance	1700	94,741.04
Fixed Assets	1800	106,938.39
TOTAL ASSETS		967,374.85
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	-320.00
Prepaid Assessments	2025	135,668.49
Total Liabilities		135,348.49
Capital		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		147,258.62
Calculated Prior Years Retained Earnings		-518.50
Total Capital		832,026.36
TOTAL LIABILITIES & CAPITAL		967,374.85

Annual Budget - Comparative

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

As of: Jun 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	121,258.20	105,600.00	15,658.20	652,578.37	633,600.00	18,978.37	1,267,200.00
Total Operating Income		<u>121,258.20</u>	<u>105,600.00</u>	<u>15,658.20</u>	<u>652,578.37</u>	<u>633,600.00</u>	<u>18,978.37</u>	<u>1,267,200.00</u>
Expense								
ADMINISTRATIVE	6000	37,486.60	39,134.00	1,647.40	240,163.73	241,249.00	1,085.27	476,010.00
CAPITAL/RESERVE EXPENSES	6300	55,222.79	299,000.00	243,777.21	103,814.05	382,000.00	278,185.95	488,000.00
LANDSCAPE MAINTENANCE	6830	6,935.37	15,375.00	8,439.63	39,467.62	45,050.00	5,582.38	89,050.00
MAINTENANCE	7100	2,487.03	1,925.00	-562.03	3,973.64	4,800.00	826.36	9,150.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	12,509.63	7,533.00	-4,976.63	47,975.55	32,248.00	-15,727.55	66,550.00
REPAIRS	7500	0.00	0.00	0.00	326.02	0.00	-326.02	0.00
UTILITIES	7800	1,811.21	1,340.00	-471.21	8,152.75	8,000.00	-152.75	16,000.00
Water	7850	14,850.43	13,000.00	-1,850.43	69,090.37	63,000.00	-6,090.37	140,000.00
Total Operating Expense		<u>131,303.06</u>	<u>377,307.00</u>	<u>246,003.94</u>	<u>512,963.73</u>	<u>776,347.00</u>	<u>263,383.27</u>	<u>1,284,760.00</u>
Total Operating Income		121,258.20	105,600.00	15,658.20	652,578.37	633,600.00	18,978.37	1,267,200.00
Total Operating Expense		131,303.06	377,307.00	246,003.94	512,963.73	776,347.00	263,383.27	1,284,760.00
NOI - Net Operating Income		<u>-10,044.86</u>	<u>-271,707.00</u>	<u>261,662.14</u>	<u>139,614.64</u>	<u>-142,747.00</u>	<u>282,361.64</u>	<u>-17,560.00</u>
Other Income								
INTEREST INCOME	8000	991.51	0.00	991.51	7,538.98	0.00	7,538.98	0.00
Other Income	8100	0.00	0.00	0.00	105.00	0.00	105.00	0.00
Total Other Income		<u>991.51</u>	<u>0.00</u>	<u>991.51</u>	<u>7,643.98</u>	<u>0.00</u>	<u>7,643.98</u>	<u>0.00</u>
Other Expense								
Non Operating Cash Requirements	9000	0.00	-259,565.00	-259,565.00	0.00	-145,530.00	-145,530.00	-15,060.00
Total Other Expense		<u>0.00</u>	<u>-259,565.00</u>	<u>-259,565.00</u>	<u>0.00</u>	<u>-145,530.00</u>	<u>-145,530.00</u>	<u>-15,060.00</u>
Net Other Income		<u>991.51</u>	<u>259,565.00</u>	<u>-258,573.49</u>	<u>7,643.98</u>	<u>145,530.00</u>	<u>-137,886.02</u>	<u>15,060.00</u>
Total Income		122,249.71	105,600.00	16,649.71	660,222.35	633,600.00	26,622.35	1,267,200.00
Total Expense		131,303.06	117,742.00	-13,561.06	512,963.73	630,817.00	117,853.27	1,269,700.00
Net Income		<u>-9,053.35</u>	<u>-12,142.00</u>	<u>3,088.65</u>	<u>147,258.62</u>	<u>2,783.00</u>	<u>144,475.62</u>	<u>-2,500.00</u>