

Balance Sheet

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

As of: 09/30/2026 (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	108,965.89
RESERVE ACCOUNTS	1300-1400	682,289.28
CREDIT CARDS	2500	30.56
Total Cash		791,285.73
ACCOUNTS RECEIVABLE	1600	9,548.86
Prepaid Insurance	1700	22,627.66
Fixed Assets	1800	106,938.39
TOTAL ASSETS		930,400.64
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	1,629.09
Prepaid Assessments	2025	97,388.80
Total Liabilities		99,017.89
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		135,852.45
Calculated Prior Years Retained Earnings		10,260.95
Total Capital		831,382.75
TOTAL LIABILITIES & CAPITAL		930,400.64

Annual Budget - Comparative

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

As of: Sep 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	119,177.70	118,800.00	377.70	1,071,290.35	1,069,200.00	2,090.35	1,425,600.00
Total Operating Income		119,177.70	118,800.00	377.70	1,071,290.35	1,069,200.00	2,090.35	1,425,600.00
Expense								
ADMINISTRATIVE	6000	40,206.17	41,348.50	1,142.33	352,187.65	385,042.50	32,854.85	506,850.00
CAPITAL/RESERVE EXPENSES	6300	13,656.77	71,500.00	57,843.23	350,809.23	400,000.00	49,190.77	430,000.00
LANDSCAPE MAINTENANCE	6830	6,382.32	7,000.00	617.68	42,674.83	64,025.00	21,350.17	87,200.00
MAINTENANCE	7100	0.00	2,500.00	2,500.00	3,980.06	13,000.00	9,019.94	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	4,276.69	16,700.00	12,423.31	35,752.28	64,350.00	28,597.72	78,500.00
REPAIRS	7500	2,994.50	0.00	-2,994.50	12,906.74	20,000.00	7,093.26	20,000.00
UTILITIES	7800	1,543.49	1,450.00	-93.49	11,693.01	13,100.00	1,406.99	17,500.00
Water	7850	21,235.76	21,500.00	264.24	128,168.25	129,000.00	831.75	170,000.00
Total Operating Expense		90,295.70	161,998.50	71,702.80	938,172.05	1,088,517.50	150,345.45	1,324,050.00
Total Operating Income		119,177.70	118,800.00	377.70	1,071,290.35	1,069,200.00	2,090.35	1,425,600.00
Total Operating Expense		90,295.70	161,998.50	71,702.80	938,172.05	1,088,517.50	150,345.45	1,324,050.00
NOI - Net Operating Income		28,882.00	-43,198.50	72,080.50	133,118.30	-19,317.50	152,435.80	101,550.00
Other Income								
INTEREST INCOME	8000	125.00	750.00	-625.00	2,734.15	3,750.00	-1,015.85	5,000.00
Total Other Income		125.00	750.00	-625.00	2,734.15	3,750.00	-1,015.85	5,000.00
Other Expense								
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	9,100.00	9,100.00	0.00	27,300.00	27,300.00	36,400.00
Total Other Expense		0.00	9,100.00	9,100.00	0.00	27,300.00	27,300.00	36,400.00
Net Other Income		125.00	-8,350.00	8,475.00	2,734.15	-23,550.00	26,284.15	-31,400.00
Total Income		119,302.70	119,550.00	-247.30	1,074,024.50	1,072,950.00	1,074.50	1,430,600.00
Total Expense		90,295.70	171,098.50	80,802.80	938,172.05	1,115,817.50	177,645.45	1,360,450.00
Net Income		29,007.00	-51,548.50	80,555.50	135,852.45	-42,867.50	178,719.95	70,150.00