

Balance Sheet

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

As of: 02/29/2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
FP Money Mkt Great Western Bank	1160	32,567.71
Operating Fund	1165	19,838.80
Total OPERATING CASH		52,406.51
Total Cash		52,406.51
TOTAL ASSETS		52,406.51
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Prepaid Assessments	2025	19,610.02
Total ACCOUNTS PAYABLE		19,610.02
Total Liabilities		19,610.02
Capital		
Capital Stock		
Reserve Equity	3030	500.00
Retained Earnings	3045	41,830.36
Total Capital Stock		42,330.36
Calculated Retained Earnings		-2,795.62
Calculated Prior Years Retained Earnings		-6,738.25
Total Capital		32,796.49
TOTAL LIABILITIES & CAPITAL		52,406.51

Income Statement

Trio Property Management

Portfolios: Forest Park of Lafayette Lotowners Association Inc.

As of: Feb 2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

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	478.90	478.90
Total ASSOCIATION INCOME		478.90	478.90
Total Operating Income		478.90	478.90
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	360.00	360.00
Bank Charges and Fees	6015	4.95	4.95
Business Filing Fees	6025	0.00	0.00
Insurance	6070	1,185.00	1,185.00
Postage and Delivery	6125	0.00	1.65
Printing and Reproduction	6130	0.00	5.50
Property Management Fee	6140	0.00	675.00
Service Charge (Bank)	6155	0.00	0.00
Web Site Design & Management	6180	0.00	25.00
Total ADMINISTRATIVE		1,549.95	2,257.10
LANDSCAPE MAINTENANCE			
Irrigation Maintenance	6880	0.00	685.50
Total LANDSCAPE MAINTENANCE		0.00	685.50
UTILITIES			
Electric	7810	162.21	162.21
Electrical - Park 133-1	7820	0.00	130.59
Electrical - Pavilion 600-1	7825	0.00	11.39
Total UTILITIES		162.21	304.19
Water			
Water - City of Lafayette	7860	14.91	29.11
Total Water		14.91	29.11
Total Operating Expense		1,727.07	3,275.90
NOI - Net Operating Income		-1,248.17	-2,797.00
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	0.00	0.00
Interest Income:Interest from Money Market Acct	8060	0.00	1.38
Total INTEREST INCOME		0.00	1.38

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total Other Income		0.00	1.38
Net Other Income		0.00	1.38
Total Income		478.90	480.28
Total Expense		1,727.07	3,275.90
Net Income		<u>-1,248.17</u>	<u>-2,795.62</u>

Annual Budget - Comparative

Portfolios: Forest Park of Lafayette Lotowners Association Inc.

As of: Feb 2020

Additional Account Types: None

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

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	478.90	5,000.00	-4,521.10	478.90	5,000.00	-4,521.10	66,000.00
Total ASSOCIATION INCOME		478.90	5,000.00	-4,521.10	478.90	5,000.00	-4,521.10	66,000.00
Total Operating Income		478.90	5,000.00	-4,521.10	478.90	5,000.00	-4,521.10	66,000.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	360.00	375.00	15.00	360.00	375.00	15.00	375.00
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	25.00	25.00	0.00	25.00	25.00	40.00
Insurance	6070	1,185.00	1,250.00	65.00	1,185.00	1,250.00	65.00	1,250.00
Postage and Delivery	6125	0.00	50.00	50.00	1.65	56.00	54.35	115.00
Printing and Reproduction	6130	0.00	200.00	200.00	5.50	210.00	204.50	330.00
Property Management Fee	6140	0.00	675.00	675.00	675.00	1,350.00	675.00	8,100.00
Web Site Design & Management	6180	0.00	25.00	25.00	25.00	50.00	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		1,549.95	2,600.00	1,050.05	2,257.10	3,316.00	1,058.90	10,585.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
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	3,000.00
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	400.00	400.00	800.00
Irrigation Maintenance	6880	0.00	0.00	0.00	685.50	0.00	-685.50	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	9,500.00
Mowing - Landscape Contract	6905	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
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	1,000.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Weeding Gardens	6980	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Total LANDSCAPE MAINTENANCE		0.00	0.00	0.00	685.50	400.00	-285.50	40,420.00
MAINTENANCE	7100							
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Total MAINTENANCE		0.00	0.00	0.00	0.00	0.00	0.00	200.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
REPAIRS	7500							
Irrigation Repair	7530	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total REPAIRS		0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
UTILITIES	7800							
Electric	7810	162.21	100.00	-62.21	162.21	200.00	37.79	1,200.00
Electrical - Park 133-1	7820	0.00	0.00	0.00	130.59	0.00	-130.59	0.00
Electrical - Pavilion 600-1	7825	0.00	0.00	0.00	11.39	0.00	-11.39	0.00
Total UTILITIES		162.21	100.00	-62.21	304.19	200.00	-104.19	1,200.00
Water	7850							
Water - City of Lafayette	7860	14.91	15.00	0.09	29.11	30.00	0.89	12,000.00
Total Water		14.91	15.00	0.09	29.11	30.00	0.89	12,000.00
Total Operating Expense		1,727.07	2,715.00	987.93	3,275.90	3,946.00	670.10	65,405.00
Total Operating Income		478.90	5,000.00	-4,521.10	478.90	5,000.00	-4,521.10	66,000.00
Total Operating Expense		1,727.07	2,715.00	987.93	3,275.90	3,946.00	670.10	65,405.00
NOI - Net Operating Income		-1,248.17	2,285.00	-3,533.17	-2,797.00	1,054.00	-3,851.00	595.00
Other Income								
INTEREST INCOME	8000							
Interest Income: Interest from Money Market Acct	8060	0.00	2.00	-2.00	1.38	4.00	-2.62	25.00
Total INTEREST INCOME		0.00	2.00	-2.00	1.38	4.00	-2.62	25.00
Total Other Income		0.00	2.00	-2.00	1.38	4.00	-2.62	25.00
Net Other Income		0.00	2.00	-2.00	1.38	4.00	-2.62	25.00
Total Income		478.90	5,002.00	-4,523.10	480.28	5,004.00	-4,523.72	66,025.00
Total Expense		1,727.07	2,715.00	987.93	3,275.90	3,946.00	670.10	65,405.00
Net Income		-1,248.17	2,287.00	-3,535.17	-2,795.62	1,058.00	-3,853.62	620.00