

Balance Sheet

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

As of: 03/31/2026 (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	86,552.75
RESERVE ACCOUNTS	1300-1400	690,502.18
Total Cash		777,054.93
ACCOUNTS RECEIVABLE	1600	11,193.81
Prepaid Insurance	1700	153,641.52
Fixed Assets	1800	106,938.39
TOTAL ASSETS		1,048,828.65
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	9,372.09
Prepaid Assessments	2025	166,877.20
Total Liabilities		176,249.29
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		177,049.06
Calculated Prior Years Retained Earnings		10,260.95
Total Capital		872,579.36
TOTAL LIABILITIES & CAPITAL		1,048,828.65

Annual Budget - Comparative

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

As of: Mar 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	118,862.70	118,800.00	62.70	356,488.20	356,400.00	88.20	1,425,600.00
Total Operating Income		<u>118,862.70</u>	<u>118,800.00</u>	<u>62.70</u>	<u>356,488.20</u>	<u>356,400.00</u>	<u>88.20</u>	<u>1,425,600.00</u>
Expense								
ADMINISTRATIVE	6000	38,658.76	41,033.50	2,374.74	117,461.64	121,982.50	4,520.86	506,850.00
CAPITAL/RESERVE EXPENSES	6300	20,301.95	0.00	-20,301.95	21,793.99	0.00	-21,793.99	430,000.00
LANDSCAPE MAINTENANCE	6830	57.01	2,525.00	2,467.99	5,515.50	6,725.00	1,209.50	87,200.00
MAINTENANCE	7100	283.00	0.00	-283.00	669.52	0.00	-669.52	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,302.93	4,200.00	-102.93	8,587.80	12,500.00	3,912.20	78,500.00
REPAIRS	7500	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
UTILITIES	7800	1,410.05	1,450.00	39.95	4,297.69	4,300.00	2.31	17,500.00
Water	7850	11,439.78	11,500.00	60.22	22,808.10	34,500.00	11,691.90	170,000.00
Total Operating Expense		<u>76,453.48</u>	<u>60,708.50</u>	<u>-15,744.98</u>	<u>181,134.24</u>	<u>180,007.50</u>	<u>-1,126.74</u>	<u>1,324,050.00</u>
Total Operating Income		118,862.70	118,800.00	62.70	356,488.20	356,400.00	88.20	1,425,600.00
Total Operating Expense		<u>76,453.48</u>	<u>60,708.50</u>	<u>-15,744.98</u>	<u>181,134.24</u>	<u>180,007.50</u>	<u>-1,126.74</u>	<u>1,324,050.00</u>
NOI - Net Operating Income		<u>42,409.22</u>	<u>58,091.50</u>	<u>-15,682.28</u>	<u>175,353.96</u>	<u>176,392.50</u>	<u>-1,038.54</u>	<u>101,550.00</u>
Other Income								
INTEREST INCOME	8000	697.70	750.00	-52.30	1,695.10	1,250.00	445.10	5,000.00
Total Other Income		<u>697.70</u>	<u>750.00</u>	<u>-52.30</u>	<u>1,695.10</u>	<u>1,250.00</u>	<u>445.10</u>	<u>5,000.00</u>
Other Expense								
Non Operating Cash Requirements: Transfer TO Reserves	9010	0.00	9,100.00	9,100.00	0.00	9,100.00	9,100.00	36,400.00
Total Other Expense		<u>0.00</u>	<u>9,100.00</u>	<u>9,100.00</u>	<u>0.00</u>	<u>9,100.00</u>	<u>9,100.00</u>	<u>36,400.00</u>
Net Other Income		<u>697.70</u>	<u>-8,350.00</u>	<u>9,047.70</u>	<u>1,695.10</u>	<u>-7,850.00</u>	<u>9,545.10</u>	<u>-31,400.00</u>
Total Income		119,560.40	119,550.00	10.40	358,183.30	357,650.00	533.30	1,430,600.00
Total Expense		<u>76,453.48</u>	<u>69,808.50</u>	<u>-6,644.98</u>	<u>181,134.24</u>	<u>189,107.50</u>	<u>7,973.26</u>	<u>1,360,450.00</u>
Net Income		<u>43,106.92</u>	<u>49,741.50</u>	<u>-6,634.58</u>	<u>177,049.06</u>	<u>168,542.50</u>	<u>8,506.56</u>	<u>70,150.00</u>