

Balance Sheet

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

As of: 07/31/2024 (End of Last Month)

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	127,297.95
RESERVE ACCOUNTS	1300-1400	631,686.23
Total Cash		758,984.18
ACCOUNTS RECEIVABLE	1600	1,067.40
Prepaid Insurance	1700	71,055.78
Fixed Assets	1800	106,938.39
TOTAL ASSETS		938,045.75
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	1,666.56
Prepaid Assessments	2025	123,738.49
Total Liabilities		125,405.05
Capital		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		127,872.96
Calculated Prior Years Retained Earnings		-518.50
Total Capital		812,640.70
TOTAL LIABILITIES & CAPITAL		938,045.75

Annual Budget - Comparative

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

As of: Jul 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	106,052.00	105,600.00	452.00	758,630.37	739,200.00	19,430.37	1,267,200.00
Total Operating Income		<u>106,052.00</u>	<u>105,600.00</u>	<u>452.00</u>	<u>758,630.37</u>	<u>739,200.00</u>	<u>19,430.37</u>	<u>1,267,200.00</u>
Expense								
ADMINISTRATIVE	6000	42,878.25	39,122.00	-3,756.25	283,041.98	280,371.00	-2,670.98	476,010.00
CAPITAL/RESERVE EXPENSES	6300	46,422.70	52,000.00	5,577.30	150,236.75	434,000.00	283,763.25	488,000.00
LANDSCAPE MAINTENANCE	6830	7,243.16	10,625.00	3,381.84	46,749.00	55,675.00	8,926.00	89,050.00
MAINTENANCE	7100	540.32	1,050.00	509.68	4,522.12	5,850.00	1,327.88	9,150.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,276.26	7,533.00	3,256.74	52,680.43	39,781.00	-12,899.43	66,550.00
REPAIRS	7500	0.00	0.00	0.00	326.02	0.00	-326.02	0.00
UTILITIES	7800	1,658.82	1,330.00	-328.82	9,811.57	9,330.00	-481.57	16,000.00
Water	7850	22,833.22	15,000.00	-7,833.22	91,923.59	78,000.00	-13,923.59	140,000.00
Total Operating Expense		<u>125,852.73</u>	<u>126,660.00</u>	<u>807.27</u>	<u>639,291.46</u>	<u>903,007.00</u>	<u>263,715.54</u>	<u>1,284,760.00</u>
Total Operating Income		106,052.00	105,600.00	452.00	758,630.37	739,200.00	19,430.37	1,267,200.00
Total Operating Expense		125,852.73	126,660.00	807.27	639,291.46	903,007.00	263,715.54	1,284,760.00
NOI - Net Operating Income		<u>-19,800.73</u>	<u>-21,060.00</u>	<u>1,259.27</u>	<u>119,338.91</u>	<u>-163,807.00</u>	<u>283,145.91</u>	<u>-17,560.00</u>
Other Income								
INTEREST INCOME	8000	890.07	0.00	890.07	8,429.05	0.00	8,429.05	0.00
Other Income	8100	0.00	0.00	0.00	105.00	0.00	105.00	0.00
Total Other Income		<u>890.07</u>	<u>0.00</u>	<u>890.07</u>	<u>8,534.05</u>	<u>0.00</u>	<u>8,534.05</u>	<u>0.00</u>
Other Expense								
Non Operating Cash Requirements	9000	0.00	-12,600.00	-12,600.00	0.00	-158,130.00	-158,130.00	-15,060.00
Total Other Expense		<u>0.00</u>	<u>-12,600.00</u>	<u>-12,600.00</u>	<u>0.00</u>	<u>-158,130.00</u>	<u>-158,130.00</u>	<u>-15,060.00</u>
Net Other Income		<u>890.07</u>	<u>12,600.00</u>	<u>-11,709.93</u>	<u>8,534.05</u>	<u>158,130.00</u>	<u>-149,595.95</u>	<u>15,060.00</u>
Total Income		<u>106,942.07</u>	<u>105,600.00</u>	<u>1,342.07</u>	<u>767,164.42</u>	<u>739,200.00</u>	<u>27,964.42</u>	<u>1,267,200.00</u>
Total Expense		<u>125,852.73</u>	<u>114,060.00</u>	<u>-11,792.73</u>	<u>639,291.46</u>	<u>744,877.00</u>	<u>105,585.54</u>	<u>1,269,700.00</u>
Net Income		<u>-18,910.66</u>	<u>-8,460.00</u>	<u>-10,450.66</u>	<u>127,872.96</u>	<u>-5,677.00</u>	<u>133,549.96</u>	<u>-2,500.00</u>