

Balance Sheet

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

As of: 02/28/2025 (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	79,285.86
RESERVE ACCOUNTS	1300-1400	521,380.05
Total Cash		600,665.91
ACCOUNTS RECEIVABLE	1600	7,449.43
Prepaid Insurance	1700	193,560.63
Fixed Assets	1800	106,938.39
TOTAL ASSETS		908,614.36
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	-320.00
Prepaid Assessments	2025	202,535.00
Total Liabilities		202,215.00
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		111,162.84
Calculated Prior Years Retained Earnings		-90,032.83
Total Capital		706,399.36
TOTAL LIABILITIES & CAPITAL		908,614.36

Annual Budget - Comparative

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

As of: Feb 2025

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	114,409.71	114,400.00	9.71	228,871.65	228,800.00	71.65	1,372,800.00
Total Operating Income		<u>114,409.71</u>	<u>114,400.00</u>	<u>9.71</u>	<u>228,871.65</u>	<u>228,800.00</u>	<u>71.65</u>	<u>1,372,800.00</u>
Expense								
ADMINISTRATIVE	6000	40,696.83	40,470.40	-226.43	80,875.11	82,940.80	2,065.69	506,231.00
CAPITAL/RESERVE EXPENSES	6300	0.00	0.00	0.00	0.00	0.00	0.00	453,000.00
LANDSCAPE MAINTENANCE	6830	1,881.50	2,700.00	818.50	4,564.28	4,550.00	-14.28	92,100.00
MAINTENANCE	7100	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,075.18	4,600.00	524.82	8,297.45	9,200.00	902.55	80,000.00
REPAIRS	7500	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
UTILITIES	7800	1,410.53	1,400.00	-10.53	2,774.04	2,775.00	0.96	17,500.00
Water	7850	11,267.55	11,000.00	-267.55	21,668.69	22,000.00	331.31	170,000.00
Total Operating Expense		<u>59,331.59</u>	<u>60,170.40</u>	<u>838.81</u>	<u>118,179.57</u>	<u>121,465.80</u>	<u>3,286.23</u>	<u>1,343,331.00</u>
Total Operating Income		114,409.71	114,400.00	9.71	228,871.65	228,800.00	71.65	1,372,800.00
Total Operating Expense		59,331.59	60,170.40	838.81	118,179.57	121,465.80	3,286.23	1,343,331.00
NOI - Net Operating Income		<u>55,078.12</u>	<u>54,229.60</u>	<u>848.52</u>	<u>110,692.08</u>	<u>107,334.20</u>	<u>3,357.88</u>	<u>29,469.00</u>
Other Income								
INTEREST INCOME	8000	299.25	830.00	-530.75	470.76	1,660.00	-1,189.24	10,000.00
Total Other Income		<u>299.25</u>	<u>830.00</u>	<u>-530.75</u>	<u>470.76</u>	<u>1,660.00</u>	<u>-1,189.24</u>	<u>10,000.00</u>
Net Other Income		<u>299.25</u>	<u>830.00</u>	<u>-530.75</u>	<u>470.76</u>	<u>1,660.00</u>	<u>-1,189.24</u>	<u>10,000.00</u>
Total Income		114,708.96	115,230.00	-521.04	229,342.41	230,460.00	-1,117.59	1,382,800.00
Total Expense		59,331.59	60,170.40	838.81	118,179.57	121,465.80	3,286.23	1,343,331.00
Net Income		<u>55,377.37</u>	<u>55,059.60</u>	<u>317.77</u>	<u>111,162.84</u>	<u>108,994.20</u>	<u>2,168.64</u>	<u>39,469.00</u>