

Balance Sheet

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

As of: 12/31/2024

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	69,376.98
RESERVE ACCOUNTS	1300-1400	221,866.52
Total Cash		291,243.50
ACCOUNTS RECEIVABLE	1600	8,162.91
Prepaid Insurance	1700	241,943.45
Fixed Assets	1800	106,938.39
TOTAL ASSETS		648,288.25
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE	2000	-303.27
Prepaid Assessments	2025	53,355.00
Total Liabilities		53,051.73
Capital		
Capital Stock	3000	685,286.24
Appfolio Opening Balance Equity	3997	-16.89
Calculated Retained Earnings		-89,514.33
Calculated Prior Years Retained Earnings		-518.50
Total Capital		595,236.52
TOTAL LIABILITIES & CAPITAL		648,288.25

Annual Budget - Comparative

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

As of: Dec 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	106,247.30	105,600.00	647.30	1,302,168.49	1,267,200.00	34,968.49	1,267,200.00
Total Operating Income		106,247.30	105,600.00	647.30	1,302,168.49	1,267,200.00	34,968.49	1,267,200.00
Expense								
ADMINISTRATIVE	6000	42,105.95	39,129.00	-2,976.95	488,695.10	476,010.00	-12,685.10	476,010.00
CAPITAL/RESERVE EXPENSES	6300	14,025.16	0.00	-14,025.16	539,496.66	488,000.00	-51,496.66	488,000.00
LANDSCAPE MAINTENANCE	6830	10,581.00	1,625.00	-8,956.00	88,805.20	89,050.00	244.80	89,050.00
MAINTENANCE	7100	188.25	875.00	686.75	11,128.87	9,150.00	-1,978.87	9,150.00
BUILDING/STRUCTURE/MAINTENANCE	7200	4,199.67	4,384.00	184.33	78,693.24	66,550.00	-12,143.24	66,550.00
REPAIRS	7500	0.00	0.00	0.00	13,138.00	0.00	-13,138.00	0.00
UTILITIES	7800	1,308.70	1,340.00	31.30	16,717.09	16,000.00	-717.09	16,000.00
Water	7850	10,811.51	10,000.00	-811.51	172,296.25	140,000.00	-32,296.25	140,000.00
Total Operating Expense		83,220.24	57,353.00	-25,867.24	1,408,970.41	1,284,760.00	-124,210.41	1,284,760.00
Total Operating Income		106,247.30	105,600.00	647.30	1,302,168.49	1,267,200.00	34,968.49	1,267,200.00
Total Operating Expense		83,220.24	57,353.00	-25,867.24	1,408,970.41	1,284,760.00	-124,210.41	1,284,760.00
NOI - Net Operating Income		23,027.06	48,247.00	-25,219.94	-106,801.92	-17,560.00	-89,241.92	-17,560.00
Other Income								
INTEREST INCOME	8000	559.97	0.00	559.97	17,182.59	0.00	17,182.59	0.00
Other Income	8100	0.00	0.00	0.00	105.00	0.00	105.00	0.00
Total Other Income		559.97	0.00	559.97	17,287.59	0.00	17,287.59	0.00
Other Expense								
Non Operating Cash Requirements	9000	0.00	39,435.00	39,435.00	0.00	-15,060.00	-15,060.00	-15,060.00
Total Other Expense		0.00	39,435.00	39,435.00	0.00	-15,060.00	-15,060.00	-15,060.00
Net Other Income		559.97	-39,435.00	39,994.97	17,287.59	15,060.00	2,227.59	15,060.00
Total Income		106,807.27	105,600.00	1,207.27	1,319,456.08	1,267,200.00	52,256.08	1,267,200.00
Total Expense		83,220.24	96,788.00	13,567.76	1,408,970.41	1,269,700.00	-139,270.41	1,269,700.00
Net Income		23,587.03	8,812.00	14,775.03	-89,514.33	-2,500.00	-87,014.33	-2,500.00