

Balance Sheet

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

As of: 02/28/2021 (End of Last Month)

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	14,347.31
Operating Fund	1165	17,916.71
Total OPERATING CASH		32,264.02
Total Cash		32,264.02
TOTAL ASSETS		32,264.02
 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		11,615.08
Calculated Prior Years Retained Earnings		-21,681.42
Total Capital		32,264.02
TOTAL LIABILITIES & CAPITAL		32,264.02

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: Feb 2021

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			
Prepaid Assessments	2025	13,704.10	13,704.10
LOA Dues:Annual Dues	4030	0.00	0.00
Total ASSOCIATION INCOME		13,704.10	13,704.10
Total Operating Income		13,704.10	13,704.10
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	0.00
Bank Charges and Fees	6015	4.95	9.90
Business Filing Fees	6025	38.00	38.00
Insurance	6070	0.00	0.00
Postage and Delivery	6125	1.10	4.40
Printing and Reproduction	6130	4.25	19.25
Property Management Fee	6140	675.00	1,350.00
Property Transfer Fee	6145	0.00	250.00
Web Site Design & Management	6180	25.00	50.00
Total ADMINISTRATIVE		748.30	1,721.55
LANDSCAPE MAINTENANCE			
Irrigation Maintenance	6880	0.00	0.00
Total LANDSCAPE MAINTENANCE		0.00	0.00
UTILITIES			
Electric	7810	150.22	337.14
Electrical - Park 133-1	7820	0.00	0.00
Electrical - Pavilion 600-1	7825	0.00	0.00
Total UTILITIES		150.22	337.14
Water			
Water - City of Lafayette	7860	15.65	30.56
Total Water		15.65	30.56
Total Operating Expense		914.17	2,089.25
NOI - Net Operating Income		12,789.93	11,614.85
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	0.11	0.23
Interest Income:Interest from Money Market Acct	8060	0.00	0.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total INTEREST INCOME		<u>0.11</u>	<u>0.23</u>
Total Other Income		<u>0.11</u>	<u>0.23</u>
Net Other Income		<u>0.11</u>	<u>0.23</u>
Total Income		13,704.21	13,704.33
Total Expense		914.17	2,089.25
Net Income		<u><u>12,790.04</u></u>	<u><u>11,615.08</u></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: Feb 2021

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							
Prepaid Assessments	2025	13,704.10	0.00	13,704.10	13,704.10	0.00	13,704.10	0.00
Total ASSOCIATION INCOME		13,704.10	0.00	13,704.10	13,704.10	0.00	13,704.10	0.00
Total Operating Income		13,704.10	0.00	13,704.10	13,704.10	0.00	13,704.10	0.00
Expense								
ADMINISTRATIVE	6000							
Bank Charges and Fees	6015	4.95	0.00	-4.95	9.90	0.00	-9.90	0.00
Business Filing Fees	6025	38.00	0.00	-38.00	38.00	0.00	-38.00	0.00
Postage and Delivery	6125	1.10	0.00	-1.10	4.40	0.00	-4.40	0.00
Printing and Reproduction	6130	4.25	0.00	-4.25	19.25	0.00	-19.25	0.00
Property Management Fee	6140	675.00	0.00	-675.00	1,350.00	0.00	-1,350.00	0.00
Property Transfer Fee	6145	0.00	0.00	0.00	250.00	0.00	-250.00	0.00
Web Site Design & Management	6180	25.00	0.00	-25.00	50.00	0.00	-50.00	0.00
Total ADMINISTRATIVE		748.30	0.00	-748.30	1,721.55	0.00	-1,721.55	0.00
UTILITIES	7800							
Electric	7810	150.22	0.00	-150.22	337.14	0.00	-337.14	0.00
Total UTILITIES		150.22	0.00	-150.22	337.14	0.00	-337.14	0.00
Water	7850							
Water - City of Lafayette	7860	15.65	0.00	-15.65	30.56	0.00	-30.56	0.00
Total Water		15.65	0.00	-15.65	30.56	0.00	-30.56	0.00
Total Operating Expense		914.17	0.00	-914.17	2,089.25	0.00	-2,089.25	0.00
Total Operating Income		13,704.10	0.00	13,704.10	13,704.10	0.00	13,704.10	0.00
Total Operating Expense		914.17	0.00	-914.17	2,089.25	0.00	-2,089.25	0.00
NOI - Net Operating Income		12,789.93	0.00	12,789.93	11,614.85	0.00	11,614.85	0.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	0.11	0.00	0.11	0.23	0.00	0.23	0.00
Total INTEREST INCOME		0.11	0.00	0.11	0.23	0.00	0.23	0.00
Total Other Income		0.11	0.00	0.11	0.23	0.00	0.23	0.00
Net Other Income		0.11	0.00	0.11	0.23	0.00	0.23	0.00
Total Income		13,704.21	0.00	13,704.21	13,704.33	0.00	13,704.33	0.00
Total Expense		914.17	0.00	-914.17	2,089.25	0.00	-2,089.25	0.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income		12,790.04	0.00	12,790.04	11,615.08	0.00	11,615.08	0.00