

Balance Sheet

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

As of: 04/30/2024

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	96,941.58
RESERVE ACCOUNTS	1300-1400	646,086.35
Total Cash		743,027.93
ACCOUNTS RECEIVABLE	1600	5,778.82
Prepaid Insurance	1700	142,111.56
Fixed Assets	1800	106,938.39
TOTAL ASSETS		997,856.70
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	-320.00
Prepaid Assessments	2025	167,565.07
Total Liabilities		167,245.07
Capital		
Capital Stock	3000	685,286.24
Calculated Retained Earnings		145,843.89
Calculated Prior Years Retained Earnings		-518.50
Total Capital		830,611.63
TOTAL LIABILITIES & CAPITAL		997,856.70

Annual Budget - Comparative

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

As of: Apr 2024

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	108,095.01	105,600.00	2,495.01	425,286.22	422,400.00	2,886.22	1,267,200.00
Total Operating Income		108,095.01	105,600.00	2,495.01	425,286.22	422,400.00	2,886.22	1,267,200.00
Expense								
ADMINISTRATIVE	6000	37,628.63	41,622.00	3,993.37	157,064.37	162,993.00	5,928.63	476,010.00
CAPITAL/RESERVE EXPENSES	6300	21,187.25	11,000.00	-10,187.25	31,337.25	23,000.00	-8,337.25	488,000.00
LANDSCAPE MAINTENANCE	6830	7,333.82	6,375.00	-958.82	23,921.06	11,550.00	-12,371.06	89,050.00
MAINTENANCE	7100	54.30	400.00	345.70	886.15	1,275.00	388.85	9,150.00
BUILDING/STRUCTURE/ MAINTENANCE	7200	8,604.32	4,383.00	-4,221.32	23,564.30	20,182.00	-3,382.30	66,550.00
REPAIRS	7500	0.00	0.00	0.00	326.02	0.00	-326.02	0.00
UTILITIES	7800	1,243.92	1,330.00	86.08	5,204.42	5,330.00	125.58	16,000.00
Water	7850	11,125.75	10,000.00	-1,125.75	42,686.53	40,000.00	-2,686.53	140,000.00
Total Operating Expense		87,177.99	75,110.00	-12,067.99	284,990.10	264,330.00	-20,660.10	1,284,760.00
Total Operating Income		108,095.01	105,600.00	2,495.01	425,286.22	422,400.00	2,886.22	1,267,200.00
Total Operating Expense		87,177.99	75,110.00	-12,067.99	284,990.10	264,330.00	-20,660.10	1,284,760.00
NOI - Net Operating Income		20,917.02	30,490.00	-9,572.98	140,296.12	158,070.00	-17,773.88	-17,560.00
Other Income								
INTEREST INCOME	8000	1,035.36	0.00	1,035.36	5,442.77	0.00	5,442.77	0.00
Other Income	8100	105.00	0.00	105.00	105.00	0.00	105.00	0.00
Total Other Income		1,140.36	0.00	1,140.36	5,547.77	0.00	5,547.77	0.00
Other Expense								
Non Operating Cash Requirements	9000	0.00	28,400.00	28,400.00	0.00	134,635.00	134,635.00	-15,060.00
Total Other Expense		0.00	28,400.00	28,400.00	0.00	134,635.00	134,635.00	-15,060.00
Net Other Income		1,140.36	-28,400.00	29,540.36	5,547.77	-134,635.00	140,182.77	15,060.00
Total Income		109,235.37	105,600.00	3,635.37	430,833.99	422,400.00	8,433.99	1,267,200.00
Total Expense		87,177.99	103,510.00	16,332.01	284,990.10	398,965.00	113,974.90	1,269,700.00
Net Income		22,057.38	2,090.00	19,967.38	145,843.89	23,435.00	122,408.89	-2,500.00