

Balance Sheet

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

As of: 07/31/2025 (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	16,130.66
RESERVE ACCOUNTS	1300-1400	652,909.98
CREDIT CARDS	2500	-960.31
Total Cash		668,080.33
ACCOUNTS RECEIVABLE	1600	3,573.09
Prepaid Insurance	1700	72,603.58
Fixed Assets	1800	106,938.39
TOTAL ASSETS		851,195.39
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	682.93
Prepaid Assessments	2025	122,694.68
Total Liabilities		123,377.61
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		132,581.26
Calculated Prior Years Retained Earnings		-90,032.83
Total Capital		727,817.78
TOTAL LIABILITIES & CAPITAL		851,195.39

Annual Budget - Comparative

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

As of: Jul 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	114,425.00	114,400.00	25.00	802,937.35	800,800.00	2,137.35	1,372,800.00
Total Operating Income		114,425.00	114,400.00	25.00	802,937.35	800,800.00	2,137.35	1,372,800.00
Expense								
ADMINISTRATIVE	6000	48,287.26	40,315.40	-7,971.86	294,833.18	296,770.90	1,937.72	506,231.00
CAPITAL/RESERVE EXPENSES	6300	104,992.63	126,000.00	21,007.37	207,728.87	351,000.00	143,271.13	453,000.00
LANDSCAPE MAINTENANCE	6830	9,674.14	7,250.00	-2,424.14	42,639.08	48,650.00	6,010.92	92,100.00
MAINTENANCE	7100	1,882.10	5,000.00	3,117.90	4,644.85	7,500.00	2,855.15	10,500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,473.24	9,850.00	5,376.76	30,140.54	53,850.00	23,709.46	80,000.00
REPAIRS	7500	0.00	14,000.00	14,000.00	0.00	14,000.00	14,000.00	14,000.00
UTILITIES	7800	1,578.03	1,775.00	196.97	10,185.77	10,200.00	14.23	17,500.00
Water	7850	14,885.80	24,000.00	9,114.20	83,366.24	94,000.00	10,633.76	170,000.00
Total Operating Expense		185,773.20	228,190.40	42,417.20	673,538.53	875,970.90	202,432.37	1,343,331.00
Total Operating Income		114,425.00	114,400.00	25.00	802,937.35	800,800.00	2,137.35	1,372,800.00
Total Operating Expense		185,773.20	228,190.40	42,417.20	673,538.53	875,970.90	202,432.37	1,343,331.00
NOI - Net Operating Income		-71,348.20	-113,790.40	42,442.20	129,398.82	-75,170.90	204,569.72	29,469.00
Other Income								
INTEREST INCOME	8000	554.03	840.00	-285.97	3,182.44	5,870.00	-2,687.56	10,000.00
Total Other Income		554.03	840.00	-285.97	3,182.44	5,870.00	-2,687.56	10,000.00
Net Other Income		554.03	840.00	-285.97	3,182.44	5,870.00	-2,687.56	10,000.00
Total Income		114,979.03	115,240.00	-260.97	806,119.79	806,670.00	-550.21	1,382,800.00
Total Expense		185,773.20	228,190.40	42,417.20	673,538.53	875,970.90	202,432.37	1,343,331.00
Net Income		-70,794.17	-112,950.40	42,156.23	132,581.26	-69,300.90	201,882.16	39,469.00