

Balance Sheet

Properties: Gateway Park Master Association - Gateway Park Blvd, Lake Ave Berthoud, CO 80513

As of: 12/31/2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|--------------------|
| ASSETS | |
| Cash | |
| CASH | |
| Operating | 55,082.44 |
| Reserves Savings | 67,301.00 |
| Reserves CD/Money Market | 204,734.87 |
| Reserves Loan | 4,394.74 |
| Total CASH | 331,513.05 |
| Total Cash | 331,513.05 |
| TOTAL ASSETS | 331,513.05 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| LIABILITIES | |
| Accounts Payable | 584.60 |
| Prepaid Assessments | 16,610.63 |
| Notes Payable - FNBO | 310,853.88 |
| Total LIABILITIES | 328,049.11 |
| Total Liabilities | 328,049.11 |
| Capital | |
| CAPITAL | |
| AppFolio Opening Balance Equity | -292,225.34 |
| Total CAPITAL | -292,225.34 |
| Calculated Retained Earnings | 86,154.98 |
| Calculated Prior Years Retained Earnings | 209,534.30 |
| Total Capital | 3,463.94 |
| TOTAL LIABILITIES & CAPITAL | 331,513.05 |

Income Statement

Heath Owners Association Services

Properties: Gateway Park Master Association - Gateway Park Blvd, Lake Ave Berthoud, CO 80513

As of: Dec 2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Selected Month | Year to Month End |
|---|-----------------|-------------------|
| Operating Income & Expense | | |
| Income | | |
| INCOME | | |
| Association Dues | 0.00 | 198,330.04 |
| Late Fees | 0.00 | 30.00 |
| Interest Charge | 0.00 | 38.97 |
| Interest Revenue | 2,317.87 | 5,237.25 |
| Transfer In Reserves | 0.00 | 200,000.00 |
| Total INCOME | 2,317.87 | 403,636.26 |
| Total Operating Income | 2,317.87 | 403,636.26 |
| Expense | | |
| EXPENSE | | |
| Management and Accounting | 975.00 | 11,700.00 |
| Tax Preparation | | |
| 1120H | 0.00 | 250.00 |
| Total Tax Preparation | 0.00 | 250.00 |
| Office | | |
| Printing | 9.60 | 101.60 |
| Envelopes and Postage | 19.57 | 119.50 |
| Checks | 1.25 | 10.25 |
| Total Office | 30.42 | 231.35 |
| Compliance | | |
| Department of Regulatory Agencies (DORA) | 0.00 | 43.00 |
| Secretary of State (SOS) | 0.00 | 10.00 |
| Total Compliance | 0.00 | 53.00 |
| Insurance | 0.00 | 3,488.70 |
| Legal | 0.00 | 235.00 |
| Grounds Maintenance and Repair | | |
| Landscape Contract | 0.00 | 34,502.00 |
| Landscape Non-Contract | 0.00 | 0.00 |
| Tree and Shrub Maintenance | 0.00 | 0.00 |
| Irrigation System Maintenance and Repairs | 0.00 | 6,580.83 |
| Snow Removal | 0.00 | 2,060.00 |
| Onsite Maintenance | 0.00 | 0.00 |
| Total Grounds Maintenance and Repair | 0.00 | 43,142.83 |
| Building Maintenance and Repairs | | |
| Entrance Signs/Community Signs | 0.00 | 0.00 |
| Pumphouse - Pond | 0.00 | 10,019.41 |
| Total Building Maintenance and Repairs | 0.00 | 10,019.41 |
| Water Assessments | 0.00 | 5,184.64 |

Income Statement

| Account Name | Selected Month | Year to Month End |
|-----------------------------------|------------------|-------------------|
| Utilities | | |
| Electric | 379.18 | 9,694.21 |
| Water/Sewer | 21.71 | 259.47 |
| Total Utilities | 400.89 | 9,953.68 |
| Reserve Study | 0.00 | 0.00 |
| Website Maintenance | 0.00 | 467.93 |
| Interest Charges | 990.40 | 12,477.74 |
| Transfer Out Reserves | 0.00 | 200,000.00 |
| Total EXPENSE | 2,396.71 | 297,204.28 |
| Pet Waste Station/Pickup | 175.00 | 1,959.00 |
| CAPITAL EXPENSE | | |
| Asphalt - Capital | 0.00 | 12,380.00 |
| Roof- Capital | 5,938.00 | 5,938.00 |
| Total CAPITAL EXPENSE | 5,938.00 | 18,318.00 |
| Total Operating Expense | 8,509.71 | 317,481.28 |
| NOI - Net Operating Income | -6,191.84 | 86,154.98 |
| Total Income | 2,317.87 | 403,636.26 |
| Total Expense | 8,509.71 | 317,481.28 |
| Net Income | -6,191.84 | 86,154.98 |