

Balance Sheet

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

As of: 11/30/2018

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
FP Money Mkt Great Western Bank	37,139.81
Operating Fund	4,690.58
Total OPERATING CASH	41,830.39
Total Cash	41,830.39
TOTAL ASSETS	41,830.39
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	-499.97
Total Capital	41,830.39
TOTAL LIABILITIES & CAPITAL	41,830.39

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: Nov 2018

Accounting Basis: Cash

Level of Detail: Detail View

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	0.00	10,657.04
Donations	0.00	200.00
Late Fees/Finance Charges	0.00	450.68
Transfer Fee Income	0.00	200.00
Total ASSOCIATION INCOME	0.00	58,429.49
Total Operating Income	0.00	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	1.50	92.68
Printing and Reproduction	5.00	253.91
Property Management Fee	675.00	7,425.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	300.00
Web Site Hosting & Domain	75.00	75.00
Total ADMINISTRATIVE	781.50	9,950.29
LANDSCAPE MAINTENANCE		
Backflow Testing	0.00	70.00
Clean Up Spring/Fall	1,500.00	2,350.00
General Clean UP - Raking/Weeds	3,200.00	3,200.00
Irrigation Maintenance	90.00	1,801.77
Lawn Fertilizing/Weed Control	0.00	1,638.00
Mowing - Irrigated	860.00	9,890.00
Mowing - Native	758.00	8,306.00
Tree Mtce (Bug Control & Fert)	819.00	3,057.00
Tree Trimming/Removal/Replace	2,250.00	3,805.00
Weeding Gardens	165.00	1,650.00
Total LANDSCAPE MAINTENANCE	9,642.00	35,767.77
UTILITIES		
Electric	67.47	67.47
Electrical - Park 133-1	0.00	471.33
Electrical - Pavilion 600-1	0.00	218.13
Total UTILITIES	67.47	756.93

Income Statement

Account Name	Selected Month	Year to Month End
Water		
Water - City of Lafayette	527.64	12,530.22
Total Water	<u>527.64</u>	<u>12,530.22</u>
Total Operating Expense	11,018.61	59,005.21
NOI - Net Operating Income	-11,018.61	-575.72
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	3.05	15.56
Interest Income:CD XXX631 Interest	0.00	43.05
Interest Income:Interest from Money Market Acct	0.00	17.14
Total INTEREST INCOME	<u>3.05</u>	<u>75.75</u>
Total Other Income	3.05	75.75
Net Other Income	3.05	75.75
Total Income	3.05	58,505.24
Total Expense	11,018.61	59,005.21
Net Income	<u>-11,015.56</u>	<u>-499.97</u>

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: Nov 2018

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

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	0.00	0.00	0.00	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	0.00	0.00	0.00	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	0.00	0.00	0.00	58,429.49	58,000.00	429.49	58,000.00
Total Operating Income	0.00	0.00	0.00	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	1.50	5.00	3.50	92.68	115.00	22.32	120.00
Printing and Reproduction	5.00	8.00	3.00	253.91	192.00	-61.91	200.00
Property Management Fee	675.00	675.00	0.00	7,425.00	7,425.00	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	300.00	275.00	-25.00	300.00
Web Site Hosting & Domain	75.00	0.00	-75.00	75.00	35.00	-40.00	35.00
Total ADMINISTRATIVE	781.50	713.00	-68.50	9,950.29	10,202.00	251.71	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	1,500.00	1,050.00	-450.00	2,350.00	2,100.00	-250.00	2,100.00
General Clean UP - Raking/Weeds	3,200.00	0.00	-3,200.00	3,200.00	3,600.00	400.00	3,600.00
Holiday Decorations	0.00	0.00	0.00	0.00	800.00	800.00	800.00
Irrigation Maintenance	90.00	0.00	-90.00	1,801.77	1,500.00	-301.77	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	860.00	600.00	-260.00	9,890.00	12,500.00	2,610.00	12,500.00
Mowing - Native	758.00	0.00	-758.00	8,306.00	3,500.00	-4,806.00	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	3,500.00	3,500.00	3,500.00
Tree Mtce (Bug Control & Fert)	819.00	0.00	-819.00	3,057.00	1,000.00	-2,057.00	1,000.00
Tree Trimming/Removal/Replace	2,250.00	0.00	-2,250.00	3,805.00	1,500.00	-2,305.00	1,500.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Weeding Gardens	165.00	0.00	-165.00	1,650.00	1,800.00	150.00	1,800.00
Total LANDSCAPE MAINTENANCE	9,642.00	1,650.00	-7,992.00	35,767.77	36,050.00	282.23	36,050.00
REPAIRS							
Irrigation Repair	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Total REPAIRS	0.00	0.00	0.00	0.00	500.00	500.00	500.00
UTILITIES							
Electric	67.47	0.00	-67.47	67.47	0.00	-67.47	0.00
Electrical - Park 133-1	0.00	75.00	75.00	471.33	825.00	353.67	900.00
Electrical - Pavilion 600-1	0.00	27.25	27.25	218.13	297.75	79.62	325.00
Total UTILITIES	67.47	102.25	34.78	756.93	1,122.75	365.82	1,225.00
Water							
Water - City of Lafayette	527.64	0.00	-527.64	12,530.22	0.00	-12,530.22	0.00
Water/Sewer	0.00	110.00	110.00	0.00	8,985.00	8,985.00	9,000.00
Total Water	527.64	110.00	-417.64	12,530.22	8,985.00	-3,545.22	9,000.00
Total Operating Expense	11,018.61	2,575.25	-8,443.36	59,005.21	56,859.75	-2,145.46	57,690.00
Total Operating Income	0.00	0.00	0.00	58,429.49	58,000.00	429.49	58,000.00
Total Operating Expense	11,018.61	2,575.25	-8,443.36	59,005.21	56,859.75	-2,145.46	57,690.00
NOI - Net Operating Income	-11,018.61	-2,575.25	-8,443.36	-575.72	1,140.25	-1,715.97	310.00
Other Income							
INTEREST INCOME							
Interest Income - other	3.05	0.00	3.05	15.56	0.00	15.56	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	7.31	9.83	8.00
Total INTEREST INCOME	3.05	0.69	2.36	75.75	7.31	68.44	8.00
Total Other Income	3.05	0.69	2.36	75.75	7.31	68.44	8.00
Net Other Income	3.05	0.69	2.36	75.75	7.31	68.44	8.00
Total Income	3.05	0.69	2.36	58,505.24	58,007.31	497.93	58,008.00
Total Expense	11,018.61	2,575.25	-8,443.36	59,005.21	56,859.75	-2,145.46	57,690.00
Net Income	-11,015.56	-2,574.56	-8,441.00	-499.97	1,147.56	-1,647.53	318.00