

Balance Sheet

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

As of: 04/30/2025 (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	24,879.44
RESERVE ACCOUNTS	1300-1400	656,359.85
Total Cash		681,239.29
ACCOUNTS RECEIVABLE	1600	7,911.65
Prepaid Insurance	1700	145,177.81
Fixed Assets	1800	106,938.39
TOTAL ASSETS		941,267.14
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	11,482.93
Prepaid Assessments	2025	163,795.00
Total Liabilities		175,277.93
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		170,752.69
Calculated Prior Years Retained Earnings		-90,032.83
Total Capital		765,989.21
TOTAL LIABILITIES & CAPITAL		941,267.14

Annual Budget - Comparative

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

As of: Apr 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	114,710.31	114,400.00	310.31	458,613.87	457,600.00	1,013.87	1,372,800.00
Total Operating Income		<u>114,710.31</u>	<u>114,400.00</u>	<u>310.31</u>	<u>458,613.87</u>	<u>457,600.00</u>	<u>1,013.87</u>	<u>1,372,800.00</u>
Expense								
ADMINISTRATIVE	6000	46,801.79	44,770.40	-2,031.39	166,079.96	173,360.70	7,280.74	506,231.00
CAPITAL/RESERVE EXPENSES	6300	26,436.00	22,500.00	-3,936.00	38,982.00	27,500.00	-11,482.00	453,000.00
LANDSCAPE MAINTENANCE	6830	12,767.29	12,400.00	-367.29	17,682.16	23,050.00	5,367.84	92,100.00
MAINTENANCE	7100	308.80	0.00	-308.80	520.80	0.00	-520.80	10,500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,169.43	10,200.00	6,030.57	17,317.30	24,100.00	6,782.70	80,000.00
REPAIRS	7500	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
UTILITIES	7800	1,258.35	1,275.00	16.65	5,474.87	5,350.00	-124.87	17,500.00
Water	7850	10,857.62	11,000.00	142.38	43,239.38	44,000.00	760.62	170,000.00
Total Operating Expense		<u>102,599.28</u>	<u>102,145.40</u>	<u>-453.88</u>	<u>289,296.47</u>	<u>297,360.70</u>	<u>8,064.23</u>	<u>1,343,331.00</u>
Total Operating Income		114,710.31	114,400.00	310.31	458,613.87	457,600.00	1,013.87	1,372,800.00
Total Operating Expense		102,599.28	102,145.40	-453.88	289,296.47	297,360.70	8,064.23	1,343,331.00
NOI - Net Operating Income		<u>12,111.03</u>	<u>12,254.60</u>	<u>-143.57</u>	<u>169,317.40</u>	<u>160,239.30</u>	<u>9,078.10</u>	<u>29,469.00</u>
Other Income								
INTEREST INCOME	8000	512.85	845.00	-332.15	1,435.29	3,350.00	-1,914.71	10,000.00
Total Other Income		<u>512.85</u>	<u>845.00</u>	<u>-332.15</u>	<u>1,435.29</u>	<u>3,350.00</u>	<u>-1,914.71</u>	<u>10,000.00</u>
Net Other Income		<u>512.85</u>	<u>845.00</u>	<u>-332.15</u>	<u>1,435.29</u>	<u>3,350.00</u>	<u>-1,914.71</u>	<u>10,000.00</u>
Total Income		115,223.16	115,245.00	-21.84	460,049.16	460,950.00	-900.84	1,382,800.00
Total Expense		102,599.28	102,145.40	-453.88	289,296.47	297,360.70	8,064.23	1,343,331.00
Net Income		<u>12,623.88</u>	<u>13,099.60</u>	<u>-475.72</u>	<u>170,752.69</u>	<u>163,589.30</u>	<u>7,163.39</u>	<u>39,469.00</u>