

## Balance Sheet

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

As of: 05/31/2019

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	32,551.25
Operating Fund	1165	46,720.64
<b>Total OPERATING CASH</b>		<b>79,271.89</b>
<b>Total Cash</b>		<b>79,271.89</b>
<b>TOTAL ASSETS</b>		<b>79,271.89</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		44,069.88
Calculated Prior Years Retained Earnings		-7,128.35
<b>Total Capital</b>		<b>79,271.89</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>79,271.89</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: May 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	0.00	56,138.79
Donations	4125	0.00	0.00
Late Fees/Finance Charges	4145	0.00	0.00
Transfer Fee Income	4155	0.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>0.00</b>	<b>56,138.79</b>
<b>Total Operating Income</b>		<b>0.00</b>	<b>56,138.79</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	0.00	358.04
Bank Charges and Fees	6015	4.95	4.95
Business Filing Fees	6025	0.00	25.00
Insurance	6070	0.00	1,174.00
Meeting Expense	6100	0.00	0.00
Office Supplies	6120	0.00	0.00
Postage and Delivery	6125	1.10	82.64
Printing and Reproduction	6130	7.50	258.80
Property Management Fee	6140	675.00	3,375.00
Property Transfer Fee	6145	0.00	0.00
Service Charge (Bank)	6155	0.00	19.80
Web Site Design & Management	6180	25.00	125.00
<b>Total ADMINISTRATIVE</b>		<b>713.55</b>	<b>5,423.23</b>
<b>LANDSCAPE MAINTENANCE</b>			
Clean Up Spring/Fall	6850	850.00	850.00
Irrigation Maintenance	6880	0.00	498.10
Landscape Contract	6885	430.00	430.00
Lawn Fertilizing/Weed Control	6890	0.00	3,943.20
Non-Irrigated Mowing	6915	483.00	483.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>1,763.00</b>	<b>6,204.30</b>
<b>UTILITIES</b>			
Electric	7810	62.03	286.92
Electrical - Park 133-1	7820	0.00	61.28
Electrical - Pavilion 600-1	7825	0.00	30.36
<b>Total UTILITIES</b>		<b>62.03</b>	<b>378.56</b>
<b>Water</b>			
Water - City of Lafayette	7860	20.16	76.28
<b>Total Water</b>		<b>20.16</b>	<b>76.28</b>
<b>Total Operating Expense</b>		<b>2,558.74</b>	<b>12,082.37</b>

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
NOI - Net Operating Income		-2,558.74	44,056.42
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	2.76	13.46
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>2.76</b>	<b>13.46</b>
<b>Total Other Income</b>		<b>2.76</b>	<b>13.46</b>
<b>Net Other Income</b>		<b>2.76</b>	<b>13.46</b>
Total Income		2.76	56,152.25
Total Expense		2,558.74	12,082.37
<b>Net Income</b>		<b>-2,555.98</b>	<b>44,069.88</b>



## Annual Budget - Comparative

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

As of: May 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	0.00	0.00	0.00	56,138.79	57,000.00	-861.21	62,000.00
<b>Total ASSOCIATION INCOME</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>56,138.79</b>	<b>57,000.00</b>	<b>-861.21</b>	<b>62,000.00</b>
<b>Total Operating Income</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>56,138.79</b>	<b>57,000.00</b>	<b>-861.21</b>	<b>62,000.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>	<b>6000</b>							
Accounting Fees	6005	0.00	0.00	0.00	358.04	350.00	-8.04	350.00
Bank Charges and Fees	6015	4.95	0.00	-4.95	4.95	0.00	-4.95	0.00
Business Filing Fees	6025	0.00	0.00	0.00	25.00	10.00	-15.00	10.00
Insurance	6070	0.00	0.00	0.00	1,174.00	1,250.00	76.00	1,250.00
Postage and Delivery	6125	1.10	6.00	4.90	82.64	64.00	-18.64	110.00
Printing and Reproduction	6130	7.50	20.00	12.50	258.80	110.00	-148.80	250.00
Property Management Fee	6140	675.00	675.00	0.00	3,375.00	3,375.00	0.00	8,100.00
Service Charge (Bank)	6155	0.00	0.00	0.00	19.80	0.00	-19.80	0.00
Web Site Design & Management	6180	25.00	25.00	0.00	125.00	125.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	0.00	75.00	75.00	75.00
<b>Total ADMINISTRATIVE</b>		<b>713.55</b>	<b>726.00</b>	<b>12.45</b>	<b>5,423.23</b>	<b>5,359.00</b>	<b>-64.23</b>	<b>10,445.00</b>
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
Aeration	6835	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Backflow Testing	6840	0.00	70.00	70.00	0.00	70.00	70.00	70.00
Clean Up Spring/Fall	6850	850.00	1,000.00	150.00	850.00	1,000.00	150.00	3,850.00
General Clean UP - Raking/Weeds	6865	0.00	0.00	0.00	0.00	1,600.00	1,600.00	3,200.00
Holiday Decorations	6870	0.00	0.00	0.00	0.00	400.00	400.00	800.00
Irrigation Maintenance	6880	0.00	0.00	0.00	498.10	500.00	1.90	2,000.00
Landscape Contract	6885	430.00	0.00	-430.00	430.00	0.00	-430.00	0.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	3,943.20	4,100.00	156.80	4,100.00
Mowing - Irrigated	6900	0.00	1,300.00	1,300.00	0.00	2,600.00	2,600.00	10,500.00
Mowing - Field	6910	0.00	562.50	562.50	0.00	1,125.00	1,125.00	4,500.00
Non-Irrigated Mowing	6915	483.00	0.00	-483.00	483.00	0.00	-483.00	0.00
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	2,000.00	2,000.00	4,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	400.00	400.00	0.00	400.00	400.00	800.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	0.00	1,500.00	1,500.00	3,000.00
Weeding Gardens	6980	0.00	206.25	206.25	0.00	412.50	412.50	1,650.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>1,763.00</b>	<b>3,538.75</b>	<b>1,775.75</b>	<b>6,204.30</b>	<b>16,207.50</b>	<b>10,003.20</b>	<b>39,220.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>REPAIRS</b>	<b>7500</b>							
Irrigation Repair	7530	0.00	200.00	200.00	0.00	200.00	200.00	500.00
<b>Total REPAIRS</b>		<u>0.00</u>	<u>200.00</u>	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>200.00</u>	<u>500.00</u>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	62.03	0.00	-62.03	286.92	0.00	-286.92	0.00
Electrical - Park 133-1	7820	0.00	70.00	70.00	61.28	405.00	343.72	900.00
Electrical - Pavilion 600-1	7825	0.00	25.00	25.00	30.36	140.00	109.64	325.00
<b>Total UTILITIES</b>		<u>62.03</u>	<u>95.00</u>	<u>32.97</u>	<u>378.56</u>	<u>545.00</u>	<u>166.44</u>	<u>1,225.00</u>
<b>Water</b>	<b>7850</b>							
Water - City of Lafayette	7860	20.16	350.00	329.84	76.28	406.00	329.72	10,000.00
<b>Total Water</b>		<u>20.16</u>	<u>350.00</u>	<u>329.84</u>	<u>76.28</u>	<u>406.00</u>	<u>329.72</u>	<u>10,000.00</u>
<b>Total Operating Expense</b>		<u>2,558.74</u>	<u>4,909.75</u>	<u>2,351.01</u>	<u>12,082.37</u>	<u>22,717.50</u>	<u>10,635.13</u>	<u>61,390.00</u>
<b>Total Operating Income</b>		0.00	0.00	0.00	56,138.79	57,000.00	-861.21	62,000.00
<b>Total Operating Expense</b>		<u>2,558.74</u>	<u>4,909.75</u>	<u>2,351.01</u>	<u>12,082.37</u>	<u>22,717.50</u>	<u>10,635.13</u>	<u>61,390.00</u>
<b>NOI - Net Operating Income</b>		<u>-2,558.74</u>	<u>-4,909.75</u>	<u>2,351.01</u>	<u>44,056.42</u>	<u>34,282.50</u>	<u>9,773.92</u>	<u>610.00</u>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	2.76	0.00	2.76	13.46	0.00	13.46	0.00
Interest Income:Interest from Money Market Acct	8060	0.00	2.00	-2.00	0.00	10.00	-10.00	25.00
<b>Total INTEREST INCOME</b>		<u>2.76</u>	<u>2.00</u>	<u>0.76</u>	<u>13.46</u>	<u>10.00</u>	<u>3.46</u>	<u>25.00</u>
<b>Total Other Income</b>		<u>2.76</u>	<u>2.00</u>	<u>0.76</u>	<u>13.46</u>	<u>10.00</u>	<u>3.46</u>	<u>25.00</u>
<b>Net Other Income</b>		<u>2.76</u>	<u>2.00</u>	<u>0.76</u>	<u>13.46</u>	<u>10.00</u>	<u>3.46</u>	<u>25.00</u>
<b>Total Income</b>		<u>2.76</u>	<u>2.00</u>	<u>0.76</u>	<u>56,152.25</u>	<u>57,010.00</u>	<u>-857.75</u>	<u>62,025.00</u>
<b>Total Expense</b>		<u>2,558.74</u>	<u>4,909.75</u>	<u>2,351.01</u>	<u>12,082.37</u>	<u>22,717.50</u>	<u>10,635.13</u>	<u>61,390.00</u>
<b>Net Income</b>		<u>-2,555.98</u>	<u>-4,907.75</u>	<u>2,351.77</u>	<u>44,069.88</u>	<u>34,292.50</u>	<u>9,777.38</u>	<u>635.00</u>