

## Annual Budget - Comparative

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

As of: Dec 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
<b>Income</b>								
ASSOCIATION INCOME	4000	129,337.80	114,400.00	14,937.80	1,393,064.70	1,372,800.00	20,264.70	1,372,800.00
<b>Total Operating Income</b>		<u>129,337.80</u>	<u>114,400.00</u>	<u>14,937.80</u>	<u>1,393,064.70</u>	<u>1,372,800.00</u>	<u>20,264.70</u>	<u>1,372,800.00</u>
<b>Expense</b>								
ADMINISTRATIVE	6000	46,426.23	42,749.40	-3,676.83	506,252.05	506,231.00	-21.05	506,231.00
CAPITAL/RESERVE EXPENSES	6300	22,460.30	0.00	-22,460.30	431,011.88	453,000.00	21,988.12	453,000.00
LANDSCAPE MAINTENANCE	6830	2,253.69	5,500.00	3,246.31	88,846.88	92,100.00	3,253.12	92,100.00
MAINTENANCE	7100	662.40	0.00	-662.40	12,241.35	10,500.00	-1,741.35	10,500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	12,658.49	4,600.00	-8,058.49	74,669.10	80,000.00	5,330.90	80,000.00
REPAIRS	7500	0.00	0.00	0.00	0.00	14,000.00	14,000.00	14,000.00
UTILITIES	7800	1,374.23	1,400.00	25.77	17,591.39	17,500.00	-91.39	17,500.00
Water	7850	21,757.06	11,000.00	-10,757.06	171,855.73	170,000.00	-1,855.73	170,000.00
<b>Total Operating Expense</b>		<u>107,592.40</u>	<u>65,249.40</u>	<u>-42,343.00</u>	<u>1,302,468.38</u>	<u>1,343,331.00</u>	<u>40,862.62</u>	<u>1,343,331.00</u>
Total Operating Income		129,337.80	114,400.00	14,937.80	1,393,064.70	1,372,800.00	20,264.70	1,372,800.00
Total Operating Expense		107,592.40	65,249.40	-42,343.00	1,302,468.38	1,343,331.00	40,862.62	1,343,331.00
<b>NOI - Net Operating Income</b>		<u>21,745.40</u>	<u>49,150.60</u>	<u>-27,405.20</u>	<u>90,596.32</u>	<u>29,469.00</u>	<u>61,127.32</u>	<u>29,469.00</u>
<b>Other Income</b>								
INTEREST INCOME	8000	316.89	820.00	-503.11	9,697.46	10,000.00	-302.54	10,000.00
<b>Total Other Income</b>		<u>316.89</u>	<u>820.00</u>	<u>-503.11</u>	<u>9,697.46</u>	<u>10,000.00</u>	<u>-302.54</u>	<u>10,000.00</u>
<b>Net Other Income</b>		<u>316.89</u>	<u>820.00</u>	<u>-503.11</u>	<u>9,697.46</u>	<u>10,000.00</u>	<u>-302.54</u>	<u>10,000.00</u>
Total Income		129,654.69	115,220.00	14,434.69	1,402,762.16	1,382,800.00	19,962.16	1,382,800.00
Total Expense		107,592.40	65,249.40	-42,343.00	1,302,468.38	1,343,331.00	40,862.62	1,343,331.00
<b>Net Income</b>		<u>22,062.29</u>	<u>49,970.60</u>	<u>-27,908.31</u>	<u>100,293.78</u>	<u>39,469.00</u>	<u>60,824.78</u>	<u>39,469.00</u>