Balance Sheet

Properties: Park East Square Homeowners Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544
As of: 10/31/2026 (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	123,956.46
RESERVE ACCOUNTS	1300-1400	682,416.71
Total Cash		**806,373.17**
ACCOUNTS RECEIVABLE	1600	10,564.26
Prepaid Insurance	1700	733.35
Fixed Assets	1800	106,938.39
TOTAL ASSETS		**924,609.17**
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	1,567.09
Prepaid Assessments	2025	82,083.20
Total Liabilities		**83,650.29**
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		145,428.58
Calculated Prior Years Retained Earnings		10,260.95
Total Capital		**840,958.88**
TOTAL LIABILITIES & CAPITAL		**924,609.17**

Annual Budget - Comparative

Properties: Park East Square Homeowners Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544
As of: Oct 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	118,866.00	118,800.00	66.00	1,190,156.35	1,188,000.00	2,156.35	1,425,600.00
Total Operating Income		**118,866.00**	**118,800.00**	**66.00**	**1,190,156.35**	**1,188,000.00**	**2,156.35**	**1,425,600.00**
Expense								
ADMINISTRATIVE	6000	38,481.90	40,849.50	2,367.60	390,948.15	425,892.00	34,943.85	506,850.00
CAPITAL/RESERVE EXPENSES	6300	26,312.21	30,000.00	3,687.79	377,402.04	430,000.00	52,597.96	430,000.00
LANDSCAPE MAINTENANCE	6830	4,620.00	14,075.00	9,455.00	47,844.87	78,100.00	30,255.13	87,200.00
MAINTENANCE	7100	897.64	1,000.00	102.36	4,877.70	14,000.00	9,122.30	14,000.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	17,660.98	5,650.00	-12,010.98	53,520.97	70,000.00	16,479.03	78,500.00
REPAIRS	7500	0.00	0.00	0.00	12,906.74	20,000.00	7,093.26	20,000.00
UTILITIES	7800	1,633.70	1,450.00	-183.70	13,326.71	14,550.00	1,223.29	17,500.00
Water	7850	18,593.92	16,500.00	-2,093.92	146,762.17	145,500.00	-1,262.17	170,000.00
Total Operating Expense		**108,200.35**	**109,524.50**	**1,324.15**	**1,047,589.35**	**1,198,042.00**	**150,452.65**	**1,324,050.00**
Total Operating Income		118,866.00	118,800.00	66.00	1,190,156.35	1,188,000.00	2,156.35	1,425,600.00
Total Operating Expense		108,200.35	109,524.50	1,324.15	1,047,589.35	1,198,042.00	150,452.65	1,324,050.00
NOI - Net Operating Income		**10,665.65**	**9,275.50**	**1,390.15**	**142,567.00**	**-10,042.00**	**152,609.00**	**101,550.00**
Other Income								
INTEREST INCOME	8000	127.43	200.00	-72.57	2,861.58	3,950.00	-1,088.42	5,000.00
Total Other Income		**127.43**	**200.00**	**-72.57**	**2,861.58**	**3,950.00**	**-1,088.42**	**5,000.00**
Other Expense								
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	27,300.00	27,300.00	36,400.00
Total Other Expense		**0.00**	**0.00**	**0.00**	**0.00**	**27,300.00**	**27,300.00**	**36,400.00**
Net Other Income		**127.43**	**200.00**	**-72.57**	**2,861.58**	**-23,350.00**	**26,211.58**	**-31,400.00**
Total Income		118,993.43	119,000.00	-6.57	1,193,017.93	1,191,950.00	1,067.93	1,430,600.00
Total Expense		108,200.35	109,524.50	1,324.15	1,047,589.35	1,225,342.00	177,752.65	1,360,450.00
Net Income		**10,793.08**	**9,475.50**	**1,317.58**	**145,428.58**	**-33,392.00**	**178,820.58**	**70,150.00**