

Balance Sheet

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

As of: 10/31/2018

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
FP Money Mkt Great Western Bank	37,136.76
Operating Fund	15,709.19
Total OPERATING CASH	52,845.95
Total Cash	52,845.95
TOTAL ASSETS	52,845.95
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	10,515.59
Total Capital	52,845.95
TOTAL LIABILITIES & CAPITAL	52,845.95

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: Oct 2018

Accounting Basis: Cash

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
ASSOCIATION INCOME		
HOA Dues	0.00	46,921.77
LOA Dues:Annual Dues	294.92	10,657.04
Donations	0.00	200.00
Late Fees/Finance Charges	29.50	450.68
Transfer Fee Income	0.00	200.00
Total ASSOCIATION INCOME	324.42	58,429.49
Total Operating Income	324.42	58,429.49
Expense		
ADMINISTRATIVE		
Accounting Fees	0.00	350.00
Bank Charges and Fees	0.00	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	3.00	91.18
Printing and Reproduction	9.75	248.91
Property Management Fee	675.00	6,750.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	275.00
Total ADMINISTRATIVE	712.75	9,168.79
LANDSCAPE MAINTENANCE		
Backflow Testing	0.00	70.00
Clean Up Spring/Fall	0.00	850.00
Irrigation Maintenance	0.00	1,711.77
Lawn Fertilizing/Weed Control	0.00	1,638.00
Mowing - Irrigated	0.00	9,030.00
Mowing - Native	0.00	7,548.00
Tree Mtce (Bug Control & Fert)	360.00	2,238.00
Tree Trimming/Removal/Replace	0.00	1,555.00
Weeding Gardens	0.00	1,485.00
Total LANDSCAPE MAINTENANCE	360.00	26,125.77
UTILITIES		
Electrical - Park 133-1	56.83	471.33
Electrical - Pavilion 600-1	11.37	218.13
Total UTILITIES	68.20	689.46
Water		
Water - City of Lafayette	2,915.01	12,002.58
Total Water	2,915.01	12,002.58
Total Operating Expense	4,055.96	47,986.60

Income Statement

Account Name	Selected Month	Year to Month End
NOI - Net Operating Income	-3,731.54	10,442.89
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	3.15	12.51
Interest Income:CD XXX631 Interest	0.00	43.05
Interest Income:Interest from Money Market Acct	0.00	17.14
Total INTEREST INCOME	3.15	72.70
Total Other Income	3.15	72.70
Net Other Income	3.15	72.70
Total Income	327.57	58,502.19
Total Expense	4,055.96	47,986.60
Net Income	-3,728.39	10,515.59

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: Oct 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	46,921.77	0.00	46,921.77	0.00
LOA Dues:Annual Dues	294.92	0.00	294.92	10,657.04	0.00	10,657.04	0.00
Donations	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Late Fees/Finance Charges	29.50	0.00	29.50	450.68	0.00	450.68	0.00
Transfer Fee Income	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Total ASSOCIATION INCOME	324.42	0.00	324.42	58,429.49	58,000.00	429.49	58,000.00
Total Operating Income	324.42	0.00	324.42	58,429.49	58,000.00	429.49	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	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	3.00	5.00	2.00	91.18	110.00	18.82	120.00
Printing and Reproduction	9.75	8.00	-1.75	248.91	184.00	-64.91	200.00
Property Management Fee	675.00	675.00	0.00	6,750.00	6,750.00	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	275.00	250.00	-25.00	300.00
Web Site Hosting & Domain	0.00	0.00	0.00	0.00	35.00	35.00	35.00
Total ADMINISTRATIVE	712.75	713.00	0.25	9,168.79	9,489.00	320.21	10,915.00
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
General Clean UP - Raking/Weeds	0.00	1,200.00	1,200.00	0.00	3,600.00	3,600.00	3,600.00
Holiday Decorations	0.00	400.00	400.00	0.00	800.00	800.00	800.00
Irrigation Maintenance	0.00	0.00	0.00	1,711.77	1,500.00	-211.77	1,500.00
Lawn Fertilizing/Weed Control	0.00	0.00	0.00	1,638.00	3,500.00	1,862.00	3,500.00
Mowing - Irrigated	0.00	1,700.00	1,700.00	9,030.00	11,900.00	2,870.00	12,500.00
Mowing - Native	0.00	500.00	500.00	7,548.00	3,500.00	-4,048.00	3,500.00
Shrub Pruning	0.00	0.00	0.00	0.00	250.00	250.00	250.00
Snow Removal	0.00	1,400.00	1,400.00	0.00	3,500.00	3,500.00	3,500.00
Tree Mtce (Bug Control & Fert)	360.00	0.00	-360.00	2,238.00	1,000.00	-1,238.00	1,000.00
Tree Trimming/Removal/Replace	0.00	600.00	600.00	1,555.00	1,500.00	-55.00	1,500.00
Weeding Gardens	0.00	150.00	150.00	1,485.00	1,800.00	315.00	1,800.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total LANDSCAPE MAINTENANCE	360.00	5,950.00	5,590.00	26,125.77	34,400.00	8,274.23	36,050.00
REPAIRS							
Irrigation Repair	0.00	250.00	250.00	0.00	500.00	500.00	500.00
Total REPAIRS	0.00	250.00	250.00	0.00	500.00	500.00	500.00
UTILITIES							
Electrical - Park 133-1	56.83	75.00	18.17	471.33	750.00	278.67	900.00
Electrical - Pavilion 600-1	11.37	27.00	15.63	218.13	270.50	52.37	325.00
Total UTILITIES	68.20	102.00	33.80	689.46	1,020.50	331.04	1,225.00
Water							
Water - City of Lafayette	2,915.01	0.00	-2,915.01	12,002.58	0.00	-12,002.58	0.00
Water/Sewer	0.00	2,400.00	2,400.00	0.00	8,875.00	8,875.00	9,000.00
Total Water	2,915.01	2,400.00	-515.01	12,002.58	8,875.00	-3,127.58	9,000.00
Total Operating Expense	4,055.96	9,415.00	5,359.04	47,986.60	54,284.50	6,297.90	57,690.00
Total Operating Income	324.42	0.00	324.42	58,429.49	58,000.00	429.49	58,000.00
Total Operating Expense	4,055.96	9,415.00	5,359.04	47,986.60	54,284.50	6,297.90	57,690.00
NOI - Net Operating Income	-3,731.54	-9,415.00	5,683.46	10,442.89	3,715.50	6,727.39	310.00
Other Income							
INTEREST INCOME							
Interest Income - other	3.15	0.00	3.15	12.51	0.00	12.51	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	6.62	10.52	8.00
Total INTEREST INCOME	3.15	0.69	2.46	72.70	6.62	66.08	8.00
Total Other Income	3.15	0.69	2.46	72.70	6.62	66.08	8.00
Net Other Income	3.15	0.69	2.46	72.70	6.62	66.08	8.00
Total Income	327.57	0.69	326.88	58,502.19	58,006.62	495.57	58,008.00
Total Expense	4,055.96	9,415.00	5,359.04	47,986.60	54,284.50	6,297.90	57,690.00
Net Income	-3,728.39	-9,414.31	5,685.92	10,515.59	3,722.12	6,793.47	318.00