

Balance Sheet

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

As of: 09/30/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
FP Money Mkt Great Western Bank	1160	32,559.46
Operating Fund	1165	21,602.33
Total OPERATING CASH		54,161.79
Total Cash		54,161.79
TOTAL ASSETS		54,161.79
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		18,959.78
Calculated Prior Years Retained Earnings		-7,128.35
Total Capital		54,161.79
TOTAL LIABILITIES & CAPITAL		54,161.79

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: Sep 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			
HOA Dues	4010	0.00	0.00
LOA Dues:Annual Dues	4030	635.24	61,703.11
Donations	4125	0.00	0.00
Late Fees/Finance Charges	4145	44.72	44.72
Transfer Fee Income	4155	0.00	0.00
Total ASSOCIATION INCOME		679.96	61,747.83
Total Operating Income		679.96	61,747.83
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	358.04
Bank Charges and Fees	6015	9.90	24.75
Business Filing Fees	6025	0.00	35.00
Insurance	6070	0.00	1,174.00
Meeting Expense	6100	0.00	0.00
Office Supplies	6120	0.00	41.83
Postage and Delivery	6125	9.90	98.59
Printing and Reproduction	6130	13.00	292.05
Property Management Fee	6140	675.00	6,075.00
Property Transfer Fee	6145	0.00	0.00
Service Charge (Bank)	6155	0.00	19.80
Web Site Design & Management	6180	25.00	285.00
Total ADMINISTRATIVE		732.80	8,404.06
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	500.00
Backflow Testing	6840	0.00	0.00
Clean Up Spring/Fall	6850	0.00	850.00
Irrigation Maintenance	6880	0.00	498.10
Landscape Contract	6885	2,643.00	5,223.00
Lawn Fertilizing/Weed Control	6890	0.00	3,943.20
Mowing - Irrigated	6900	0.00	3,440.00
Mowing - Field	6910	0.00	3,800.00
Non-Irrigated Mowing	6915	0.00	483.00
Tree Mtce (Bug Control & Fert)	6955	0.00	510.00
Tree Trimming/Removal/Replace	6960	0.00	1,955.00
Weeding Gardens	6980	0.00	990.00
Total LANDSCAPE MAINTENANCE		2,643.00	22,192.30
REPAIRS			
Irrigation Repair	7530	0.00	2,085.34

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total REPAIRS		<u>0.00</u>	<u>2,085.34</u>
UTILITIES			
Electric	7810	84.28	527.14
Electrical - Park 133-1	7820	0.00	128.72
Electrical - Pavilion 600-1	7825	<u>0.00</u>	<u>37.94</u>
Total UTILITIES		<u>84.28</u>	<u>693.80</u>
Water			
Water - City of Lafayette	7860	5,690.02	9,434.22
Total Water		<u>5,690.02</u>	<u>9,434.22</u>
Total Operating Expense		<u>9,150.10</u>	<u>42,809.72</u>
NOI - Net Operating Income		-8,470.14	18,938.11
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	2.76	21.67
Interest Income:CD XXX631 Interest	8015	0.00	0.00
Interest Income:Interest from Money Market Acct	8060	0.00	0.00
Total INTEREST INCOME		<u>2.76</u>	<u>21.67</u>
Total Other Income		<u>2.76</u>	<u>21.67</u>
Net Other Income		2.76	21.67
Total Income		682.72	61,769.50
Total Expense		9,150.10	42,809.72
Net Income		<u>-8,467.38</u>	<u>18,959.78</u>

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: Sep 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	635.24	0.00	635.24	61,703.11	62,000.00	-296.89	62,000.00
Late Fees/Finance Charges	4145	44.72	0.00	44.72	44.72	0.00	44.72	0.00
Total ASSOCIATION INCOME		679.96	0.00	679.96	61,747.83	62,000.00	-252.17	62,000.00
Total Operating Income		679.96	0.00	679.96	61,747.83	62,000.00	-252.17	62,000.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	358.04	350.00	-8.04	350.00
Bank Charges and Fees	6015	9.90	0.00	-9.90	24.75	0.00	-24.75	0.00
Business Filing Fees	6025	0.00	0.00	0.00	35.00	10.00	-25.00	10.00
Insurance	6070	0.00	0.00	0.00	1,174.00	1,250.00	76.00	1,250.00
Office Supplies	6120	0.00	0.00	0.00	41.83	0.00	-41.83	0.00
Postage and Delivery	6125	9.90	6.00	-3.90	98.59	90.00	-8.59	110.00
Printing and Reproduction	6130	13.00	20.00	7.00	292.05	190.00	-102.05	250.00
Property Management Fee	6140	675.00	675.00	0.00	6,075.00	6,075.00	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	285.00	225.00	-60.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	0.00	75.00	75.00	75.00
Total ADMINISTRATIVE		732.80	726.00	-6.80	8,404.06	8,265.00	-139.06	10,445.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	500.00	500.00	0.00	500.00
Backflow Testing	6840	0.00	0.00	0.00	0.00	70.00	70.00	70.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	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	250.00	250.00	498.10	1,500.00	1,001.90	2,000.00
Landscape Contract	6885	2,643.00	0.00	-2,643.00	5,223.00	0.00	-5,223.00	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	3,440.00	7,800.00	4,360.00	10,500.00
Mowing - Field	6910	0.00	562.50	562.50	3,800.00	3,375.00	-425.00	4,500.00
Non-Irrigated Mowing	6915	0.00	0.00	0.00	483.00	0.00	-483.00	0.00
Shrub Pruning	6930	0.00	0.00	0.00	0.00	250.00	250.00	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	0.00	0.00	510.00	600.00	90.00	800.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	1,955.00	2,500.00	545.00	3,000.00
Weeding Gardens	6980	0.00	206.25	206.25	990.00	1,237.50	247.50	1,650.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total LANDSCAPE MAINTENANCE		<u>2,643.00</u>	<u>2,318.75</u>	<u>-324.25</u>	<u>22,192.30</u>	<u>26,932.50</u>	<u>4,740.20</u>	<u>39,220.00</u>
REPAIRS	7500							
Irrigation Repair	7530	0.00	100.00	100.00	2,085.34	400.00	-1,685.34	500.00
Total REPAIRS		<u>0.00</u>	<u>100.00</u>	<u>100.00</u>	<u>2,085.34</u>	<u>400.00</u>	<u>-1,685.34</u>	<u>500.00</u>
UTILITIES	7800							
Electric	7810	84.28	0.00	-84.28	527.14	0.00	-527.14	0.00
Electrical - Park 133-1	7820	0.00	65.00	65.00	128.72	665.00	536.28	900.00
Electrical - Pavilion 600-1	7825	0.00	25.00	25.00	37.94	240.00	202.06	325.00
Total UTILITIES		<u>84.28</u>	<u>90.00</u>	<u>5.72</u>	<u>693.80</u>	<u>905.00</u>	<u>211.20</u>	<u>1,225.00</u>
Water	7850							
Water - City of Lafayette	7860	5,690.02	2,800.00	-2,890.02	9,434.22	9,356.00	-78.22	10,000.00
Total Water		<u>5,690.02</u>	<u>2,800.00</u>	<u>-2,890.02</u>	<u>9,434.22</u>	<u>9,356.00</u>	<u>-78.22</u>	<u>10,000.00</u>
Total Operating Expense		<u>9,150.10</u>	<u>6,034.75</u>	<u>-3,115.35</u>	<u>42,809.72</u>	<u>45,858.50</u>	<u>3,048.78</u>	<u>61,390.00</u>
Total Operating Income		679.96	0.00	679.96	61,747.83	62,000.00	-252.17	62,000.00
Total Operating Expense		<u>9,150.10</u>	<u>6,034.75</u>	<u>-3,115.35</u>	<u>42,809.72</u>	<u>45,858.50</u>	<u>3,048.78</u>	<u>61,390.00</u>
NOI - Net Operating Income		<u>-8,470.14</u>	<u>-6,034.75</u>	<u>-2,435.39</u>	<u>18,938.11</u>	<u>16,141.50</u>	<u>2,796.61</u>	<u>610.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	2.76	0.00	2.76	21.67	0.00	21.67	0.00
Interest Income:Interest from Money Market Acct	8060	0.00	2.00	-2.00	0.00	18.00	-18.00	25.00
Total INTEREST INCOME		<u>2.76</u>	<u>2.00</u>	<u>0.76</u>	<u>21.67</u>	<u>18.00</u>	<u>3.67</u>	<u>25.00</u>
Total Other Income		<u>2.76</u>	<u>2.00</u>	<u>0.76</u>	<u>21.67</u>	<u>18.00</u>	<u>3.67</u>	<u>25.00</u>
Net Other Income		<u>2.76</u>	<u>2.00</u>	<u>0.76</u>	<u>21.67</u>	<u>18.00</u>	<u>3.67</u>	<u>25.00</u>
Total Income		682.72	2.00	680.72	61,769.50	62,018.00	-248.50	62,025.00
Total Expense		9,150.10	6,034.75	-3,115.35	42,809.72	45,858.50	3,048.78	61,390.00
Net Income		<u>-8,467.38</u>	<u>-6,032.75</u>	<u>-2,434.63</u>	<u>18,959.78</u>	<u>16,159.50</u>	<u>2,800.28</u>	<u>635.00</u>