

Balance Sheet

Properties: Forest Park of Lafayette Lotowners Association Inc. - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: 06/30/2018

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
Money Mkt Great Western Bank	37,124.25
Operating Fund	44,899.75
Total OPERATING CASH	82,024.00
Total Cash	82,024.00
TOTAL ASSETS	82,024.00
LIABILITIES & CAPITAL	
Liabilities	
ACCOUNTS PAYABLE	
Prepaid Assessments	104.83
Total ACCOUNTS PAYABLE	104.83
Total Liabilities	104.83
Capital	
Capital Stock	
Reserve Equity	500.00
Retained Earnings	41,830.36
Total Capital Stock	42,330.36
Appfolio Opening Balance Equity	-104.83
Calculated Retained Earnings	39,693.64
Total Capital	81,919.17
TOTAL LIABILITIES & CAPITAL	82,024.00

Income Statement

Trio Property Management

Properties: Forest Park of Lafayette Lotowners Association Inc. - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Jun 2018

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
ASSOCIATION INCOME		
HOA Dues	0.00	42,305.61
LOA Dues:Annual Dues	0.00	10,062.12
Donations	0.00	200.00
Late Fees/Finance Charges	0.00	421.18
Transfer Fee Income	0.00	200.00
Total ASSOCIATION INCOME	0.00	53,188.91
Total Operating Income	0.00	53,188.91
Expense		
ADMINISTRATIVE		
Accounting Fees	0.00	350.00
Bank Charges and Fees	30.00	30.00
Insurance	0.00	1,128.00
Meeting Expense	0.00	20.70
Office Supplies	0.00	35.00
Postage and Delivery	1.00	80.18
Printing and Reproduction	4.25	211.41
Property Management Fee	675.00	4,050.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	150.00
Web Site Hosting & Domain	0.00	25.00
Total ADMINISTRATIVE	735.25	6,280.29
LANDSCAPE MAINTENANCE		
Backflow Testing	70.00	70.00
Clean Up Spring/Fall	850.00	850.00
Common Area Maintenance	966.00	966.00
Irrigation Maintenance	1,826.00	1,826.00
Landscape Contract	1,720.00	1,720.00
Lawn Fertilizing/Weed Control	1,149.00	1,149.00
Weeding Gardens	165.00	165.00
Total LANDSCAPE MAINTENANCE	6,746.00	6,746.00
UTILITIES		
Electrical - Park 133-1	48.84	273.40
Electrical - Pavilion 600-1	11.97	152.41
Total UTILITIES	60.81	425.81
Water		
Water - City of Lafayette	13.52	27.04
Water - Other	0.00	76.32
Total Water	13.52	103.36
Total Operating Expense	7,555.58	13,555.46

Income Statement

Account Name	Selected Month	Year to Month End
NOI - Net Operating Income	-7,555.58	39,633.45
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income:CD XXX631 Interest	0.00	43.05
Interest Income:Interest from Money Market Acct	3.05	17.14
Total INTEREST INCOME	3.05	60.19
Total Other Income	3.05	60.19
Net Other Income	3.05	60.19
Total Income	3.05	53,249.10
Total Expense	7,555.58	13,555.46
Net Income	-7,552.53	39,693.64

Annual Budget Comparison

Properties: Forest Park of Lafayette Lotowners Association Inc. - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Jun 2018

Additional Account Types: None

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
ASSOCIATION INCOME							
HOA Annual Dues	0.00	0.00	0.00	0.00	53,000.00	-53,000.00	58,000.00
HOA Dues	0.00	0.00	0.00	42,305.61	0.00	42,305.61	0.00
LOA Dues:Annual Dues	0.00	0.00	0.00	10,062.12	0.00	10,062.12	0.00
Donations	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Late Fees/Finance Charges	0.00	0.00	0.00	421.18	0.00	421.18	0.00
Transfer Fee Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Total ASSOCIATION INCOME	0.00	0.00	0.00	53,188.91	53,000.00	188.91	58,000.00
Total Operating Income	0.00	0.00	0.00	53,188.91	53,000.00	188.91	58,000.00
Expense							
ADMINISTRATIVE							
Accounting Fees	0.00	0.00	0.00	350.00	235.00	-115.00	235.00
Bank Charges and Fees	30.00	0.00	-30.00	30.00	0.00	-30.00	0.00
Insurance	0.00	0.00	0.00	1,128.00	1,200.00	72.00	1,200.00
Legal Fee	0.00	0.00	0.00	0.00	650.00	650.00	650.00
Meeting Expense	0.00	0.00	0.00	20.70	75.00	54.30	75.00
Office Supplies	0.00	0.00	0.00	35.00	0.00	-35.00	0.00
Postage and Delivery	1.00	5.00	4.00	80.18	90.00	9.82	120.00
Printing and Reproduction	4.25	8.00	3.75	211.41	152.00	-59.41	200.00
Property Management Fee	675.00	675.00	0.00	4,050.00	4,050.00	0.00	8,100.00
Property Transfer Fee	0.00	0.00	0.00	200.00	0.00	-200.00	0.00
Web Site Design & Management	25.00	25.00	0.00	150.00	150.00	0.00	300.00
Web Site Hosting & Domain	0.00	0.00	0.00	25.00	0.00	-25.00	35.00
Total ADMINISTRATIVE	735.25	713.00	-22.25	6,280.29	6,602.00	321.71	10,915.00
LANDSCAPE MAINTENANCE							
Aeration	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Backflow Testing	70.00	0.00	-70.00	70.00	0.00	-70.00	0.00
Clean Up Spring/Fall	850.00	0.00	-850.00	850.00	1,050.00	200.00	2,100.00
Common Area Maintenance	966.00	0.00	-966.00	966.00	0.00	-966.00	0.00
General Clean UP - Raking/Weeds	0.00	1,200.00	1,200.00	0.00	2,400.00	2,400.00	3,600.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Holiday Decorations	0.00	0.00	0.00	0.00	400.00	400.00	800.00
Irrigation Maintenance	1,826.00	250.00	-1,576.00	1,826.00	1,000.00	-826.00	1,500.00
Landscape Contract	1,720.00	0.00	-1,720.00	1,720.00	0.00	-1,720.00	0.00
Lawn Fertilizing/ Weed Control	1,149.00	0.00	-1,149.00	1,149.00	3,500.00	2,351.00	3,500.00
Mowing - Irrigated	0.00	1,700.00	1,700.00	0.00	5,100.00	5,100.00	12,500.00
Mowing - Native	0.00	600.00	600.00	0.00	1,200.00	1,200.00	3,500.00
Shrub Pruning	0.00	0.00	0.00	0.00	250.00	250.00	250.00
Snow Removal	0.00	2,100.00	2,100.00	0.00	2,100.00	2,100.00	3,500.00
Tree Mtce (Bug Control & Fert)	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Tree Trimming/ Removal/Replace	0.00	0.00	0.00	0.00	900.00	900.00	1,500.00
Weeding Gardens	165.00	300.00	135.00	165.00	750.00	585.00	1,800.00
Total LANDSCAPE MAINTENANCE	6,746.00	6,150.00	-596.00	6,746.00	18,650.00	11,904.00	36,050.00
REPAIRS							
Irrigation Repair	0.00	0.00	0.00	0.00	250.00	250.00	500.00
Total REPAIRS	0.00	0.00	0.00	0.00	250.00	250.00	500.00
UTILITIES							
Electrical - Park 133-1	48.84	55.00	6.16	273.40	465.00	191.60	900.00
Electrical - Pavilion 600-1	11.97	27.00	15.03	152.41	162.50	10.09	325.00
Total UTILITIES	60.81	82.00	21.19	425.81	627.50	201.69	1,225.00
Water							
Water - City of Lafayette	13.52	0.00	-13.52	27.04	0.00	-27.04	0.00
Water - Other	0.00	0.00	0.00	76.32	0.00	-76.32	0.00
Water/Sewer	0.00	500.00	500.00	0.00	575.00	575.00	9,000.00
Total Water	13.52	500.00	486.48	103.36	575.00	471.64	9,000.00
Total Operating Expense	7,555.58	7,445.00	-110.58	13,555.46	26,704.50	13,149.04	57,690.00
Total Operating Income	0.00	0.00	0.00	53,188.91	53,000.00	188.91	58,000.00
Total Operating Expense	7,555.58	7,445.00	-110.58	13,555.46	26,704.50	13,149.04	57,690.00
NOI - Net Operating Income	-7,555.58	-7,445.00	-110.58	39,633.45	26,295.50	13,337.95	310.00
Other Income							
INTEREST INCOME							
Interest Income:CD XXX631 Interest	0.00	0.00	0.00	43.05	0.00	43.05	0.00
Interest Income:Interest from Money Market Acct	3.05	0.65	2.40	17.14	3.90	13.24	8.00
Total INTEREST INCOME	3.05	0.65	2.40	60.19	3.90	56.29	8.00
Total Other Income	3.05	0.65	2.40	60.19	3.90	56.29	8.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Other Income	3.05	0.65	2.40	60.19	3.90	56.29	8.00
Total Income	3.05	0.65	2.40	53,249.10	53,003.90	245.20	58,008.00
Total Expense	7,555.58	7,445.00	-110.58	13,555.46	26,704.50	13,149.04	57,690.00
Net Income	-7,552.53	-7,444.35	-108.18	39,693.64	26,299.40	13,394.24	318.00