

Balance Sheet

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

As of: 02/28/2026 (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	100,750.00
RESERVE ACCOUNTS	1300-1400	621,216.84
Total Cash		721,966.84
ACCOUNTS RECEIVABLE	1600	9,141.11
Prepaid Insurance	1700	175,535.83
Fixed Assets	1800	106,938.39
TOTAL ASSETS		1,013,582.17
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	437.09
Prepaid Assessments	2025	184,157.20
Total Liabilities		184,594.29
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		133,457.58
Calculated Prior Years Retained Earnings		10,260.95
Total Capital		828,987.88
TOTAL LIABILITIES & CAPITAL		1,013,582.17

Annual Budget - Comparative

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

As of: Feb 2026

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	118,805.30	118,800.00	5.30	237,625.50	237,600.00	25.50	1,425,600.00
Total Operating Income		<u>118,805.30</u>	<u>118,800.00</u>	<u>5.30</u>	<u>237,625.50</u>	<u>237,600.00</u>	<u>25.50</u>	<u>1,425,600.00</u>
Expense								
ADMINISTRATIVE	6000	38,941.13	40,449.50	1,508.37	78,802.88	80,949.00	2,146.12	506,850.00
CAPITAL/RESERVE EXPENSES	6300	713.25	0.00	-713.25	1,492.04	0.00	-1,492.04	430,000.00
LANDSCAPE MAINTENANCE	6830	4,707.30	2,100.00	-2,607.30	5,355.41	4,200.00	-1,155.41	87,200.00
MAINTENANCE	7100	328.45	0.00	-328.45	386.52	0.00	-386.52	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,159.69	4,150.00	-9.69	4,284.87	8,300.00	4,015.13	78,500.00
REPAIRS	7500	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
UTILITIES	7800	1,484.05	1,450.00	-34.05	2,887.64	2,850.00	-37.64	17,500.00
Water	7850	11,368.32	11,500.00	131.68	11,368.32	23,000.00	11,631.68	170,000.00
Total Operating Expense		<u>61,702.19</u>	<u>59,649.50</u>	<u>-2,052.69</u>	<u>104,577.68</u>	<u>119,299.00</u>	<u>14,721.32</u>	<u>1,324,050.00</u>
Total Operating Income		118,805.30	118,800.00	5.30	237,625.50	237,600.00	25.50	1,425,600.00
Total Operating Expense		61,702.19	59,649.50	-2,052.69	104,577.68	119,299.00	14,721.32	1,324,050.00
NOI - Net Operating Income		<u>57,103.11</u>	<u>59,150.50</u>	<u>-2,047.39</u>	<u>133,047.82</u>	<u>118,301.00</u>	<u>14,746.82</u>	<u>101,550.00</u>
Other Income								
INTEREST INCOME	8000	249.69	300.00	-50.31	409.76	500.00	-90.24	5,000.00
Total Other Income		<u>249.69</u>	<u>300.00</u>	<u>-50.31</u>	<u>409.76</u>	<u>500.00</u>	<u>-90.24</u>	<u>5,000.00</u>
Other Expense								
Non Operating Cash Requirements: Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	36,400.00
Total Other Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>36,400.00</u>
Net Other Income		<u>249.69</u>	<u>300.00</u>	<u>-50.31</u>	<u>409.76</u>	<u>500.00</u>	<u>-90.24</u>	<u>-31,400.00</u>
Total Income		119,054.99	119,100.00	-45.01	238,035.26	238,100.00	-64.74	1,430,600.00
Total Expense		61,702.19	59,649.50	-2,052.69	104,577.68	119,299.00	14,721.32	1,360,450.00
Net Income		<u>57,352.80</u>	<u>59,450.50</u>	<u>-2,097.70</u>	<u>133,457.58</u>	<u>118,801.00</u>	<u>14,656.58</u>	<u>70,150.00</u>