

Balance Sheet

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

As of: 09/30/2018

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
FP Money Mkt Great Western Bank	37,133.61
Operating Fund	19,440.73
Total OPERATING CASH	56,574.34
Total Cash	56,574.34
TOTAL ASSETS	56,574.34
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	14,243.98
Total Capital	56,574.34
TOTAL LIABILITIES & CAPITAL	56,574.34

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: Sep 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	0.00	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	0.00	58,105.07
Total Operating Income	0.00	58,105.07
Expense		
ADMINISTRATIVE		
Accounting Fees	0.00	350.00
Bank Charges and Fees	30.00	60.00
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	3.50	88.18
Printing and Reproduction	13.25	239.16
Property Management Fee	675.00	6,075.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	225.00
Web Site Hosting & Domain	0.00	25.00
Total ADMINISTRATIVE	746.75	8,456.04
CAPITAL EXPENSES		
Irrigation	0.00	245.98
Total CAPITAL EXPENSES	0.00	245.98
LANDSCAPE MAINTENANCE		
Backflow Testing	0.00	70.00
Clean Up Spring/Fall	0.00	850.00
Common Area Maintenance	758.00	4,206.00
Irrigation Maintenance	1,075.79	2,901.79
Landscape Contract	3,440.00	9,030.00
Lawn Fertilizing/Weed Control	0.00	1,968.00
Misc. Landscape Mtce	1,516.00	1,516.00
Pest Control - Grounds	0.00	330.00
Tree Mtce (Bug Control & Fert)	819.00	1,878.00
Tree Trimming/Removal/Replace	0.00	1,555.00
Weeding Gardens	330.00	825.00
Total LANDSCAPE MAINTENANCE	7,938.79	25,129.79
REPAIRS		
Irrigation Repair	0.00	390.00

Income Statement

Account Name	Selected Month	Year to Month End
Total REPAIRS	0.00	390.00
UTILITIES		
Electric	65.40	128.45
Electrical - Park 133-1	0.00	324.61
Electrical - Pavilion 600-1	0.00	168.20
Total UTILITIES	65.40	621.26
Water		
Water - City of Lafayette	2,085.44	9,011.25
Water - Other	0.00	76.32
Total Water	2,085.44	9,087.57
Total Operating Expense	10,836.38	43,930.64
NOI - Net Operating Income	-10,836.38	14,174.43
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	3.05	9.36
Interest Income:CD XXX631 Interest	0.00	43.05
Interest Income:Interest from Money Market Acct	0.00	17.14
Total INTEREST INCOME	3.05	69.55
Total Other Income	3.05	69.55
Net Other Income	3.05	69.55
Total Income	3.05	58,174.62
Total Expense	10,836.38	43,930.64
Net Income	-10,833.33	14,243.98

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: Sep 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	0.00	0.00	0.00	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	0.00	0.00	0.00	58,105.07	58,000.00	105.07	58,000.00
Total Operating Income	0.00	0.00	0.00	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	30.00	0.00	-30.00	60.00	0.00	-60.00	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	3.50	5.00	1.50	88.18	105.00	16.82	120.00
Printing and Reproduction	13.25	8.00	-5.25	239.16	176.00	-63.16	200.00
Property Management Fee	675.00	675.00	0.00	6,075.00	6,075.00	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	225.00	225.00	0.00	300.00
Web Site Hosting & Domain	0.00	0.00	0.00	25.00	35.00	10.00	35.00
Total ADMINISTRATIVE	746.75	713.00	-33.75	8,456.04	8,776.00	319.96	10,915.00
CAPITAL EXPENSES							
Irrigation	0.00	0.00	0.00	245.98	0.00	-245.98	0.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	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	758.00	0.00	-758.00	4,206.00	0.00	-4,206.00	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	1,075.79	125.00	-950.79	2,901.79	1,500.00	-1,401.79	1,500.00
Landscape Contract	3,440.00	0.00	-3,440.00	9,030.00	0.00	-9,030.00	0.00
Lawn Fertilizing/Weed Control	0.00	0.00	0.00	1,968.00	3,500.00	1,532.00	3,500.00
Misc. Landscape Mtce	1,516.00	0.00	-1,516.00	1,516.00	0.00	-1,516.00	0.00
Mowing - Irrigated	0.00	1,700.00	1,700.00	0.00	10,200.00	10,200.00	12,500.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Mowing - Native	0.00	600.00	600.00	0.00	3,000.00	3,000.00	3,500.00
Pest Control - Grounds	0.00	0.00	0.00	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)	819.00	0.00	-819.00	1,878.00	1,000.00	-878.00	1,000.00
Tree Trimming/Removal/Replace	0.00	0.00	0.00	1,555.00	900.00	-655.00	1,500.00
Weeding Gardens	330.00	300.00	-30.00	825.00	1,650.00	825.00	1,800.00
Total LANDSCAPE MAINTENANCE	7,938.79	2,725.00	-5,213.79	25,129.79	28,450.00	3,320.21	36,050.00
REPAIRS							
Irrigation Repair	0.00	0.00	0.00	390.00	250.00	-140.00	500.00
Total REPAIRS	0.00	0.00	0.00	390.00	250.00	-140.00	500.00
UTILITIES							
Electric	65.40	0.00	-65.40	128.45	0.00	-128.45	0.00
Electrical - Park 133-1	0.00	75.00	75.00	324.61	675.00	350.39	900.00
Electrical - Pavilion 600-1	0.00	27.00	27.00	168.20	243.50	75.30	325.00
Total UTILITIES	65.40	102.00	36.60	621.26	918.50	297.24	1,225.00
Water							
Water - City of Lafayette	2,085.44	0.00	-2,085.44	9,011.25	0.00	-9,011.25	0.00
Water - Other	0.00	0.00	0.00	76.32	0.00	-76.32	0.00
Water/Sewer	0.00	2,100.00	2,100.00	0.00	6,475.00	6,475.00	9,000.00
Total Water	2,085.44	2,100.00	14.56	9,087.57	6,475.00	-2,612.57	9,000.00
Total Operating Expense	10,836.38	5,640.00	-5,196.38	43,930.64	44,869.50	938.86	57,690.00
Total Operating Income	0.00	0.00	0.00	58,105.07	58,000.00	105.07	58,000.00
Total Operating Expense	10,836.38	5,640.00	-5,196.38	43,930.64	44,869.50	938.86	57,690.00
NOI - Net Operating Income	-10,836.38	-5,640.00	-5,196.38	14,174.43	13,130.50	1,043.93	310.00
Other Income							
INTEREST INCOME							
Interest Income - other	3.05	0.00	3.05	9.36	0.00	9.36	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	0.69	-0.69	17.14	5.93	11.21	8.00
Total INTEREST INCOME	3.05	0.69	2.36	69.55	5.93	63.62	8.00
Total Other Income	3.05	0.69	2.36	69.55	5.93	63.62	8.00
Net Other Income	3.05	0.69	2.36	69.55	5.93	63.62	8.00
Total Income	3.05	0.69	2.36	58,174.62	58,005.93	168.69	58,008.00
Total Expense	10,836.38	5,640.00	-5,196.38	43,930.64	44,869.50	938.86	57,690.00
Net Income	-10,833.33	-5,639.31	-5,194.02	14,243.98	13,136.43	1,107.55	318.00