

# Balance Sheet

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

As of: 10/31/2024 (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	55,891.49
RESERVE ACCOUNTS	1300-1400	426,156.96
<b>Total Cash</b>		<b>482,048.45</b>
ACCOUNTS RECEIVABLE	1600	10,041.46
Prepaid Insurance	1700	29.33
Fixed Assets	1800	106,938.39
<b>TOTAL ASSETS</b>		<b>599,057.63</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
ACCOUNTS PAYABLE	2000	-218.70
Prepaid Assessments	2025	75,238.49
<b>Total Liabilities</b>		<b>75,019.79</b>
<b>Capital</b>		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		-160,729.90
Calculated Prior Years Retained Earnings		-518.50
<b>Total Capital</b>		<b>524,037.84</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>599,057.63</b>

## Annual Budget - Comparative

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

As of: Oct 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	106,044.27	105,600.00	444.27	1,089,980.94	1,056,000.00	33,980.94	1,267,200.00
<b>Total Operating Income</b>		<u>106,044.27</u>	<u>105,600.00</u>	<u>444.27</u>	<u>1,089,980.94</u>	<u>1,056,000.00</u>	<u>33,980.94</u>	<u>1,267,200.00</u>
<b>Expense</b>								
ADMINISTRATIVE	6000	41,090.73	39,125.00	-1,965.73	402,480.82	397,754.00	-4,726.82	476,010.00
CAPITAL/RESERVE EXPENSES	6300	36,032.35	2,000.00	-34,032.35	525,471.50	488,000.00	-37,471.50	488,000.00
LANDSCAPE MAINTENANCE	6830	12,031.60	6,375.00	-5,656.60	76,449.97	81,550.00	5,100.03	89,050.00
MAINTENANCE	7100	4,727.11	0.00	-4,727.11	10,859.99	8,275.00	-2,584.99	9,150.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,876.54	4,334.00	-542.54	70,308.58	58,032.00	-12,276.58	66,550.00
REPAIRS	7500	0.00	0.00	0.00	13,138.00	0.00	-13,138.00	0.00
UTILITIES	7800	1,284.10	1,330.00	45.90	14,224.08	13,330.00	-894.08	16,000.00
Water	7850	16,770.80	12,000.00	-4,770.80	148,336.37	120,000.00	-28,336.37	140,000.00
<b>Total Operating Expense</b>		<u>116,813.23</u>	<u>65,164.00</u>	<u>-51,649.23</u>	<u>1,261,269.31</u>	<u>1,166,941.00</u>	<u>-94,328.31</u>	<u>1,284,760.00</u>
Total Operating Income		106,044.27	105,600.00	444.27	1,089,980.94	1,056,000.00	33,980.94	1,267,200.00
Total Operating Expense		116,813.23	65,164.00	-51,649.23	1,261,269.31	1,166,941.00	-94,328.31	1,284,760.00
<b>NOI - Net Operating Income</b>		<u>-10,768.96</u>	<u>40,436.00</u>	<u>-51,204.96</u>	<u>-171,288.37</u>	<u>-110,941.00</u>	<u>-60,347.37</u>	<u>-17,560.00</u>
<b>Other Income</b>								
INTEREST INCOME	8000	537.41	0.00	537.41	10,453.47	0.00	10,453.47	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>537.41</u>	<u>0.00</u>	<u>537.41</u>	<u>10,558.47</u>	<u>0.00</u>	<u>10,558.47</u>	<u>0.00</u>
<b>Other Expense</b>								
Non Operating Cash Requirements	9000	0.00	37,400.00	37,400.00	0.00	-93,895.00	-93,895.00	-15,060.00
<b>Total Other Expense</b>		<u>0.00</u>	<u>37,400.00</u>	<u>37,400.00</u>	<u>0.00</u>	<u>-93,895.00</u>	<u>-93,895.00</u>	<u>-15,060.00</u>
<b>Net Other Income</b>		<u>537.41</u>	<u>-37,400.00</u>	<u>37,937.41</u>	<u>10,558.47</u>	<u>93,895.00</u>	<u>-83,336.53</u>	<u>15,060.00</u>
Total Income		106,581.68	105,600.00	981.68	1,100,539.41	1,056,000.00	44,539.41	1,267,200.00
Total Expense		116,813.23	102,564.00	-14,249.23	1,261,269.31	1,073,046.00	-188,223.31	1,269,700.00
<b>Net Income</b>		<u>-10,231.55</u>	<u>3,036.00</u>	<u>-13,267.55</u>	<u>-160,729.90</u>	<u>-17,046.00</u>	<u>-143,683.90</u>	<u>-2,500.00</u>