

## Balance Sheet

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

As of: 02/28/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
FP Money Mkt Great Western Bank	1160	32,543.05
Operating Fund	1165	44,776.04
<b>Total OPERATING CASH</b>		<b>77,319.09</b>
<b>Total Cash</b>		<b>77,319.09</b>
<b>TOTAL ASSETS</b>		<b>77,319.09</b>
 <b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>Total Liabilities</b>		<b>0.00</b>
<b>Capital</b>		
<b>Capital Stock</b>		
Reserve Equity	3030	500.00
Retained Earnings	3045	41,830.36
<b>Total Capital Stock</b>		<b>42,330.36</b>
Calculated Retained Earnings		42,117.08
Calculated Prior Years Retained Earnings		-7,128.35
<b>Total Capital</b>		<b>77,319.09</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>77,319.09</b>

# 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: Feb 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
HOA Dues	4010	0.00	0.00
LOA Dues:Annual Dues	4030	45,023.93	45,681.07
Donations	4125	0.00	0.00
Late Fees/Finance Charges	4145	0.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>45,023.93</b>	<b>45,681.07</b>
<b>Total Operating Income</b>		<b>45,023.93</b>	<b>45,681.07</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	0.00	0.00
Business Filing Fees	6025	25.00	25.00
Insurance	6070	1,174.00	1,174.00
Meeting Expense	6100	0.00	0.00
Office Supplies	6120	0.00	0.00
Postage and Delivery	6125	48.54	48.54
Printing and Reproduction	6130	220.55	220.55
Property Management Fee	6140	1,350.00	1,350.00
Service Charge (Bank)	6155	4.95	9.90
Web Site Design & Management	6180	50.00	50.00
<b>Total ADMINISTRATIVE</b>		<b>2,873.04</b>	<b>2,877.99</b>
<b>LANDSCAPE MAINTENANCE</b>			
Irrigation Maintenance	6880	0.00	498.10
<b>Total LANDSCAPE MAINTENANCE</b>		<b>0.00</b>	<b>498.10</b>
<b>UTILITIES</b>			
Electric	7810	73.80	73.80
Electrical - Park 133-1	7820	0.00	61.28
Electrical - Pavilion 600-1	7825	0.00	30.36
<b>Total UTILITIES</b>		<b>73.80</b>	<b>165.44</b>
<b>Water</b>			
Water - City of Lafayette	7860	14.20	27.72
<b>Total Water</b>		<b>14.20</b>	<b>27.72</b>
<b>Total Operating Expense</b>		<b>2,961.04</b>	<b>3,569.25</b>
<b>NOI - Net Operating Income</b>		<b>42,062.89</b>	<b>42,111.82</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	2.49	5.26

## Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Interest Income:CD XXX631 Interest	8015	0.00	0.00
Interest Income:Interest from Money Market Acct	8060	0.00	0.00
<b>Total INTEREST INCOME</b>		<b>2.49</b>	<b>5.26</b>
<b>Total Other Income</b>		<b>2.49</b>	<b>5.26</b>
<b>Net Other Income</b>		<b>2.49</b>	<b>5.26</b>
Total Income		45,026.42	45,686.33
Total Expense		2,961.04	3,569.25
<b>Net Income</b>		<b>42,065.38</b>	<b>42,117.08</b>

## 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: Feb 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
<b>Income</b>								
<b>ASSOCIATION INCOME</b>	<b>4000</b>							
LOA Dues:Annual Dues	4030	45,023.93	32,000.00	13,023.93	45,681.07	32,000.00	13,681.07	62,000.00
<b>Total ASSOCIATION INCOME</b>		<b>45,023.93</b>	<b>32,000.00</b>	<b>13,023.93</b>	<b>45,681.07</b>	<b>32,000.00</b>	<b>13,681.07</b>	<b>62,000.00</b>
<b>Total Operating Income</b>		<b>45,023.93</b>	<b>32,000.00</b>	<b>13,023.93</b>	<b>45,681.07</b>	<b>32,000.00</b>	<b>13,681.07</b>	<b>62,000.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>	<b>6000</b>							
Accounting Fees	6005	0.00	350.00	350.00	0.00	350.00	350.00	350.00
Business Filing Fees	6025	25.00	10.00	-15.00	25.00	10.00	-15.00	10.00
Insurance	6070	1,174.00	1,250.00	76.00	1,174.00	1,250.00	76.00	1,250.00
Postage and Delivery	6125	48.54	10.00	-38.54	48.54	45.00	-3.54	110.00
Printing and Reproduction	6130	220.55	20.00	-200.55	220.55	50.00	-170.55	250.00
Property Management Fee	6140	1,350.00	675.00	-675.00	1,350.00	1,350.00	0.00	8,100.00
Service Charge (Bank)	6155	4.95	0.00	-4.95	9.90	0.00	-9.90	0.00
Web Site Design & Management	6180	50.00	25.00	-25.00	50.00	50.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	75.00	75.00	0.00	75.00	75.00	75.00
<b>Total ADMINISTRATIVE</b>		<b>2,873.04</b>	<b>2,415.00</b>	<b>-458.04</b>	<b>2,877.99</b>	<b>3,180.00</b>	<b>302.01</b>	<b>10,445.00</b>
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
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	400.00	400.00	0.00	400.00	400.00	800.00
Irrigation Maintenance	6880	0.00	0.00	0.00	498.10	0.00	-498.10	2,000.00
Lawn Fertilizing/Weed Control	6890	0.00	4,100.00	4,100.00	0.00	4,100.00	4,100.00	4,100.00
Mowing - Irrigated	6900	0.00	0.00	0.00	0.00	0.00	0.00	10,500.00
Mowing - Field	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	2,000.00	2,000.00	0.00	2,000.00	2,000.00	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
<b>Total LANDSCAPE MAINTENANCE</b>		<b>0.00</b>	<b>6,500.00</b>	<b>6,500.00</b>	<b>498.10</b>	<b>6,500.00</b>	<b>6,001.90</b>	<b>39,220.00</b>
<b>REPAIRS</b>	<b>7500</b>							
Irrigation Repair	7530	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>

## Annual Budget Comparison

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	73.80	0.00	-73.80	73.80	0.00	-73.80	0.00
Electrical - Park 133-1	7820	0.00	85.00	85.00	61.28	180.00	118.72	900.00
Electrical - Pavilion 600-1	7825	0.00	30.00	30.00	30.36	60.00	29.64	325.00
<b>Total UTILITIES</b>		<b>73.80</b>	<b>115.00</b>	<b>41.20</b>	<b>165.44</b>	<b>240.00</b>	<b>74.56</b>	<b>1,225.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Lafayette	7860	14.20	14.00	-0.20	27.72	28.00	0.28	10,000.00
<b>Total Water</b>		<b>14.20</b>	<b>14.00</b>	<b>-0.20</b>	<b>27.72</b>	<b>28.00</b>	<b>0.28</b>	<b>10,000.00</b>
<b>Total Operating Expense</b>		<b>2,961.04</b>	<b>9,044.00</b>	<b>6,082.96</b>	<b>3,569.25</b>	<b>9,948.00</b>	<b>6,378.75</b>	<b>61,390.00</b>
Total Operating Income		45,023.93	32,000.00	13,023.93	45,681.07	32,000.00	13,681.07	62,000.00
Total Operating Expense		2,961.04	9,044.00	6,082.96	3,569.25	9,948.00	6,378.75	61,390.00
<b>NOI - Net Operating Income</b>		<b>42,062.89</b>	<b>22,956.00</b>	<b>19,106.89</b>	<b>42,111.82</b>	<b>22,052.00</b>	<b>20,059.82</b>	<b>610.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	2.49	0.00	2.49	5.26	0.00	5.26	0.00
Interest Income:Interest from Money Market Acct	8060	0.00	2.00	-2.00	0.00	4.00	-4.00	25.00
<b>Total INTEREST INCOME</b>		<b>2.49</b>	<b>2.00</b>	<b>0.49</b>	<b>5.26</b>	<b>4.00</b>	<b>1.26</b>	<b>25.00</b>
<b>Total Other Income</b>		<b>2.49</b>	<b>2.00</b>	<b>0.49</b>	<b>5.26</b>	<b>4.00</b>	<b>1.26</b>	<b>25.00</b>
<b>Net Other Income</b>		<b>2.49</b>	<b>2.00</b>	<b>0.49</b>	<b>5.26</b>	<b>4.00</b>	<b>1.26</b>	<b>25.00</b>
Total Income		45,026.42	32,002.00	13,024.42	45,686.33	32,004.00	13,682.33	62,025.00
Total Expense		2,961.04	9,044.00	6,082.96	3,569.25	9,948.00	6,378.75	61,390.00
<b>Net Income</b>		<b>42,065.38</b>	<b>22,958.00</b>	<b>19,107.38</b>	<b>42,117.08</b>	<b>22,056.00</b>	<b>20,061.08</b>	<b>635.00</b>