Balance Sheet

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

As of: 07/31/2026 (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	61,871.28
RESERVE ACCOUNTS	1300-1400	682,036.06
Total Cash		**743,907.34**
ACCOUNTS RECEIVABLE	1600	9,334.36
Prepaid Insurance	1700	66,064.28
Fixed Assets	1800	106,938.39
TOTAL ASSETS		**926,244.37**
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	1,522.69
Prepaid Assessments	2025	121,886.40
Total Liabilities		**123,409.09**
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		107,304.98
Calculated Prior Years Retained Earnings		10,260.95
Total Capital		**802,835.28**
TOTAL LIABILITIES & CAPITAL		**926,244.37**

Annual Budget - Comparative

Properties: Park East Square Homeowners Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544
As of: Jul 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	119,210.60	118,800.00	410.60	833,312.65	831,600.00	1,712.65	1,425,600.00
Total Operating Income		**119,210.60**	**118,800.00**	**410.60**	**833,312.65**	**831,600.00**	**1,712.65**	**1,425,600.00**
Expense								
ADMINISTRATIVE	6000	39,712.89	44,874.50	5,161.61	273,062.56	300,284.50	27,221.94	506,850.00
CAPITAL/RESERVE EXPENSES	6300	53,157.82	99,000.00	45,842.18	292,924.31	188,000.00	-104,924.31	430,000.00
LANDSCAPE MAINTENANCE	6830	5,922.13	9,775.00	3,852.87	30,546.10	50,800.00	20,253.90	87,200.00
MAINTENANCE	7100	121.59	3,800.00	3,678.41	3,862.35	6,800.00	2,937.65	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,260.28	5,300.00	1,039.72	27,323.90	43,350.00	16,026.10	78,500.00
REPAIRS	7500	6,540.37	5,000.00	-1,540.37	6,917.74	20,000.00	13,082.26	20,000.00
UTILITIES	7800	265.85	1,450.00	1,184.15	8,699.35	10,150.00	1,450.65	17,500.00
Water	7850	19,255.43	16,500.00	-2,755.43	85,152.29	88,000.00	2,847.71	170,000.00
Total Operating Expense		**129,236.36**	**185,699.50**	**56,463.14**	**728,488.60**	**707,384.50**	**-21,104.10**	**1,324,050.00**
Total Operating Income		119,210.60	118,800.00	410.60	833,312.65	831,600.00	1,712.65	1,425,600.00
Total Operating Expense		129,236.36	185,699.50	56,463.14	728,488.60	707,384.50	-21,104.10	1,324,050.00
NOI - Net Operating Income		**-10,025.76**	**-66,899.50**	**56,873.74**	**104,824.05**	**124,215.50**	**-19,391.45**	**101,550.00**
Other Income								
INTEREST INCOME	8000	124.19	200.00	-75.81	2,480.93	2,700.00	-219.07	5,000.00
Total Other Income		**124.19**	**200.00**	**-75.81**	**2,480.93**	**2,700.00**	**-219.07**	**5,000.00**
Other Expense								
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	18,200.00	18,200.00	36,400.00
Total Other Expense		**0.00**	**0.00**	**0.00**	**0.00**	**18,200.00**	**18,200.00**	**36,400.00**
Net Other Income		**124.19**	**200.00**	**-75.81**	**2,480.93**	**-15,500.00**	**17,980.93**	**-31,400.00**
Total Income		119,334.79	119,000.00	334.79	835,793.58	834,300.00	1,493.58	1,430,600.00
Total Expense		129,236.36	185,699.50	56,463.14	728,488.60	725,584.50	-2,904.10	1,360,450.00
Net Income		**-9,901.57**	**-66,699.50**	**56,797.93**	**107,304.98**	**108,715.50**	**-1,410.52**	**70,150.00**