

Balance Sheet

Portfolios: Gateway Park Master Association

As of: 03/31/2026

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
CASH	
Operating	43,546.53
Reserves Savings	108,992.55
Reserves CD/Money Market	213,361.30
Reserves Loan	91,079.15
Total CASH	456,979.53
Total Cash	456,979.53
ASSETS	
Accounts Receivable	-8,568.75
Total ASSETS	-8,568.75
TOTAL ASSETS	448,410.78
LIABILITIES & CAPITAL	
Liabilities	
LIABILITIES	
Accounts Payable	794.18
Prepaid Assessments	20,637.50
Notes Payable - FNBO	277,284.21
Total LIABILITIES	298,715.89
Total Liabilities	298,715.89
Capital	
CAPITAL	
AppFolio Opening Balance Equity	-292,225.34
Total CAPITAL	-292,225.34
Calculated Retained Earnings	32,819.53
Calculated Prior Years Retained Earnings	409,100.70
Total Capital	149,694.89
TOTAL LIABILITIES & CAPITAL	448,410.78

Income Statement

Heath Owners Association Services

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

As of: Mar 2026

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	62,500.00
Late Fees	0.00	0.00
Interest Charge	0.00	0.00
Interest Revenue	31.53	76.65
Total INCOME	31.53	62,576.65
Total Operating Income	31.53	62,576.65
Expense		
EXPENSE		
Management and Accounting	1,000.00	3,000.00
Administrative Fee		
Publication and Recording Fees	0.00	16.00
Total Administrative Fee	0.00	16.00
Tax Preparation		
1120H	300.00	300.00
Total Tax Preparation	300.00	300.00
Office		
Printing	5.00	7.40
Envelopes and Postage	0.00	8.24
Checks	0.00	2.00
Total Office	5.00	17.64
Compliance		
Secretary of State (SOS)	25.00	25.00
Total Compliance	25.00	25.00
Bank Fees	0.00	500.00
Grounds Maintenance and Repair		
Landscape Contract	3,675.79	11,027.37
Tree and Shrub Maintenance	0.00	8,694.40
Snow Removal	0.00	0.00
Total Grounds Maintenance and Repair	3,675.79	19,721.77
Building Maintenance and Repairs		
Pumphouse - Pond	0.00	0.00
Total Building Maintenance and Repairs	0.00	0.00
Water Assessments	0.00	0.00
Utilities		
Electric	314.24	967.80
Water/Sewer	75.88	150.38
Total Utilities	390.12	1,118.18
Interest Charges	1,423.37	4,643.53

Income Statement

Account Name	Selected Month	Year to Month End
Total EXPENSE	6,819.28	29,342.12
Pet Waste Station/Pickup	137.00	415.00
CAPITAL EXPENSE		
Pumphouse- Capital	0.00	0.00
Total CAPITAL EXPENSE	0.00	0.00
Total Operating Expense	6,956.28	29,757.12
NOI - Net Operating Income	-6,924.75	32,819.53
Total Income	31.53	62,576.65
Total Expense	6,956.28	29,757.12
Net Income	-6,924.75	32,819.53