

Balance Sheet

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

As of: 01/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
FP Money Mkt Great Western Bank	1160	32,540.56
Operating Fund	1165	2,713.15
Total OPERATING CASH		35,253.71
Total Cash		35,253.71
TOTAL ASSETS		35,253.71
LIABILITIES & CAPITAL		
Liabilities		
Total Liabilities		0.00
Capital		
Capital Stock		
Reserve Equity	3030	500.00
Retained Earnings	3045	41,830.36
Total Capital Stock		42,330.36
Calculated Retained Earnings		51.70
Calculated Prior Years Retained Earnings		-7,128.35
Total Capital		35,253.71
TOTAL LIABILITIES & CAPITAL		35,253.71

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: Jan 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
LOA Dues:Annual Dues	4030	657.14	657.14
Total ASSOCIATION INCOME		657.14	657.14
Total Operating Income		657.14	657.14
Expense			
ADMINISTRATIVE			
Service Charge (Bank)	6155	4.95	4.95
Total ADMINISTRATIVE		4.95	4.95
LANDSCAPE MAINTENANCE			
Irrigation Maintenance	6880	498.10	498.10
Total LANDSCAPE MAINTENANCE		498.10	498.10
UTILITIES			
Electrical - Park 133-1	7820	61.28	61.28
Electrical - Pavilion 600-1	7825	30.36	30.36
Total UTILITIES		91.64	91.64
Water			
Water - City of Lafayette	7860	13.52	13.52
Total Water		13.52	13.52
Total Operating Expense		608.21	608.21
NOI - Net Operating Income		48.93	48.93
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	2.77	2.77
Total INTEREST INCOME		2.77	2.77
Total Other Income		2.77	2.77
Net Other Income		2.77	2.77
Total Income		659.91	659.91
Total Expense		608.21	608.21
Net Income		51.70	51.70

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: Jan 2019

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
ASSOCIATION INCOME	4000							
LOA Dues:Annual Dues	4030	657.14	0.00	657.14	657.14	0.00	657.14	62,000.00
Total ASSOCIATION INCOME		657.14	0.00	657.14	657.14	0.00	657.14	62,000.00
Total Operating Income		657.14	0.00	657.14	657.14	0.00	657.14	62,000.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Business Filing Fees	6025	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Insurance	6070	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Postage and Delivery	6125	0.00	35.00	35.00	0.00	35.00	35.00	110.00
Printing and Reproduction	6130	0.00	30.00	30.00	0.00	30.00	30.00	250.00
Property Management Fee	6140	0.00	675.00	675.00	0.00	675.00	675.00	8,100.00
Service Charge (Bank)	6155	4.95	0.00	-4.95	4.95	0.00	-4.95	0.00
Web Site Design & Management	6180	0.00	25.00	25.00	0.00	25.00	25.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Total ADMINISTRATIVE		4.95	765.00	760.05	4.95	765.00	760.05	10,445.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Backflow Testing	6840	0.00	0.00	0.00	0.00	0.00	0.00	70.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	0.00	0.00	0.00	3,850.00
General Clean UP - Raking/Weeds	6865	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
Holiday Decorations	6870	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Irrigation Maintenance	6880	498.10	0.00	-498.10	498.10	0.00	-498.10	2,000.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	0.00	0.00	0.00	4,100.00
Mowing - Irrigated	6900	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
Mowing - Native	6910	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
Shrub Pruning	6930	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Snow Removal	6935	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Weeding Gardens	6980	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00
Total LANDSCAPE MAINTENANCE		498.10	0.00	-498.10	498.10	0.00	-498.10	39,220.00
REPAIRS	7500							
Irrigation Repair	7530	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total REPAIRS		0.00	0.00	0.00	0.00	0.00	0.00	500.00

Annual Budget Comparison

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
UTILITIES	7800							
Electrical - Park 133-1	7820	61.28	95.00	33.72	61.28	95.00	33.72	900.00
Electrical - Pavilion 600-1	7825	30.36	30.00	-0.36	30.36	30.00	-0.36	325.00
Total UTILITIES		<u>91.64</u>	<u>125.00</u>	<u>33.36</u>	<u>91.64</u>	<u>125.00</u>	<u>33.36</u>	<u>1,225.00</u>
Water	7850							
Water - City of Lafayette	7860	13.52	14.00	0.48	13.52	14.00	0.48	10,000.00
Total Water		<u>13.52</u>	<u>14.00</u>	<u>0.48</u>	<u>13.52</u>	<u>14.00</u>	<u>0.48</u>	<u>10,000.00</u>
Total Operating Expense		<u>608.21</u>	<u>904.00</u>	<u>295.79</u>	<u>608.21</u>	<u>904.00</u>	<u>295.79</u>	<u>61,390.00</u>
Total Operating Income		657.14	0.00	657.14	657.14	0.00	657.14	62,000.00
Total Operating Expense		<u>608.21</u>	<u>904.00</u>	<u>295.79</u>	<u>608.21</u>	<u>904.00</u>	<u>295.79</u>	<u>61,390.00</u>
NOI - Net Operating Income		<u>48.93</u>	<u>-904.00</u>	<u>952.93</u>	<u>48.93</u>	<u>-904.00</u>	<u>952.93</u>	<u>610.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	2.77	0.00	2.77	2.77	0.00	2.77	0.00
Interest Income:Interest from Money Market Acct	8060	0.00	2.00	-2.00	0.00	2.00	-2.00	25.00
Total INTEREST INCOME		<u>2.77</u>	<u>2.00</u>	<u>0.77</u>	<u>2.77</u>	<u>2.00</u>	<u>0.77</u>	<u>25.00</u>
Total Other Income		<u>2.77</u>	<u>2.00</u>	<u>0.77</u>	<u>2.77</u>	<u>2.00</u>	<u>0.77</u>	<u>25.00</u>
Net Other Income		<u>2.77</u>	<u>2.00</u>	<u>0.77</u>	<u>2.77</u>	<u>2.00</u>	<u>0.77</u>	<u>25.00</u>
Total Income		659.91	2.00	657.91	659.91	2.00	657.91	62,025.00
Total Expense		608.21	904.00	295.79	608.21	904.00	295.79	61,390.00
Net Income		<u>51.70</u>	<u>-902.00</u>	<u>953.70</u>	<u>51.70</u>	<u>-902.00</u>	<u>953.70</u>	<u>635.00</u>