

## Balance Sheet

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

As of: 08/31/2024 (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
<b>ASSETS</b>		
<b>Cash</b>		
OPERATING CASH	1000	-15,258.58
RESERVE ACCOUNTS	1300-1400	522,582.12
<b>Total Cash</b>		<b>507,323.54</b>
ACCOUNTS RECEIVABLE	1600	1,977.40
Prepaid Insurance	1700	47,370.52
Fixed Assets	1800	106,938.39
<b>TOTAL ASSETS</b>		<b>663,609.85</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
ACCOUNTS PAYABLE	2000	1,223.55
Prepaid Assessments	2025	105,418.49
<b>Total Liabilities</b>		<b>106,642.04</b>
<b>Capital</b>		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		-127,799.93
Calculated Prior Years Retained Earnings		-518.50
<b>Total Capital</b>		<b>556,967.81</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>663,609.85</b>

## Annual Budget - Comparative

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

As of: Aug 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	106,232.40	105,600.00	632.40	864,830.37	844,800.00	20,030.37	1,267,200.00
<b>Total Operating Income</b>		<u>106,232.40</u>	<u>105,600.00</u>	<u>632.40</u>	<u>864,830.37</u>	<u>844,800.00</u>	<u>20,030.37</u>	<u>1,267,200.00</u>
<b>Expense</b>								
ADMINISTRATIVE	6000	40,864.11	39,122.00	-1,742.11	323,906.09	319,493.00	-4,413.09	476,010.00
CAPITAL/RESERVE EXPENSES	6300	266,018.20	52,000.00	-214,018.20	416,254.95	486,000.00	69,745.05	488,000.00
LANDSCAPE MAINTENANCE	6830	8,320.52	9,875.00	1,554.48	55,143.62	65,550.00	10,406.38	89,050.00
MAINTENANCE	7100	1,081.29	1,050.00	-31.29	5,603.41	6,900.00	1,296.59	9,150.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	22,096.00	7,583.00	-14,513.00	74,776.43	47,364.00	-27,412.43	66,550.00
REPAIRS	7500	0.00	0.00	0.00	326.02	0.00	-326.02	0.00
UTILITIES	7800	1,510.21	1,330.00	-180.21	11,321.78	10,660.00	-661.78	16,000.00
Water	7850	22,804.35	15,000.00	-7,804.35	114,727.94	93,000.00	-21,727.94	140,000.00
<b>Total Operating Expense</b>		<u>362,694.68</u>	<u>125,960.00</u>	<u>-236,734.68</u>	<u>1,002,060.24</u>	<u>1,028,967.00</u>	<u>26,906.76</u>	<u>1,284,760.00</u>
Total Operating Income		106,232.40	105,600.00	632.40	864,830.37	844,800.00	20,030.37	1,267,200.00
Total Operating Expense		362,694.68	125,960.00	-236,734.68	1,002,060.24	1,028,967.00	26,906.76	1,284,760.00
<b>NOI - Net Operating Income</b>		<u>-256,462.28</u>	<u>-20,360.00</u>	<u>-236,102.28</u>	<u>-137,229.87</u>	<u>-184,167.00</u>	<u>46,937.13</u>	<u>-17,560.00</u>
<b>Other Income</b>								
INTEREST INCOME	8000	895.89	0.00	895.89	9,324.94	0.00	9,324.94	0.00
Other Income	8100	0.00	0.00	0.00	105.00	0.00	105.00	0.00
<b>Total Other Income</b>		<u>895.89</u>	<u>0.00</u>	<u>895.89</u>	<u>9,429.94</u>	<u>0.00</u>	<u>9,429.94</u>	<u>0.00</u>
<b>Other Expense</b>								
Non Operating Cash Requirements	9000	0.00	-12,600.00	-12,600.00	0.00	-170,730.00	-170,730.00	-15,060.00
<b>Total Other Expense</b>		<u>0.00</u>	<u>-12,600.00</u>	<u>-12,600.00</u>	<u>0.00</u>	<u>-170,730.00</u>	<u>-170,730.00</u>	<u>-15,060.00</u>
<b>Net Other Income</b>		<u>895.89</u>	<u>12,600.00</u>	<u>-11,704.11</u>	<u>9,429.94</u>	<u>170,730.00</u>	<u>-161,300.06</u>	<u>15,060.00</u>
Total Income		107,128.29	105,600.00	1,528.29	874,260.31	844,800.00	29,460.31	1,267,200.00
Total Expense		362,694.68	113,360.00	-249,334.68	1,002,060.24	858,237.00	-143,823.24	1,269,700.00
<b>Net Income</b>		<u>-255,566.39</u>	<u>-7,760.00</u>	<u>-247,806.39</u>	<u>-127,799.93</u>	<u>-13,437.00</u>	<u>-114,362.93</u>	<u>-2,500.00</u>