

Balance Sheet

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

As of: 04/30/2026 (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	95,197.73
RESERVE ACCOUNTS	1300-1400	737,570.46
Total Cash		832,768.19
ACCOUNTS RECEIVABLE	1600	8,068.16
Prepaid Insurance	1700	131,747.21
Fixed Assets	1800	106,938.39
TOTAL ASSETS		1,079,521.95
 LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	437.09
Prepaid Assessments	2025	160,030.20
Total Liabilities		160,467.29
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		223,524.36
Calculated Prior Years Retained Earnings		10,260.95
Total Capital		919,054.66
TOTAL LIABILITIES & CAPITAL		1,079,521.95

Annual Budget - Comparative

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

As of: Apr 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	119,242.05	118,800.00	442.05	475,715.25	475,200.00	515.25	1,425,600.00
Total Operating Income		<u>119,242.05</u>	<u>118,800.00</u>	<u>442.05</u>	<u>475,715.25</u>	<u>475,200.00</u>	<u>515.25</u>	<u>1,425,600.00</u>
Expense								
ADMINISTRATIVE	6000	37,634.98	41,769.50	4,134.52	155,096.62	163,752.00	8,655.38	506,850.00
CAPITAL/RESERVE EXPENSES	6300	8,356.78	2,500.00	-5,856.78	30,401.24	2,500.00	-27,901.24	430,000.00
LANDSCAPE MAINTENANCE	6830	7,085.65	14,475.00	7,389.35	12,865.93	21,200.00	8,334.07	87,200.00
MAINTENANCE	7100	0.00	500.00	500.00	1,378.24	500.00	-878.24	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,197.73	5,200.00	1,002.27	12,813.51	17,700.00	4,886.49	78,500.00
REPAIRS	7500	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	20,000.00
UTILITIES	7800	1,230.99	1,500.00	269.01	5,528.68	5,800.00	271.32	17,500.00
Water	7850	13,313.90	11,500.00	-1,813.90	36,122.00	46,000.00	9,878.00	170,000.00
Total Operating Expense		<u>71,820.03</u>	<u>82,444.50</u>	<u>10,624.47</u>	<u>254,206.22</u>	<u>262,452.00</u>	<u>8,245.78</u>	<u>1,324,050.00</u>
Total Operating Income		119,242.05	118,800.00	442.05	475,715.25	475,200.00	515.25	1,425,600.00
Total Operating Expense		<u>71,820.03</u>	<u>82,444.50</u>	<u>10,624.47</u>	<u>254,206.22</u>	<u>262,452.00</u>	<u>8,245.78</u>	<u>1,324,050.00</u>
NOI - Net Operating Income		<u>47,422.02</u>	<u>36,355.50</u>	<u>11,066.52</u>	<u>221,509.03</u>	<u>212,748.00</u>	<u>8,761.03</u>	<u>101,550.00</u>
Other Income								
INTEREST INCOME	8000	320.23	200.00	120.23	2,015.33	1,450.00	565.33	5,000.00
Total Other Income		<u>320.23</u>	<u>200.00</u>	<u>120.23</u>	<u>2,015.33</u>	<u>1,450.00</u>	<u>565.33</u>	<u>5,000.00</u>
Other Expense								
Non Operating Cash Requirements: Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	9,100.00	9,100.00	36,400.00
Total Other Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,100.00</u>	<u>9,100.00</u>	<u>36,400.00</u>
Net Other Income		<u>320.23</u>	<u>200.00</u>	<u>120.23</u>	<u>2,015.33</u>	<u>-7,650.00</u>	<u>9,665.33</u>	<u>-31,400.00</u>
Total Income		119,562.28	119,000.00	562.28	477,730.58	476,650.00	1,080.58	1,430,600.00
Total Expense		71,820.03	82,444.50	10,624.47	254,206.22	271,552.00	17,345.78	1,360,450.00
Net Income		<u>47,742.25</u>	<u>36,555.50</u>	<u>11,186.75</u>	<u>223,524.36</u>	<u>205,098.00</u>	<u>18,426.36</u>	<u>70,150.00</u>