

Balance Sheet

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

As of: 08/31/2026 (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	66,480.84
RESERVE ACCOUNTS	1300-1400	682,164.28
CREDIT CARDS	2500	-1,276.79
Total Cash		747,368.33
ACCOUNTS RECEIVABLE	1600	10,101.16
Prepaid Insurance	1700	44,169.97
Fixed Assets	1800	106,938.39
TOTAL ASSETS		908,577.85
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	2,853.30
Prepaid Assessments	2025	103,318.80
Total Liabilities		106,172.10
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		106,875.45
Calculated Prior Years Retained Earnings		10,260.95
Total Capital		802,405.75
TOTAL LIABILITIES & CAPITAL		908,577.85

Annual Budget - Comparative

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

As of: Aug 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	118,845.00	118,800.00	45.00	952,142.65	950,400.00	1,742.65	1,425,600.00
Total Operating Income		<u>118,845.00</u>	<u>118,800.00</u>	<u>45.00</u>	<u>952,142.65</u>	<u>950,400.00</u>	<u>1,742.65</u>	<u>1,425,600.00</u>
Expense								
ADMINISTRATIVE	6000	38,918.92	43,409.50	4,490.58	311,981.48	343,694.00	31,712.52	506,850.00
CAPITAL/RESERVE EXPENSES	6300	44,197.59	140,500.00	96,302.41	337,152.46	328,500.00	-8,652.46	430,000.00
LANDSCAPE MAINTENANCE	6830	5,746.41	6,225.00	478.59	36,292.51	57,025.00	20,732.49	87,200.00
MAINTENANCE	7100	117.71	3,700.00	3,582.29	3,980.06	10,500.00	6,519.94	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,151.69	4,300.00	148.31	31,475.59	47,650.00	16,174.41	78,500.00
REPAIRS	7500	2,994.50	0.00	-2,994.50	9,912.24	20,000.00	10,087.76	20,000.00
UTILITIES	7800	1,450.17	1,500.00	49.83	10,149.52	11,650.00	1,500.48	17,500.00
Water	7850	21,780.20	19,500.00	-2,280.20	106,932.49	107,500.00	567.51	170,000.00
Total Operating Expense		<u>119,357.19</u>	<u>219,134.50</u>	<u>99,777.31</u>	<u>847,876.35</u>	<u>926,519.00</u>	<u>78,642.65</u>	<u>1,324,050.00</u>
Total Operating Income		118,845.00	118,800.00	45.00	952,142.65	950,400.00	1,742.65	1,425,600.00
Total Operating Expense		119,357.19	219,134.50	99,777.31	847,876.35	926,519.00	78,642.65	1,324,050.00
NOI - Net Operating Income		<u>-512.19</u>	<u>-100,334.50</u>	<u>99,822.31</u>	<u>104,266.30</u>	<u>23,881.00</u>	<u>80,385.30</u>	<u>101,550.00</u>
Other Income								
INTEREST INCOME	8000	128.22	300.00	-171.78	2,609.15	3,000.00	-390.85	5,000.00
Total Other Income		<u>128.22</u>	<u>300.00</u>	<u>-171.78</u>	<u>2,609.15</u>	<u>3,000.00</u>	<u>-390.85</u>	<u>5,000.00</u>
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		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>18,200.00</u>	<u>18,200.00</u>	<u>36,400.00</u>
Net Other Income		<u>128.22</u>	<u>300.00</u>	<u>-171.78</u>	<u>2,609.15</u>	<u>-15,200.00</u>	<u>17,809.15</u>	<u>-31,400.00</u>
Total Income		118,973.22	119,100.00	-126.78	954,751.80	953,400.00	1,351.80	1,430,600.00
Total Expense		119,357.19	219,134.50	99,777.31	847,876.35	944,719.00	96,842.65	1,360,450.00
Net Income		<u>-383.97</u>	<u>-100,034.50</u>	<u>99,650.53</u>	<u>106,875.45</u>	<u>8,681.00</u>	<u>98,194.45</u>	<u>70,150.00</u>