

Balance Sheet

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

As of: 01/31/2026 (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	154,498.36
RESERVE ACCOUNTS	1300-1400	492,967.15
Total Cash		647,465.51
ACCOUNTS RECEIVABLE	1600	10,200.81
Prepaid Insurance	1700	197,430.14
Fixed Assets	1800	106,938.39
TOTAL ASSETS		962,034.85
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	437.09
Prepaid Assessments	2025	189,687.20
Total Liabilities		190,124.29
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		76,380.26
Calculated Prior Years Retained Earnings		10,260.95
Total Capital		771,910.56
TOTAL LIABILITIES & CAPITAL		962,034.85

Annual Budget - Comparative

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

As of: Jan 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	118,850.20	118,800.00	50.20	118,850.20	118,800.00	50.20	1,425,600.00
Total Operating Income		118,850.20	118,800.00	50.20	118,850.20	118,800.00	50.20	1,425,600.00
Expense								
ADMINISTRATIVE	6000	39,861.75	40,499.50	637.75	39,861.75	40,499.50	637.75	506,850.00
CAPITAL/RESERVE EXPENSES	6300	778.79	0.00	-778.79	778.79	0.00	-778.79	430,000.00
LANDSCAPE MAINTENANCE	6830	402.63	2,100.00	1,697.37	402.63	2,100.00	1,697.37	87,200.00
MAINTENANCE	7100	58.07	0.00	-58.07	58.07	0.00	-58.07	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	125.18	4,150.00	4,024.82	125.18	4,150.00	4,024.82	78,500.00
REPAIRS	7500	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
UTILITIES	7800	1,403.59	1,400.00	-3.59	1,403.59	1,400.00	-3.59	17,500.00
Water	7850	0.00	11,500.00	11,500.00	0.00	11,500.00	11,500.00	170,000.00
Total Operating Expense		42,630.01	59,649.50	17,019.49	42,630.01	59,649.50	17,019.49	1,324,050.00
Total Operating Income		118,850.20	118,800.00	50.20	118,850.20	118,800.00	50.20	1,425,600.00
Total Operating Expense		42,630.01	59,649.50	17,019.49	42,630.01	59,649.50	17,019.49	1,324,050.00
NOI - Net Operating Income		76,220.19	59,150.50	17,069.69	76,220.19	59,150.50	17,069.69	101,550.00
Other Income								
INTEREST INCOME	8000	160.07	200.00	-39.93	160.07	200.00	-39.93	5,000.00
Total Other Income		160.07	200.00	-39.93	160.07	200.00	-39.93	5,000.00
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		0.00	0.00	0.00	0.00	0.00	0.00	36,400.00
Net Other Income		160.07	200.00	-39.93	160.07	200.00	-39.93	-31,400.00
Total Income		119,010.27	119,000.00	10.27	119,010.27	119,000.00	10.27	1,430,600.00
Total Expense		42,630.01	59,649.50	17,019.49	42,630.01	59,649.50	17,019.49	1,360,450.00
Net Income		76,380.26	59,350.50	17,029.76	76,380.26	59,350.50	17,029.76	70,150.00