

Balance Sheet

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

As of: 08/31/2018

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
FP Money Mkt Great Western Bank	37,130.56
Operating Fund	30,277.11
Total OPERATING CASH	67,407.67
Total Cash	67,407.67
TOTAL ASSETS	67,407.67
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Capital Stock	
Reserve Equity	500.00
Retained Earnings	41,830.36
Total Capital Stock	42,330.36
Calculated Retained Earnings	25,077.31
Total Capital	67,407.67
TOTAL LIABILITIES & CAPITAL	67,407.67

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: Aug 2018

Accounting Basis: Cash

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	100.00	14,978.28
Donations	0.00	200.00
Late Fees/Finance Charges	0.00	421.18
Transfer Fee Income	0.00	200.00
Total ASSOCIATION INCOME	100.00	58,105.07
Total Operating Income	100.00	58,105.07
Expense		
ADMINISTRATIVE		
Accounting Fees	0.00	350.00
Bank Charges and Fees	0.00	30.00
Business Filing Fees	0.00	10.00
Insurance	0.00	1,128.00
Meeting Expense	0.00	20.70
Office Supplies	0.00	35.00
Postage and Delivery	3.00	84.68
Printing and Reproduction	9.25	225.91
Property Management Fee	675.00	5,400.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	200.00
Web Site Hosting & Domain	0.00	25.00
Total ADMINISTRATIVE	712.25	7,709.29
CAPITAL EXPENSES		
Irrigation	245.98	245.98
Total CAPITAL EXPENSES	245.98	245.98
LANDSCAPE MAINTENANCE		
Backflow Testing	0.00	70.00
Clean Up Spring/Fall	0.00	850.00
Common Area Maintenance	1,241.00	3,448.00
Irrigation Maintenance	0.00	1,826.00
Landscape Contract	2,150.00	5,590.00
Lawn Fertilizing/Weed Control	819.00	1,968.00
Pest Control - Grounds	330.00	330.00
Tree Mtce (Bug Control & Fert)	1,059.00	1,059.00
Tree Trimming/Removal/Replace	1,555.00	1,555.00
Weeding Gardens	0.00	495.00
Total LANDSCAPE MAINTENANCE	7,154.00	17,191.00
REPAIRS		
Irrigation Repair	390.00	390.00

Income Statement

Account Name	Selected Month	Year to Month End
Total REPAIRS	390.00	390.00
UTILITIES		
Electric	63.05	63.05
Electrical - Park 133-1	51.21	324.61
Electrical - Pavilion 600-1	15.79	168.20
Total UTILITIES	130.05	555.86
Water		
Water - City of Lafayette	6,898.77	6,925.81
Water - Other	0.00	76.32
Total Water	6,898.77	7,002.13
Total Operating Expense	15,531.05	33,094.26
NOI - Net Operating Income	-15,431.05	25,010.81
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	3.16	6.31
Interest Income:CD XXX631 Interest	0.00	43.05
Interest Income:Interest from Money Market Acct	0.00	17.14
Total INTEREST INCOME	3.16	66.50
Total Other Income	3.16	66.50
Net Other Income	3.16	66.50
Total Income	103.16	58,171.57
Total Expense	15,531.05	33,094.26
Net Income	-15,427.89	25,077.31

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: Aug 2018

Additional Account Types: None

Accounting Basis: Cash

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	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	100.00	0.00	100.00	14,978.28	0.00	14,978.28	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
Total ASSOCIATION INCOME	100.00	0.00	100.00	58,105.07	58,000.00	105.07	58,000.00
Total Operating Income	100.00	0.00	100.00	58,105.07	58,000.00	105.07	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	0.00	0.00	0.00	30.00	0.00	-30.00	0.00
Business Filing Fees	0.00	0.00	0.00	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	3.00	5.00	2.00	84.68	100.00	15.32	120.00
Printing and Reproduction	9.25	8.00	-1.25	225.91	168.00	-57.91	200.00
Property Management Fee	675.00	675.00	0.00	5,400.00	5,400.00	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	200.00	200.00	0.00	300.00
Web Site Hosting & Domain	0.00	35.00	35.00	25.00	35.00	10.00	35.00
Total ADMINISTRATIVE	712.25	748.00	35.75	7,709.29	8,063.00	353.71	10,915.00
CAPITAL EXPENSES							
Irrigation	245.98	0.00	-245.98	245.98	0.00	-245.98	0.00
Total CAPITAL EXPENSES	245.98	0.00	-245.98	245.98	0.00	-245.98	0.00
LANDSCAPE MAINTENANCE							
Aeration	0.00	0.00	0.00	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	3,448.00	0.00	-3,448.00	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	250.00	250.00	1,826.00	1,375.00	-451.00	1,500.00
Landscape Contract	2,150.00	0.00	-2,150.00	5,590.00	0.00	-5,590.00	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	8,500.00	8,500.00	12,500.00
Mowing - Native	0.00	600.00	600.00	0.00	2,400.00	2,400.00	3,500.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Pest Control - Grounds	330.00	0.00	-330.00	330.00	0.00	-330.00	0.00
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)	1,059.00	0.00	-1,059.00	1,059.00	1,000.00	-59.00	1,000.00
Tree Trimming/Removal/Replace	1,555.00	0.00	-1,555.00	1,555.00	900.00	-655.00	1,500.00
Weeding Gardens	0.00	300.00	300.00	495.00	1,350.00	855.00	1,800.00
Total LANDSCAPE MAINTENANCE	7,154.00	2,850.00	-4,304.00	17,191.00	25,725.00	8,534.00	36,050.00
REPAIRS							
Irrigation Repair	390.00	0.00	-390.00	390.00	250.00	-140.00	500.00
Total REPAIRS	390.00	0.00	-390.00	390.00	250.00	-140.00	500.00
UTILITIES							
Electric	63.05	0.00	-63.05	63.05	0.00	-63.05	0.00
Electrical - Park 133-1	51.21	75.00	23.79	324.61	600.00	275.39	900.00
Electrical - Pavilion 600-1	15.79	27.00	11.21	168.20	216.50	48.30	325.00
Total UTILITIES	130.05	102.00	-28.05	555.86	816.50	260.64	1,225.00
Water							
Water - City of Lafayette	6,898.77	0.00	-6,898.77	6,925.81	0.00	-6,925.81	0.00
Water - Other	0.00	0.00	0.00	76.32	0.00	-76.32	0.00
Water/Sewer	0.00	2,350.00	2,350.00	0.00	4,375.00	4,375.00	9,000.00
Total Water	6,898.77	2,350.00	-4,548.77	7,002.13	4,375.00	-2,627.13	9,000.00
Total Operating Expense	15,531.05	6,050.00	-9,481.05	33,094.26	39,229.50	6,135.24	57,690.00
Total Operating Income	100.00	0.00	100.00	58,105.07	58,000.00	105.07	58,000.00
Total Operating Expense	15,531.05	6,050.00	-9,481.05	33,094.26	39,229.50	6,135.24	57,690.00
NOI - Net Operating Income	-15,431.05	-6,050.00	-9,381.05	25,010.81	18,770.50	6,240.31	310.00
Other Income							
INTEREST INCOME							
Interest Income - other	3.16	0.00	3.16	6.31	0.00	6.31	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	5.24	11.90	8.00
Total INTEREST INCOME	3.16	0.67	2.49	66.50	5.24	61.26	8.00
Total Other Income	3.16	0.67	2.49	66.50	5.24	61.26	8.00
Net Other Income	3.16	0.67	2.49	66.50	5.24	61.26	8.00
Total Income	103.16	0.67	102.49	58,171.57	58,005.24	166.33	58,008.00
Total Expense	15,531.05	6,050.00	-9,481.05	33,094.26	39,229.50	6,135.24	57,690.00
Net Income	-15,427.89	-6,049.33	-9,378.56	25,077.31	18,775.74	6,301.57	318.00