

## Balance Sheet

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

As of: 05/31/2026 (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
<b>ASSETS</b>		
<b>Cash</b>		
OPERATING CASH	1000	38,218.58
RESERVE ACCOUNTS	1300-1400	765,766.31
CREDIT CARDS	2500	47.19
<b>Total Cash</b>		<b>804,032.08</b>
ACCOUNTS RECEIVABLE	1600	9,551.26
Prepaid Insurance	1700	109,852.90
Fixed Assets	1800	106,938.39
<b>TOTAL ASSETS</b>		<b>1,030,374.63</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
ACCOUNTS PAYABLE	2000	1,723.79
Prepaid Assessments	2025	139,512.00
<b>Total Liabilities</b>		<b>141,235.79</b>
<b>Capital</b>		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		193,608.54
Calculated Prior Years Retained Earnings		10,260.95
<b>Total Capital</b>		<b>889,138.84</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>1,030,374.63</b>

## Annual Budget - Comparative

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

As of: May 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
<b>Income</b>								
ASSOCIATION INCOME	4000	119,258.60	118,800.00	458.60	594,973.85	594,000.00	973.85	1,425,600.00
<b>Total Operating Income</b>		<u>119,258.60</u>	<u>118,800.00</u>	<u>458.60</u>	<u>594,973.85</u>	<u>594,000.00</u>	<u>973.85</u>	<u>1,425,600.00</u>
<b>Expense</b>								
ADMINISTRATIVE	6000	39,097.22	45,949.50	6,852.28	194,392.94	209,701.50	15,308.56	506,850.00
CAPITAL/RESERVE EXPENSES	6300	80,065.16	39,000.00	-41,065.16	110,466.40	41,500.00	-68,966.40	430,000.00
LANDSCAPE MAINTENANCE	6830	5,748.24	8,025.00	2,276.76	18,761.01	29,225.00	10,463.99	87,200.00
MAINTENANCE	7100	989.49	1,200.00	210.51	3,194.72	1,700.00	-1,494.72	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,785.90	5,150.00	364.10	17,814.51	22,850.00	5,035.49	78,500.00
REPAIRS	7500	0.00	5,000.00	5,000.00	0.00	10,000.00	10,000.00	20,000.00
UTILITIES	7800	1,199.24	1,450.00	250.76	6,727.92	7,250.00	522.08	17,500.00
Water	7850	16,096.99	11,500.00	-4,596.99	52,218.99	57,500.00	5,281.01	170,000.00
<b>Total Operating Expense</b>		<u>147,982.24</u>	<u>117,274.50</u>	<u>-30,707.74</u>	<u>403,576.49</u>	<u>379,726.50</u>	<u>-23,849.99</u>	<u>1,324,050.00</u>
Total Operating Income		119,258.60	118,800.00	458.60	594,973.85	594,000.00	973.85	1,425,600.00
Total Operating Expense		147,982.24	117,274.50	-30,707.74	403,576.49	379,726.50	-23,849.99	1,324,050.00
<b>NOI - Net Operating Income</b>		<u>-28,723.64</u>	<u>1,525.50</u>	<u>-30,249.14</u>	<u>191,397.36</u>	<u>214,273.50</u>	<u>-22,876.14</u>	<u>101,550.00</u>
<b>Other Income</b>								
INTEREST INCOME	8000	195.85	300.00	-104.15	2,211.18	1,750.00	461.18	5,000.00
<b>Total Other Income</b>		<u>195.85</u>	<u>300.00</u>	<u>-104.15</u>	<u>2,211.18</u>	<u>1,750.00</u>	<u>461.18</u>	<u>5,000.00</u>
<b>Other Expense</b>								
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
<b>Total Other Expense</b>		<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>
<b>Net Other Income</b>		<u>195.85</u>	<u>300.00</u>	<u>-104.15</u>	<u>2,211.18</u>	<u>-7,350.00</u>	<u>9,561.18</u>	<u>-31,400.00</u>
Total Income		119,454.45	119,100.00	354.45	597,185.03	595,750.00	1,435.03	1,430,600.00
Total Expense		147,982.24	117,274.50	-30,707.74	403,576.49	388,826.50	-14,749.99	1,360,450.00
<b>Net Income</b>		<u>-28,527.79</u>	<u>1,825.50</u>	<u>-30,353.29</u>	<u>193,608.54</u>	<u>206,923.50</u>	<u>-13,314.96</u>	<u>70,150.00</u>