

## Balance Sheet

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

As of: 03/31/2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

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	32,569.66
Operating Fund	1165	48,869.47
<b>Total OPERATING CASH</b>		<b>81,439.13</b>
<b>Total Cash</b>		<b>81,439.13</b>
<b>TOTAL ASSETS</b>		<b>81,439.13</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		45,847.02
Calculated Prior Years Retained Earnings		-6,738.25
<b>Total Capital</b>		<b>81,439.13</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>81,439.13</b>

## Income Statement

### Trio Property Management

Portfolios: Forest Park of Lafayette Lotowners Association Inc.

As of: Mar 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
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
LOA Dues:Annual Dues	4030	56,236.21	56,715.11
<b>Total ASSOCIATION INCOME</b>		<b>56,236.21</b>	<b>56,715.11</b>
<b>Total Operating Income</b>		<b>56,236.21</b>	<b>56,715.11</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	8.25	368.25
Bank Charges and Fees	6015	9.90	14.85
Business Filing Fees	6025	33.00	33.00
Insurance	6070	0.00	1,185.00
Postage and Delivery	6125	55.70	57.35
Printing and Reproduction	6130	196.33	201.83
Property Management Fee	6140	1,350.00	2,025.00
Service Charge (Bank)	6155	0.00	0.00
Web Site Design & Management	6180	50.00	75.00
Web Site Hosting & Domain	6185	45.00	45.00
<b>Total ADMINISTRATIVE</b>		<b>1,748.18</b>	<b>4,005.28</b>
<b>LANDSCAPE MAINTENANCE</b>			
Clean Up Spring/Fall	6850	1,500.00	1,500.00
Irrigation Maintenance	6880	0.00	685.50
Lawn Fertilizing/Weed Control	6890	4,180.35	4,180.35
<b>Total LANDSCAPE MAINTENANCE</b>		<b>5,680.35</b>	<b>6,365.85</b>
<b>UTILITIES</b>			
Electric	7810	152.08	314.29
Electrical - Park 133-1	7820	0.00	130.59
Electrical - Pavilion 600-1	7825	0.00	11.39
<b>Total UTILITIES</b>		<b>152.08</b>	<b>456.27</b>
<b>Water</b>			
Water - City of Lafayette	7860	14.91	44.02
<b>Total Water</b>		<b>14.91</b>	<b>44.02</b>
<b>Total Operating Expense</b>		<b>7,595.52</b>	<b>10,871.42</b>
<b>NOI - Net Operating Income</b>		<b>48,640.69</b>	<b>45,843.69</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	0.00	0.00

## Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Interest Income:Interest from Money Market Acct	8060	1.95	3.33
<b>Total INTEREST INCOME</b>		<b>1.95</b>	<b>3.33</b>
<b>Total Other Income</b>		<b>1.95</b>	<b>3.33</b>
<b>Net Other Income</b>		<b>1.95</b>	<b>3.33</b>
Total Income		56,238.16	56,718.44
Total Expense		7,595.52	10,871.42
<b>Net Income</b>		<b>48,642.64</b>	<b>45,847.02</b>

## Annual Budget - Comparative

Portfolios: Forest Park of Lafayette Lotowners Association Inc.

As of: Mar 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
<b>Income</b>								
<b>ASSOCIATION INCOME 4000</b>								
LOA Dues:Annual Dues	4030	56,236.21	35,000.00	21,236.21	56,715.11	40,000.00	16,715.11	66,000.00
<b>Total ASSOCIATION INCOME</b>		<b>56,236.21</b>	<b>35,000.00</b>	<b>21,236.21</b>	<b>56,715.11</b>	<b>40,000.00</b>	<b>16,715.11</b>	<b>66,000.00</b>
<b>Total Operating Income</b>		<b>56,236.21</b>	<b>35,000.00</b>	<b>21,236.21</b>	<b>56,715.11</b>	<b>40,000.00</b>	<b>16,715.11</b>	<b>66,000.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE 6000</b>								
Accounting Fees	6005	8.25	0.00	-8.25	368.25	375.00	6.75	375.00
Bank Charges and Fees	6015	9.90	0.00	-9.90	14.85	0.00	-14.85	0.00
Business Filing Fees	6025	33.00	0.00	-33.00	33.00	25.00	-8.00	40.00
Insurance	6070	0.00	0.00	0.00	1,185.00	1,250.00	65.00	1,250.00
Postage and Delivery	6125	55.70	5.00	-50.70	57.35	61.00	3.65	115.00
Printing and Reproduction	6130	196.33	30.00	-166.33	201.83	240.00	38.17	330.00
Property Management Fee	6140	1,350.00	675.00	-675.00	2,025.00	2,025.00	0.00	8,100.00
Web Site Design & Management	6180	50.00	25.00	-25.00	75.00	75.00	0.00	300.00
Web Site Hosting & Domain	6185	45.00	75.00	30.00	45.00	75.00	30.00	75.00
<b>Total ADMINISTRATIVE</b>		<b>1,748.18</b>	<b>810.00</b>	<b>-938.18</b>	<b>4,005.28</b>	<b>4,126.00</b>	<b>120.72</b>	<b>10,585.00</b>
<b>LANDSCAPE MAINTENANCE 6830</b>								
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	1,500.00	0.00	-1,500.00	1,500.00	0.00	-1,500.00	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	4,180.35	4,100.00	-80.35	4,180.35	4,100.00	-80.35	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	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	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
<b>Total LANDSCAPE MAINTENANCE</b>		<b>5,680.35</b>	<b>6,100.00</b>	<b>419.65</b>	<b>6,365.85</b>	<b>6,500.00</b>	<b>134.15</b>	<b>40,420.00</b>
<b>MAINTENANCE 7100</b>								
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	0.00	0.00	200.00
<b>Total MAINTENANCE</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>200.00</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	0.00	0.00	0.00	0.00	0.00	1,000.00
<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>1,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	152.08	100.00	-52.08	314.29	300.00	-14.29	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
<b>Total UTILITIES</b>		<b>152.08</b>	<b>100.00</b>	<b>-52.08</b>	<b>456.27</b>	<b>300.00</b>	<b>-156.27</b>	<b>1,200.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Lafayette	7860	14.91	15.00	0.09	44.02	45.00	0.98	12,000.00
<b>Total Water</b>		<b>14.91</b>	<b>15.00</b>	<b>0.09</b>	<b>44.02</b>	<b>45.00</b>	<b>0.98</b>	<b>12,000.00</b>
<b>Total Operating Expense</b>		<b>7,595.52</b>	<b>7,025.00</b>	<b>-570.52</b>	<b>10,871.42</b>	<b>10,971.00</b>	<b>99.58</b>	<b>65,405.00</b>
Total Operating Income		56,236.21	35,000.00	21,236.21	56,715.11	40,000.00	16,715.11	66,000.00
Total Operating Expense		<u>7,595.52</u>	<u>7,025.00</u>	<u>-570.52</u>	<u>10,871.42</u>	<u>10,971.00</u>	<u>99.58</u>	<u>65,405.00</u>
<b>NOI - Net Operating Income</b>		<b>48,640.69</b>	<b>27,975.00</b>	<b>20,665.69</b>	<b>45,843.69</b>	<b>29,029.00</b>	<b>16,814.69</b>	<b>595.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income:Interest from Money Market Acct	8060	1.95	2.00	-0.05	3.33	6.00	-2.67	25.00
<b>Total INTEREST INCOME</b>		<b>1.95</b>	<b>2.00</b>	<b>-0.05</b>	<b>3.33</b>	<b>6.00</b>	<b>-2.67</b>	<b>25.00</b>
<b>Total Other Income</b>		<b>1.95</b>	<b>2.00</b>	<b>-0.05</b>	<b>3.33</b>	<b>6.00</b>	<b>-2.67</b>	<b>25.00</b>
<b>Net Other Income</b>		<b>1.95</b>	<b>2.00</b>	<b>-0.05</b>	<b>3.33</b>	<b>6.00</b>	<b>-2.67</b>	<b>25.00</b>
Total Income		56,238.16	35,002.00	21,236.16	56,718.44	40,006.00	16,712.44	66,025.00
Total Expense		<u>7,595.52</u>	<u>7,025.00</u>	<u>-570.52</u>	<u>10,871.42</u>	<u>10,971.00</u>	<u>99.58</u>	<u>65,405.00</u>
<b>Net Income</b>		<b>48,642.64</b>	<b>27,977.00</b>	<b>20,665.64</b>	<b>45,847.02</b>	<b>29,035.00</b>	<b>16,812.02</b>	<b>620.00</b>