

Balance Sheet

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

As of: 09/30/2022 (End of Last Month)

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
FP Money Mkt Great Western Bank	1160	14,360.36
Operating Fund	1165	25,817.05
Total OPERATING CASH		40,177.41
Total Cash		40,177.41
TOTAL ASSETS		40,177.41
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		18,766.18
Calculated Prior Years Retained Earnings		-20,919.13
Total Capital		40,177.41
TOTAL LIABILITIES & CAPITAL		40,177.41

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: Sep 2022

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	10.15	0.00	10.15	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Total ASSOCIATION INCOME		0.00	0.00	0.00	66,260.15	66,000.00	260.15	66,000.00
Total Operating Income		0.00	0.00	0.00	66,260.15	66,000.00	260.15	66,000.00
Expense								
ADMINISTRATIVE 6000								
Accounting Fees	6005	0.00	0.00	0.00	387.50	400.00	12.50	400.00
Bank Charges and Fees	6015	2.00	5.00	3.00	6.00	45.00	39.00	60.00
Business Filing Fees	6025	0.00	10.00	10.00	39.00	50.00	11.00	50.00
Insurance	6070	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	84.22	0.00	-84.22	0.00
Postage and Delivery	6125	0.00	4.00	4.00	93.00	90.00	-3.00	100.00
Printing and Reproduction	6130	7.80	9.00	1.20	239.09	267.00	27.91	300.00
Property Management Fee	6140	775.00	775.00	0.00	6,975.00	6,975.00	0.00	9,300.00
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	225.00	225.00	0.00	300.00
Web Site Hosting & Domain	6185	60.00	0.00	-60.00	120.00	55.00	-65.00	115.00
Total ADMINISTRATIVE		869.80	828.00	-41.80	8,418.81	8,107.00	-311.81	12,125.00
LANDSCAPE MAINTENANCE 6830								
Aeration	6835	0.00	0.00	0.00	621.00	550.00	-71.00	1,100.00
Backflow Testing	6840	100.00	0.00	-100.00	100.00	70.00	-30.00	70.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	1,588.00	1,250.00	-338.00	2,500.00
General Clean UP - Raking/Weeds	6865	0.00	0.00	0.00	3,200.00	3,200.00	0.00	3,200.00
Holiday Decorations	6870	0.00	0.00	0.00	800.00	400.00	-400.00	800.00
Irrigation Maintenance	6880	0.00	200.00	200.00	300.00	750.00	450.00	1,500.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	4,566.30	4,575.00	8.70	4,575.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	534.00	0.00	-534.00	0.00
Mowing - Irrigated	6900	2,455.00	1,820.00	-635.00	8,347.00	7,680.00	-667.00	9,500.00
Non-Irrigated Mowing	6915	837.00	1,000.00	163.00	3,348.00	5,000.00	1,652.00	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	4,000.00	0.00	-4,000.00	4,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	0.00	2,000.00	2,000.00	4,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Weeding Gardens	6980	567.00	400.00	-167.00	1,890.00	1,700.00	-190.00	2,450.00
Total LANDSCAPE MAINTENANCE		3,959.00	3,420.00	-539.00	29,294.30	28,425.00	-869.30	40,945.00
MAINTENANCE	7100							
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	100.00	100.00	200.00
Total MAINTENANCE		0.00	0.00	0.00	0.00	100.00	100.00	200.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Buildings & Structures Misc	7220	0.00	0.00	0.00	0.00	750.00	750.00	1,000.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	0.00	0.00	0.00	750.00	750.00	1,000.00
REPAIRS	7500							
Irrigation Repair	7530	0.00	250.00	250.00	0.00	750.00	750.00	750.00
Total REPAIRS		0.00	250.00	250.00	0.00	750.00	750.00	750.00
UTILITIES	7800							
Electric	7810	49.10	65.00	15.90	533.83	1,020.00	486.17	1,300.00
Total UTILITIES		49.10	65.00	15.90	533.83	1,020.00	486.17	1,300.00
Water	7850							
Water - City of Lafayette	7860	887.12	2,316.00	1,428.88	9,258.88	5,682.00	-3,576.88	9,000.00
Total Water		887.12	2,316.00	1,428.88	9,258.88	5,682.00	-3,576.88	9,000.00
Total Operating Expense		5,765.02	6,879.00	1,113.98	47,505.82	44,834.00	-2,671.82	65,320.00
Total Operating Income		0.00	0.00	0.00	66,260.15	66,000.00	260.15	66,000.00
Total Operating Expense		5,765.02	6,879.00	1,113.98	47,505.82	44,834.00	-2,671.82	65,320.00
NOI - Net Operating Income		-5,765.02	-6,879.00	1,113.98	18,754.33	21,166.00	-2,411.67	680.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	4.72	0.25	4.47	11.85	0.75	11.10	1.00
Total INTEREST INCOME		4.72	0.25	4.47	11.85	0.75	11.10	1.00
Total Other Income		4.72	0.25	4.47	11.85	0.75	11.10	1.00
Net Other Income		4.72	0.25	4.47	11.85	0.75	11.10	1.00
Total Income		4.72	0.25	4.47	66,272.00	66,000.75	271.25	66,001.00
Total Expense		5,765.02	6,879.00	1,113.98	47,505.82	44,834.00	-2,671.82	65,320.00
Net Income		-5,760.30	-6,878.75	1,118.45	18,766.18	21,166.75	-2,400.57	681.00