

Balance Sheet

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

As of: 01/31/2025

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	132,624.36
RESERVE ACCOUNTS	1300-1400	402,852.17
Total Cash		535,476.53
ACCOUNTS RECEIVABLE	1600	9,661.20
Prepaid Insurance	1700	217,752.04
Fixed Assets	1800	106,938.39
TOTAL ASSETS		869,828.16
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	1,728.48
Prepaid Assessments	2025	217,059.20
Total Liabilities		218,787.68
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		55,803.96
Calculated Prior Years Retained Earnings		-90,032.83
Total Capital		651,040.48
TOTAL LIABILITIES & CAPITAL		869,828.16

Annual Budget - Comparative

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

As of: Jan 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	114,461.94	114,400.00	61.94	114,461.94	114,400.00	61.94	1,372,800.00
Total Operating Income		<u>114,461.94</u>	<u>114,400.00</u>	<u>61.94</u>	<u>114,461.94</u>	<u>114,400.00</u>	<u>61.94</u>	<u>1,372,800.00</u>
Expense								
ADMINISTRATIVE	6000	40,178.28	42,470.40	2,292.12	40,178.28	42,470.40	2,292.12	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	2,682.78	1,850.00	-832.78	2,682.78	1,850.00	-832.78	92,100.00
MAINTENANCE	7100	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,203.78	4,600.00	396.22	4,203.78	4,600.00	396.22	80,000.00
REPAIRS	7500	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
UTILITIES	7800	1,363.51	1,375.00	11.49	1,363.51	1,375.00	11.49	17,500.00
Water	7850	10,401.14	11,000.00	598.86	10,401.14	11,000.00	598.86	170,000.00
Total Operating Expense		<u>58,829.49</u>	<u>61,295.40</u>	<u>2,465.91</u>	<u>58,829.49</u>	<u>61,295.40</u>	<u>2,465.91</u>	<u>1,343,331.00</u>
Total Operating Income		114,461.94	114,400.00	61.94	114,461.94	114,400.00	61.94	1,372,800.00
Total Operating Expense		58,829.49	61,295.40	2,465.91	58,829.49	61,295.40	2,465.91	1,343,331.00
NOI - Net Operating Income		<u>55,632.45</u>	<u>53,104.60</u>	<u>2,527.85</u>	<u>55,632.45</u>	<u>53,104.60</u>	<u>2,527.85</u>	<u>29,469.00</u>
Other Income								
INTEREST INCOME	8000	171.51	830.00	-658.49	171.51	830.00	-658.49	10,000.00
Total Other Income		<u>171.51</u>	<u>830.00</u>	<u>-658.49</u>	<u>171.51</u>	<u>830.00</u>	<u>-658.49</u>	<u>10,000.00</u>
Net Other Income		<u>171.51</u>	<u>830.00</u>	<u>-658.49</u>	<u>171.51</u>	<u>830.00</u>	<u>-658.49</u>	<u>10,000.00</u>
Total Income		114,633.45	115,230.00	-596.55	114,633.45	115,230.00	-596.55	1,382,800.00
Total Expense		58,829.49	61,295.40	2,465.91	58,829.49	61,295.40	2,465.91	1,343,331.00
Net Income		<u>55,803.96</u>	<u>53,934.60</u>	<u>1,869.36</u>	<u>55,803.96</u>	<u>53,934.60</u>	<u>1,869.36</u>	<u>39,469.00</u>