

## Balance Sheet

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

As of: 07/31/2018

Accounting Basis: Cash

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>OPERATING CASH</b>	
Money Mkt Great Western Bank	37,127.40
Operating Fund	39,590.60
<b>Total OPERATING CASH</b>	<b>76,718.00</b>
<b>Total Cash</b>	<b>76,718.00</b>
<b>TOTAL ASSETS</b>	<b>76,718.00</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>ACCOUNTS PAYABLE</b>	
Prepaid Assessments	104.83
<b>Total ACCOUNTS PAYABLE</b>	<b>104.83</b>
<b>Total Liabilities</b>	<b>104.83</b>
<b>Capital</b>	
<b>Capital Stock</b>	
Reserve Equity	500.00
Retained Earnings	41,830.36
<b>Total Capital Stock</b>	<b>42,330.36</b>
Appfolio Opening Balance Equity	-104.83
Calculated Retained Earnings	34,387.64
<b>Total Capital</b>	<b>76,613.17</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>76,718.00</b>

# 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: Jul 2018

Accounting Basis: Cash

Account Name	Selected Month	Year to Month End
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
<b>ASSOCIATION INCOME</b>		
HOA Dues	0.00	42,305.61
LOA Dues:Annual Dues	4,816.16	14,878.28
Donations	0.00	200.00
Late Fees/Finance Charges	0.00	421.18
Transfer Fee Income	0.00	200.00
<b>Total ASSOCIATION INCOME</b>	<b>4,816.16</b>	<b>58,005.07</b>
<b>Total Operating Income</b>	<b>4,816.16</b>	<b>58,005.07</b>
<b>Expense</b>		
<b>ADMINISTRATIVE</b>		
Accounting Fees	0.00	350.00
Bank Charges and Fees	0.00	30.00
Business Filing Fees	10.00	10.00
Insurance	0.00	1,128.00
Meeting Expense	0.00	20.70
Office Supplies	0.00	35.00
Postage and Delivery	1.50	81.68
Printing and Reproduction	5.25	216.66
Property Management Fee	675.00	4,725.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	175.00
Web Site Hosting & Domain	0.00	25.00
<b>Total ADMINISTRATIVE</b>	<b>716.75</b>	<b>6,997.04</b>
<b>LANDSCAPE MAINTENANCE</b>		
Backflow Testing	0.00	70.00
Clean Up Spring/Fall	0.00	850.00
Common Area Maintenance	1,241.00	2,207.00
Irrigation Maintenance	0.00	1,826.00
Landscape Contract	1,720.00	3,440.00
Lawn Fertilizing/Weed Control	819.00	1,968.00
Tree Mtce (Bug Control & Fert)	240.00	240.00
Tree Trimming/Removal/Replace	1,555.00	1,555.00
Weeding Gardens	330.00	495.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>5,905.00</b>	<b>12,651.00</b>
<b>UTILITIES</b>		
Electrical - Park 133-1	51.21	324.61
Electrical - Pavilion 600-1	15.79	168.20
<b>Total UTILITIES</b>	<b>67.00</b>	<b>492.81</b>
<b>Water</b>		
Water - City of Lafayette	3,436.56	3,463.60

## Income Statement

Account Name	Selected Month	Year to Month End
Water - Other	0.00	76.32
<b>Total Water</b>	<b>3,436.56</b>	<b>3,539.92</b>
<b>Total Operating Expense</b>	<b>10,125.31</b>	<b>23,680.77</b>
<b>NOI - Net Operating Income</b>	<b>-5,309.15</b>	<b>34,324.30</b>
<b>Other Income &amp; Expense</b>		
<b>Other Income</b>		
<b>INTEREST INCOME</b>		
Interest Income - other	3.15	3.15
Interest Income:CD XXX631 Interest	0.00	43.05
Interest Income:Interest from Money Market Acct	0.00	17.14
<b>Total INTEREST INCOME</b>	<b>3.15</b>	<b>63.34</b>
<b>Total Other Income</b>	<b>3.15</b>	<b>63.34</b>
<b>Net Other Income</b>	<b>3.15</b>	<b>63.34</b>
Total Income	4,819.31	58,068.41
Total Expense	10,125.31	23,680.77
<b>Net Income</b>	<b>-5,306.00</b>	<b>34,387.64</b>

## 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: Jul 2018

Additional Account Types: None

Accounting Basis: Cash

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
<b>ASSOCIATION INCOME</b>							
HOA Annual Dues	0.00	5,000.00	-5,000.00	0.00	58,000.00	-58,000.00	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	4,816.16	0.00	4,816.16	14,878.28	0.00	14,878.28	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
<b>Total ASSOCIATION INCOME</b>	<b>4,816.16</b>	<b>5,000.00</b>	<b>-183.84</b>	<b>58,005.07</b>	<b>58,000.00</b>	<b>5.07</b>	<b>58,000.00</b>
<b>Total Operating Income</b>	<b>4,816.16</b>	<b>5,000.00</b>	<b>-183.84</b>	<b>58,005.07</b>	<b>58,000.00</b>	<b>5.07</b>	<b>58,000.00</b>
<b>Expense</b>							
<b>ADMINISTRATIVE</b>							
Accounting Fees	0.00	0.00	0.00	350.00	235.00	-115.00	235.00
Bank Charges and Fees	0.00	0.00	0.00	30.00	0.00	-30.00	0.00
Business Filing Fees	10.00	0.00	-10.00	10.00	0.00	-10.00	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	1.50	5.00	3.50	81.68	95.00	13.32	120.00
Printing and Reproduction	5.25	8.00	2.75	216.66	160.00	-56.66	200.00
Property Management Fee	675.00	675.00	0.00	4,725.00	4,725.00	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	175.00	175.00	0.00	300.00
Web Site Hosting & Domain	0.00	0.00	0.00	25.00	0.00	-25.00	35.00
<b>Total ADMINISTRATIVE</b>	<b>716.75</b>	<b>713.00</b>	<b>-3.75</b>	<b>6,997.04</b>	<b>7,315.00</b>	<b>317.96</b>	<b>10,915.00</b>
<b>LANDSCAPE MAINTENANCE</b>							
Aeration	0.00	500.00	500.00	0.00	500.00	500.00	500.00
Backflow Testing	0.00	0.00	0.00	70.00	0.00	-70.00	0.00
Clean Up Spring/Fall	0.00	0.00	0.00	850.00	1,050.00	200.00	2,100.00
Common Area Maintenance	1,241.00	0.00	-1,241.00	2,207.00	0.00	-2,207.00	0.00
General Clean UP - Raking/Weeds	0.00	0.00	0.00	0.00	2,400.00	2,400.00	3,600.00
Holiday Decorations	0.00	0.00	0.00	0.00	400.00	400.00	800.00
Irrigation Maintenance	0.00	125.00	125.00	1,826.00	1,125.00	-701.00	1,500.00
Landscape Contract	1,720.00	0.00	-1,720.00	3,440.00	0.00	-3,440.00	0.00
Lawn Fertilizing/Weed Control	819.00	0.00	-819.00	1,968.00	3,500.00	1,532.00	3,500.00
Mowing - Irrigated	0.00	1,700.00	1,700.00	0.00	6,800.00	6,800.00	12,500.00
Mowing - Native	0.00	600.00	600.00	0.00	1,800.00	1,800.00	3,500.00
Shrub Pruning	0.00	0.00	0.00	0.00	250.00	250.00	250.00
Snow Removal	0.00	0.00	0.00	0.00	2,100.00	2,100.00	3,500.00
Tree Mtce (Bug Control & Fert)	240.00	1,000.00	760.00	240.00	1,000.00	760.00	1,000.00

## Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Tree Trimming/Removal/Replace	1,555.00	0.00	-1,555.00	1,555.00	900.00	-655.00	1,500.00
Weeding Gardens	330.00	300.00	-30.00	495.00	1,050.00	555.00	1,800.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>5,905.00</b>	<b>4,225.00</b>	<b>-1,680.00</b>	<b>12,651.00</b>	<b>22,875.00</b>	<b>10,224.00</b>	<b>36,050.00</b>
<b>REPAIRS</b>							
Irrigation Repair	0.00	0.00	0.00	0.00	250.00	250.00	500.00
<b>Total REPAIRS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>500.00</b>
<b>UTILITIES</b>							
Electrical - Park 133-1	51.21	60.00	8.79	324.61	525.00	200.39	900.00
Electrical - Pavilion 600-1	15.79	27.00	11.21	168.20	189.50	21.30	325.00
<b>Total UTILITIES</b>	<b>67.00</b>	<b>87.00</b>	<b>20.00</b>	<b>492.81</b>	<b>714.50</b>	<b>221.69</b>	<b>1,225.00</b>
<b>Water</b>							
Water - City of Lafayette	3,436.56	0.00	-3,436.56	3,463.60	0.00	-3,463.60	0.00
Water - Other	0.00	0.00	0.00	76.32	0.00	-76.32	0.00
Water/Sewer	0.00	1,450.00	1,450.00	0.00	2,025.00	2,025.00	9,000.00
<b>Total Water</b>	<b>3,436.56</b>	<b>1,450.00</b>	<b>-1,986.56</b>	<b>3,539.92</b>	<b>2,025.00</b>	<b>-1,514.92</b>	<b>9,000.00</b>
<b>Total Operating Expense</b>	<b>10,125.31</b>	<b>6,475.00</b>	<b>-3,650.31</b>	<b>23,680.77</b>	<b>33,179.50</b>	<b>9,498.73</b>	<b>57,690.00</b>
Total Operating Income	4,816.16	5,000.00	-183.84	58,005.07	58,000.00	5.07	58,000.00
Total Operating Expense	10,125.31	6,475.00	-3,650.31	23,680.77	33,179.50	9,498.73	57,690.00
<b>NOI - Net Operating Income</b>	<b>-5,309.15</b>	<b>-1,475.00</b>	<b>-3,834.15</b>	<b>34,324.30</b>	<b>24,820.50</b>	<b>9,503.80</b>	<b>310.00</b>
<b>Other Income</b>							
<b>INTEREST INCOME</b>							
Interest Income - other	3.15	0.00	3.15	3.15	0.00	3.15	0.00
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	0.00	0.67	-0.67	17.14	4.57	12.57	8.00
<b>Total INTEREST INCOME</b>	<b>3.15</b>	<b>0.67</b>	<b>2.48</b>	<b>63.34</b>	<b>4.57</b>	<b>58.77</b>	<b>8.00</b>
<b>Total Other Income</b>	<b>3.15</b>	<b>0.67</b>	<b>2.48</b>	<b>63.34</b>	<b>4.57</b>	<b>58.77</b>	<b>8.00</b>
<b>Net Other Income</b>	<b>3.15</b>	<b>0.67</b>	<b>2.48</b>	<b>63.34</b>	<b>4.57</b>	<b>58.77</b>	<b>8.00</b>
Total Income	4,819.31	5,000.67	-181.36	58,068.41	58,004.57	63.84	58,008.00
Total Expense	10,125.31	6,475.00	-3,650.31	23,680.77	33,179.50	9,498.73	57,690.00
<b>Net Income</b>	<b>-5,306.00</b>	<b>-1,474.33</b>	<b>-3,831.67</b>	<b>34,387.64</b>	<b>24,825.07</b>	<b>9,562.57</b>	<b>318.00</b>