

Balance Sheet

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

As of: 10/31/2020

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	32,571.64
Operating Fund	1165	11,052.86
Total OPERATING CASH		43,624.50
Total Cash		43,624.50
TOTAL ASSETS		43,624.50
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		8,032.39
Calculated Prior Years Retained Earnings		-6,738.25
Total Capital		43,624.50
TOTAL LIABILITIES & CAPITAL		43,624.50

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: Oct 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	0.00	66,000.00
Late Fees/Finance Charges	4145	0.00	141.10
Total ASSOCIATION INCOME		0.00	66,141.10
Total Operating Income		0.00	66,141.10
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	368.25
Bank Charges and Fees	6015	4.95	49.50
Business Filing Fees	6025	0.00	43.00
Insurance	6070	0.00	1,185.00
Office Supplies	6120	0.00	0.00
Postage and Delivery	6125	1.10	84.40
Printing and Reproduction	6130	5.50	257.33
Property Management Fee	6140	675.00	6,750.00
Service Charge (Bank)	6155	0.00	0.00
Web Site Design & Management	6180	25.00	250.00
Web Site Hosting & Domain	6185	0.00	105.00
Total ADMINISTRATIVE		711.55	9,092.48
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	525.00
Clean Up Spring/Fall	6850	0.00	2,400.00
Irrigation Maintenance	6880	0.00	918.00
Lawn Fertilizing/Weed Control	6890	0.00	4,180.35
Mowing - Irrigated	6900	2,730.00	11,830.00
Mowing - Field	6910	0.00	0.00
Non-Irrigated Mowing	6915	798.00	6,787.00
Tree Mtce (Bug Control & Fert)	6955	360.00	600.00
Tree Trimming/Removal/Replace	6960	8,850.00	8,850.00
Weeding Gardens	6980	350.00	2,100.00
Total LANDSCAPE MAINTENANCE		13,088.00	38,190.35
REPAIRS			
Irrigation Repair	7530	629.92	629.92
Total REPAIRS		629.92	629.92
UTILITIES			
Electric	7810	47.54	948.09
Electrical - Park 133-1	7820	0.00	130.59
Electrical - Pavilion 600-1	7825	0.00	11.39

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total UTILITIES		47.54	1,090.07
Water			
Water - City of Lafayette	7860	2,089.95	9,111.20
Total Water		2,089.95	9,111.20
Total Operating Expense		16,566.96	58,114.02
NOI - Net Operating Income		-16,566.96	8,027.08
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	0.27	0.82
Interest Income:Interest from Money Market Acct	8060	0.00	4.49
Total INTEREST INCOME		0.27	5.31
Total Other Income		0.27	5.31
Net Other Income		0.27	5.31
Total Income		0.27	66,146.41
Total Expense		16,566.96	58,114.02
Net Income		-16,566.69	8,032.39

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: Oct 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	0.00	0.00	0.00	66,000.00	66,000.00	0.00	66,000.00
Late Fees/Finance Charges	4145	0.00	0.00	0.00	141.10	0.00	141.10	0.00
Total ASSOCIATION INCOME		0.00	0.00	0.00	66,141.10	66,000.00	141.10	66,000.00
Total Operating Income		0.00	0.00	0.00	66,141.10	66,000.00	141.10	66,000.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	368.25	375.00	6.75	375.00
Bank Charges and Fees	6015	4.95	0.00	-4.95	49.50	0.00	-49.50	0.00
Business Filing Fees	6025	0.00	0.00	0.00	43.00	40.00	-3.00	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	1.10	5.00	3.90	84.40	105.00	20.60	115.00
Printing and Reproduction	6130	5.50	10.00	4.50	257.33	310.00	52.67	330.00
Property Management Fee	6140	675.00	675.00	0.00	6,750.00	6,750.00	0.00	8,100.00
Web Site Design & Management	6180	25.00	25.00	0.00	250.00	250.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	105.00	75.00	-30.00	75.00
Total ADMINISTRATIVE		711.55	715.00	3.45	9,092.48	9,155.00	62.52	10,585.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	500.00	500.00	525.00	1,000.00	475.00	1,000.00
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	2,400.00	1,500.00	-900.00	3,000.00
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	918.00	1,500.00	582.00	2,000.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	4,180.35	4,100.00	-80.35	4,100.00
Mowing - Irrigated	6900	2,730.00	1,500.00	-1,230.00	11,830.00	9,500.00	-2,330.00	9,500.00
Non-Irrigated Mowing	6915	798.00	1,000.00	202.00	6,787.00	6,000.00	-787.00	6,000.00
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	360.00	0.00	-360.00	600.00	1,000.00	400.00	1,000.00
Tree Trimming/Removal/Replace	6960	8,850.00	0.00	-8,850.00	8,850.00	4,000.00	-4,850.00	4,000.00
Weeding Gardens	6980	350.00	250.00	-100.00	2,100.00	1,500.00	-600.00	1,500.00
Total LANDSCAPE MAINTENANCE		13,088.00	3,250.00	-9,838.00	38,190.35	34,420.00	-3,770.35	40,420.00
MAINTENANCE	7100							
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	100.00	100.00	200.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total MAINTENANCE		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>100.00</u>	<u>200.00</u>
REPAIRS	7500							
Irrigation Repair	7530	629.92	0.00	-629.92	629.92	1,000.00	370.08	1,000.00
Total REPAIRS		<u>629.92</u>	<u>0.00</u>	<u>-629.92</u>	<u>629.92</u>	<u>1,000.00</u>	<u>370.08</u>	<u>1,000.00</u>
UTILITIES	7800							
Electric	7810	47.54	100.00	52.46	948.09	1,000.00	51.91	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		<u>47.54</u>	<u>100.00</u>	<u>52.46</u>	<u>1,090.07</u>	<u>1,000.00</u>	<u>-80.07</u>	<u>1,200.00</u>
Water	7850							
Water - City of Lafayette	7860	2,089.95	3,500.00	1,410.05	9,111.20	11,575.00	2,463.80	12,000.00
Total Water		<u>2,089.95</u>	<u>3,500.00</u>	<u>1,410.05</u>	<u>9,111.20</u>	<u>11,575.00</u>	<u>2,463.80</u>	<u>12,000.00</u>
Total Operating Expense		<u>16,566.96</u>	<u>7,565.00</u>	<u>-9,001.96</u>	<u>58,114.02</u>	<u>57,250.00</u>	<u>-864.02</u>	<u>65,405.00</u>
Total Operating Income		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>66,141.10</u>	<u>66,000.00</u>	<u>141.10</u>	<u>66,000.00</u>
Total Operating Expense		<u>16,566.96</u>	<u>7,565.00</u>	<u>-9,001.96</u>	<u>58,114.02</u>	<u>57,250.00</u>	<u>-864.02</u>	<u>65,405.00</u>
NOI - Net Operating Income		<u>-16,566.96</u>	<u>-7,565.00</u>	<u>-9,001.96</u>	<u>8,027.08</u>	<u>8,750.00</u>	<u>-722.92</u>	<u>595.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	0.27	0.00	0.27	0.82	0.00	0.82	0.00
Interest Income:Interest from Money Market Acct	8060	0.00	2.25	-2.25	4.49	20.50	-16.01	25.00
Total INTEREST INCOME		<u>0.27</u>	<u>2.25</u>	<u>-1.98</u>	<u>5.31</u>	<u>20.50</u>	<u>-15.19</u>	<u>25.00</u>
Total Other Income		<u>0.27</u>	<u>2.25</u>	<u>-1.98</u>	<u>5.31</u>	<u>20.50</u>	<u>-15.19</u>	<u>25.00</u>
Net Other Income		<u>0.27</u>	<u>2.25</u>	<u>-1.98</u>	<u>5.31</u>	<u>20.50</u>	<u>-15.19</u>	<u>25.00</u>
Total Income		<u>0.27</u>	<u>2.25</u>	<u>-1.98</u>	<u>66,146.41</u>	<u>66,020.50</u>	<u>125.91</u>	<u>66,025.00</u>
Total Expense		<u>16,566.96</u>	<u>7,565.00</u>	<u>-9,001.96</u>	<u>58,114.02</u>	<u>57,250.00</u>	<u>-864.02</u>	<u>65,405.00</u>
Net Income		<u>-16,566.69</u>	<u>-7,562.75</u>	<u>-9,003.94</u>	<u>8,032.39</u>	<u>8,770.50</u>	<u>-738.11</u>	<u>620.00</u>