

Balance Sheet

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

As of: 03/31/2025 (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	76,102.50
RESERVE ACCOUNTS	1300-1400	588,246.73
Total Cash		664,349.23
ACCOUNTS RECEIVABLE	1600	7,381.34
Prepaid Insurance	1700	169,369.22
Fixed Assets	1800	106,938.39
TOTAL ASSETS		948,038.18
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	6,634.62
Prepaid Assessments	2025	188,425.00
Total Liabilities		195,059.62
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		157,742.04
Calculated Prior Years Retained Earnings		-90,032.83
Total Capital		752,978.56
TOTAL LIABILITIES & CAPITAL		948,038.18

Annual Budget - Comparative

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

As of: Mar 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	115,049.51	114,400.00	649.51	343,903.56	343,200.00	703.56	1,372,800.00
Total Operating Income		115,049.51	114,400.00	649.51	343,903.56	343,200.00	703.56	1,372,800.00
Expense								
ADMINISTRATIVE	6000	39,007.27	45,624.50	6,617.23	119,882.38	128,590.30	8,707.92	506,231.00
CAPITAL/RESERVE EXPENSES	6300	12,246.00	5,000.00	-7,246.00	12,546.00	5,000.00	-7,546.00	453,000.00
LANDSCAPE MAINTENANCE	6830	244.71	6,100.00	5,855.29	4,808.99	10,650.00	5,841.01	92,100.00
MAINTENANCE	7100	212.00	0.00	-212.00	212.00	0.00	-212.00	10,500.00
BUILDING/STRUCTURE/MAINTENANCE	7200	4,723.98	4,700.00	-23.98	13,036.31	13,900.00	863.69	80,000.00
REPAIRS	7500	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
UTILITIES	7800	1,442.48	1,300.00	-142.48	4,216.52	4,075.00	-141.52	17,500.00
Water	7850	10,713.07	11,000.00	286.93	32,381.76	33,000.00	618.24	170,000.00
Total Operating Expense		68,589.51	73,724.50	5,134.99	187,083.96	195,215.30	8,131.34	1,343,331.00
Total Operating Income		115,049.51	114,400.00	649.51	343,903.56	343,200.00	703.56	1,372,800.00
Total Operating Expense		68,589.51	73,724.50	5,134.99	187,083.96	195,215.30	8,131.34	1,343,331.00
NOI - Net Operating Income		46,460.00	40,675.50	5,784.50	156,819.60	147,984.70	8,834.90	29,469.00
Other Income								
INTEREST INCOME	8000	451.68	845.00	-393.32	922.44	2,505.00	-1,582.56	10,000.00
Total Other Income		451.68	845.00	-393.32	922.44	2,505.00	-1,582.56	10,000.00
Net Other Income		451.68	845.00	-393.32	922.44	2,505.00	-1,582.56	10,000.00
Total Income		115,501.19	115,245.00	256.19	344,826.00	345,705.00	-879.00	1,382,800.00
Total Expense		68,589.51	73,724.50	5,134.99	187,083.96	195,215.30	8,131.34	1,343,331.00
Net Income		46,911.68	41,520.50	5,391.18	157,742.04	150,489.70	7,252.34	39,469.00