

Balance Sheet

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

As of: 04/30/2021 (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 | 14,347.55 |
| Operating Fund | 1165 | 51,268.94 |
| Total OPERATING CASH | | 65,616.49 |
| Total Cash | | 65,616.49 |
| TOTAL ASSETS | | 65,616.49 |
| 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 | | 44,967.55 |
| Calculated Prior Years Retained Earnings | | -21,681.42 |
| Total Capital | | 65,616.49 |
| TOTAL LIABILITIES & CAPITAL | | 65,616.49 |

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: Apr 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 | | | |
| LOA Dues:Annual Dues | 4030 | 9,659.61 | 50,429.86 |
| Late Fees/Finance Charges | 4145 | -35.15 | -35.15 |
| Total ASSOCIATION INCOME | | 9,624.46 | 50,394.71 |
| Total Operating Income | | 9,624.46 | 50,394.71 |
| Expense | | | |
| ADMINISTRATIVE | | | |
| Accounting Fees | 6005 | 0.00 | 379.82 |
| Bank Charges and Fees | 6015 | 4.95 | 19.80 |
| Business Filing Fees | 6025 | 0.00 | 38.00 |
| Insurance | 6070 | 0.00 | 0.00 |
| Postage and Delivery | 6125 | 0.55 | 64.85 |
| Printing and Reproduction | 6130 | 7.00 | 203.22 |
| Property Management Fee | 6140 | 675.00 | 2,700.00 |
| Property Transfer Fee | 6145 | 0.00 | 250.00 |
| Web Site Design & Management | 6180 | 25.00 | 100.00 |
| Web Site Hosting & Domain | 6185 | 0.00 | 45.00 |
| Total ADMINISTRATIVE | | 712.50 | 3,800.69 |
| LANDSCAPE MAINTENANCE | | | |
| Clean Up Spring/Fall | 6850 | 0.00 | 0.00 |
| Irrigation Maintenance | 6880 | 0.00 | 0.00 |
| Lawn Fertilizing/Weed Control | 6890 | 935.00 | 935.00 |
| Total LANDSCAPE MAINTENANCE | | 935.00 | 935.00 |
| UTILITIES | | | |
| Electric | 7810 | 292.94 | 630.08 |
| Electrical - Park 133-1 | 7820 | 0.00 | 0.00 |
| Electrical - Pavilion 600-1 | 7825 | 0.00 | 0.00 |
| Total UTILITIES | | 292.94 | 630.08 |
| Water | | | |
| Water - City of Lafayette | 7860 | 31.30 | 61.86 |
| Total Water | | 31.30 | 61.86 |
| Total Operating Expense | | 1,971.74 | 5,427.63 |
| NOI - Net Operating Income | | 7,652.72 | 44,967.08 |

Income Statement

| Account Name | Account Number | Selected Month | Year to Month End |
|---|----------------|------------------------|-------------------------|
| Other Income & Expense | | | |
| Other Income | | | |
| INTEREST INCOME | | | |
| Interest Income - other | 8005 | 0.12 | 0.35 |
| Interest Income:Interest from Money Market Acct | 8060 | 0.00 | 0.12 |
| Total INTEREST INCOME | | <u>0.12</u> | <u>0.47</u> |
| Total Other Income | | <u>0.12</u> | <u>0.47</u> |
| Net Other Income | | 0.12 | 0.47 |
| Total Income | | 9,624.58 | 50,395.18 |
| Total Expense | | 1,971.74 | 5,427.63 |
| Net Income | | <u>7,652.84</u> | <u>44,967.55</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: Apr 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 | | | | | | | |
| LOA Dues:Annual Dues | 4030 | 9,659.61 | 16,500.00 | -6,840.39 | 50,429.86 | 57,500.00 | -7,070.14 | 66,000.00 |
| Late Fees/Finance Charges | 4145 | -35.15 | 0.00 | -35.15 | -35.15 | 0.00 | -35.15 | 0.00 |
| Total ASSOCIATION INCOME | | 9,624.46 | 16,500.00 | -6,875.54 | 50,394.71 | 57,500.00 | -7,105.29 | 66,000.00 |
| Total Operating Income | | 9,624.46 | 16,500.00 | -6,875.54 | 50,394.71 | 57,500.00 | -7,105.29 | 66,000.00 |
| Expense | | | | | | | | |
| ADMINISTRATIVE | 6000 | | | | | | | |
| Accounting Fees | 6005 | 0.00 | 0.00 | 0.00 | 379.82 | 375.00 | -4.82 | 375.00 |
| Bank Charges and Fees | 6015 | 4.95 | 5.00 | 0.05 | 19.80 | 20.00 | 0.20 | 60.00 |
| Business Filing Fees | 6025 | 0.00 | 0.00 | 0.00 | 38.00 | 40.00 | 2.00 | 50.00 |
| Insurance | 6070 | 0.00 | 0.00 | 0.00 | 0.00 | 1,500.00 | 1,500.00 | 1,500.00 |
| Postage and Delivery | 6125 | 0.55 | 4.00 | 3.45 | 64.85 | 70.00 | 5.15 | 100.00 |
| Printing and Reproduction | 6130 | 7.00 | 15.00 | 8.00 | 203.22 | 222.00 | 18.78 | 300.00 |
| Property Management Fee | 6140 | 675.00 | 675.00 | 0.00 | 2,700.00 | 2,700.00 | 0.00 | 8,100.00 |
| 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 | 25.00 | 0.00 | 100.00 | 100.00 | 0.00 | 300.00 |
| Web Site Hosting & Domain | 6185 | 0.00 | 0.00 | 0.00 | 45.00 | 45.00 | 0.00 | 105.00 |
| Total ADMINISTRATIVE | | 712.50 | 724.00 | 11.50 | 3,800.69 | 5,072.00 | 1,271.31 | 10,890.00 |
| LANDSCAPE MAINTENANCE | 6830 | | | | | | | |
| Aeration | 6835 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,100.00 |
| Backflow Testing | 6840 | 0.00 | 70.00 | 70.00 | 0.00 | 70.00 | 70.00 | 70.00 |
| Clean Up Spring/Fall | 6850 | 0.00 | 1,250.00 | 1,250.00 | 0.00 | 1,250.00 | 1,250.00 | 2,500.00 |
| General Clean UP - Raking/ Weeds | 6865 | 0.00 | 400.00 | 400.00 | 0.00 | 400.00 | 400.00 | 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 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| Lawn Fertilizing/Weed Control | 6890 | 935.00 | 1,500.00 | 565.00 | 935.00 | 1,500.00 | 565.00 | 3,500.00 |
| Mowing - Irrigated | 6900 | 0.00 | 1,187.50 | 1,187.50 | 0.00 | 1,187.50 | 1,187.50 | 9,500.00 |
| Non-Irrigated Mowing | 6915 | 0.00 | 750.00 | 750.00 | 0.00 | 750.00 | 750.00 | 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 | 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 | 1,500.00 | 1,500.00 | 0.00 | 1,500.00 | 1,500.00 | 4,000.00 |
| Weeding Gardens | 6980 | 0.00 | 150.00 | 150.00 | 0.00 | 150.00 | 150.00 | 2,450.00 |
| Total LANDSCAPE MAINTENANCE | | 935.00 | 6,807.50 | 5,872.50 | 935.00 | 9,207.50 | 8,272.50 | 40,370.00 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|---|----------------|-----------------|-----------------|------------------|------------------|------------------|-----------------|------------------|
| MAINTENANCE | 7100 | | | | | | | |
| Lighting Maintenance | 7135 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| Total MAINTENANCE | | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>200.00</u> |
| REPAIRS | 7500 | | | | | | | |
| Irrigation Repair | 7530 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 750.00 |
| Total REPAIRS | | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>750.00</u> |
| UTILITIES | 7800 | | | | | | | |
| Electric | 7810 | 292.94 | 140.00 | -152.94 | 630.08 | 635.00 | 4.92 | 1,300.00 |
| Total UTILITIES | | <u>292.94</u> | <u>140.00</u> | <u>-152.94</u> | <u>630.08</u> | <u>635.00</u> | <u>4.92</u> | <u>1,300.00</u> |
| Water | 7850 | | | | | | | |
| Water - City of Lafayette | 7860 | 31.30 | 16.00 | -15.30 | 61.86 | 63.00 | 1.14 | 12,000.00 |
| Total Water | | <u>31.30</u> | <u>16.00</u> | <u>-15.30</u> | <u>61.86</u> | <u>63.00</u> | <u>1.14</u> | <u>12,000.00</u> |
| Total Operating Expense | | <u>1,971.74</u> | <u>7,687.50</u> | <u>5,715.76</u> | <u>5,427.63</u> | <u>14,977.50</u> | <u>9,549.87</u> | <u>65,510.00</u> |
| | | | | | | | | |
| Total Operating Income | | 9,624.46 | 16,500.00 | -6,875.54 | 50,394.71 | 57,500.00 | -7,105.29 | 66,000.00 |
| Total Operating Expense | | <u>1,971.74</u> | <u>7,687.50</u> | <u>5,715.76</u> | <u>5,427.63</u> | <u>14,977.50</u> | <u>9,549.87</u> | <u>65,510.00</u> |
| NOI - Net Operating Income | | <u>7,652.72</u> | <u>8,812.50</u> | <u>-1,159.78</u> | <u>44,967.08</u> | <u>42,522.50</u> | <u>2,444.58</u> | <u>490.00</u> |
| | | | | | | | | |
| Other Income | | | | | | | | |
| INTEREST INCOME | 8000 | | | | | | | |
| Interest Income - other | 8005 | 0.12 | 0.00 | 0.12 | 0.35 | 0.75 | -0.40 | 3.00 |
| Interest Income:Interest from Money Market Acct | 8060 | 0.00 | 0.00 | 0.00 | 0.12 | 0.00 | 0.12 | 0.00 |
| Total INTEREST INCOME | | <u>0.12</u> | <u>0.00</u> | <u>0.12</u> | <u>0.47</u> | <u>0.75</u> | <u>-0.28</u> | <u>3.00</u> |
| Total Other Income | | <u>0.12</u> | <u>0.00</u> | <u>0.12</u> | <u>0.47</u> | <u>0.75</u> | <u>-0.28</u> | <u>3.00</u> |
| | | | | | | | | |
| Net Other Income | | <u>0.12</u> | <u>0.00</u> | <u>0.12</u> | <u>0.47</u> | <u>0.75</u> | <u>-0.28</u> | <u>3.00</u> |
| | | | | | | | | |
| Total Income | | 9,624.58 | 16,500.00 | -6,875.42 | 50,395.18 | 57,500.75 | -7,105.57 | 66,003.00 |
| Total Expense | | <u>1,971.74</u> | <u>7,687.50</u> | <u>5,715.76</u> | <u>5,427.63</u> | <u>14,977.50</u> | <u>9,549.87</u> | <u>65,510.00</u> |
| | | | | | | | | |
| Net Income | | <u>7,652.84</u> | <u>8,812.50</u> | <u>-1,159.66</u> | <u>44,967.55</u> | <u>42,523.25</u> | <u>2,444.30</u> | <u>493.00</u> |