

Balance Sheet

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

As of: 09/30/2024 (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	56,269.99
RESERVE ACCOUNTS	1300-1400	425,619.55
Total Cash		481,889.54
ACCOUNTS RECEIVABLE	1600	10,134.50
Prepaid Insurance	1700	23,685.26
Fixed Assets	1800	106,938.39
TOTAL ASSETS		622,647.69
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	30.31
Prepaid Assessments	2025	87,973.33
Total Liabilities		88,003.64
Capital		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		-150,123.69
Calculated Prior Years Retained Earnings		-518.50
Total Capital		534,644.05
TOTAL LIABILITIES & CAPITAL		622,647.69

Annual Budget - Comparative

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

As of: Sep 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	119,121.30	105,600.00	13,521.30	983,936.67	950,400.00	33,536.67	1,267,200.00
Total Operating Income		<u>119,121.30</u>	<u>105,600.00</u>	<u>13,521.30</u>	<u>983,936.67</u>	<u>950,400.00</u>	<u>33,536.67</u>	<u>1,267,200.00</u>
Expense								
ADMINISTRATIVE	6000	39,083.86	39,136.00	52.14	361,370.19	358,629.00	-2,741.19	476,010.00
CAPITAL/RESERVE EXPENSES	6300	70,839.22	0.00	-70,839.22	487,094.17	486,000.00	-1,094.17	488,000.00
LANDSCAPE MAINTENANCE	6830	9,000.12	9,625.00	624.88	64,418.37	75,175.00	10,756.63	89,050.00
MAINTENANCE	7100	515.76	1,375.00	859.24	6,132.88	8,275.00	2,142.12	9,150.00
BUILDING/STRUCTURE/MAINTENANCE	7200	5,388.18	6,334.00	945.82	80,028.24	53,698.00	-26,330.24	66,550.00
REPAIRS	7500	0.00	0.00	0.00	532.02	0.00	-532.02	0.00
UTILITIES	7800	1,618.20	1,340.00	-278.20	12,939.98	12,000.00	-939.98	16,000.00
Water	7850	16,837.63	15,000.00	-1,837.63	131,565.57	108,000.00	-23,565.57	140,000.00
Total Operating Expense		<u>143,282.97</u>	<u>72,810.00</u>	<u>-70,472.97</u>	<u>1,144,081.42</u>	<u>1,101,777.00</u>	<u>-42,304.42</u>	<u>1,284,760.00</u>
Total Operating Income		119,121.30	105,600.00	13,521.30	983,936.67	950,400.00	33,536.67	1,267,200.00
Total Operating Expense		143,282.97	72,810.00	-70,472.97	1,144,081.42	1,101,777.00	-42,304.42	1,284,760.00
NOI - Net Operating Income		<u>-24,161.67</u>	<u>32,790.00</u>	<u>-56,951.67</u>	<u>-160,144.75</u>	<u>-151,377.00</u>	<u>-8,767.75</u>	<u>-17,560.00</u>
Other Income								
INTEREST INCOME	8000	591.12	0.00	591.12	9,916.06	0.00	9,916.06	0.00
Other Income	8100	0.00	0.00	0.00	105.00	0.00	105.00	0.00
Total Other Income		<u>591.12</u>	<u>0.00</u>	<u>591.12</u>	<u>10,021.06</u>	<u>0.00</u>	<u>10,021.06</u>	<u>0.00</u>
Other Expense								
Non Operating Cash Requirements	9000	0.00	39,435.00	39,435.00	0.00	-131,295.00	-131,295.00	-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>-131,295.00</u>	<u>-131,295.00</u>	<u>-15,060.00</u>
Net Other Income		<u>591.12</u>	<u>-39,435.00</u>	<u>40,026.12</u>	<u>10,021.06</u>	<u>131,295.00</u>	<u>-121,273.94</u>	<u>15,060.00</u>
Total Income		119,712.42	105,600.00	14,112.42	993,957.73	950,400.00	43,557.73	1,267,200.00
Total Expense		143,282.97	112,245.00	-31,037.97	1,144,081.42	970,482.00	-173,599.42	1,269,700.00
Net Income		<u>-23,570.55</u>	<u>-6,645.00</u>	<u>-16,925.55</u>	<u>-150,123.69</u>	<u>-20,082.00</u>	<u>-130,041.69</u>	<u>-2,500.00</u>