

## Balance Sheet

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

As of: 06/30/2023 (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
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
FP Money Mkt Great Western Bank	1160	14,403.38
Operating Fund	1165	65,413.71
<b>Total OPERATING CASH</b>		<b>79,817.09</b>
<b>Total Cash</b>		<b>79,817.09</b>
<b>TOTAL ASSETS</b>		<b>79,817.09</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		58,626.18
Calculated Prior Years Retained Earnings		-21,139.45
<b>Total Capital</b>		<b>79,817.09</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>79,817.09</b>

## 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: Jun 2023

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</b>	<b>4000</b>							
LOA Dues:Annual Dues	4030	3,599.07	0.00	3,599.07	72,105.93	66,600.00	5,505.93	72,600.00
Late Fees/Finance Charges	4145	0.00	0.00	0.00	128.51	0.00	128.51	0.00
<b>Total ASSOCIATION INCOME</b>		<b>3,599.07</b>	<b>0.00</b>	<b>3,599.07</b>	<b>72,234.44</b>	<b>66,600.00</b>	<b>5,634.44</b>	<b>72,600.00</b>
<b>Total Operating Income</b>		<b>3,599.07</b>	<b>0.00</b>	<b>3,599.07</b>	<b>72,234.44</b>	<b>66,600.00</b>	<b>5,634.44</b>	<b>72,600.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>	<b>6000</b>							
Accounting Fees	6005	0.00	0.00	0.00	400.00	400.00	0.00	400.00
Bank Charges and Fees	6015	2.00	0.00	-2.00	12.00	0.00	-12.00	0.00
Business Filing Fees	6025	10.00	10.00	0.00	40.00	50.00	10.00	50.00
Insurance	6070	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00
Postage and Delivery	6125	4.41	3.00	-1.41	86.61	89.00	2.39	110.00
Printing and Reproduction	6130	10.25	25.00	14.75	260.80	235.00	-25.80	325.00
Property Management Fee	6140	800.00	800.00	0.00	4,800.00	4,800.00	0.00	9,600.00
Web Site Design & Management	6180	25.00	25.00	0.00	150.00	150.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	70.00	130.00	60.00	130.00
<b>Total ADMINISTRATIVE</b>		<b>851.66</b>	<b>863.00</b>	<b>11.34</b>	<b>5,819.41</b>	<b>5,854.00</b>	<b>34.59</b>	<b>12,265.00</b>
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
Aeration	6835	0.00	0.00	0.00	695.00	695.00	0.00	695.00
Backflow Testing	6840	0.00	0.00	0.00	100.00	70.00	-30.00	70.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	1,745.00	1,745.00	0.00	3,490.00
General Clean UP - Raking/Weeds	6865	0.00	3,360.00	3,360.00	0.00	3,360.00	3,360.00	3,360.00
Holiday Decorations	6870	0.00	0.00	0.00	0.00	840.00	840.00	840.00
Irrigation Maintenance	6880	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
Mowing - Irrigated	6900	2,750.00	2,200.00	-550.00	2,750.00	4,400.00	1,650.00	14,300.00
Non-Irrigated Mowing	6915	929.00	464.00	-465.00	929.00	1,401.00	472.00	4,676.00
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	2,100.00	2,100.00	4,200.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	0.00	7,000.00	7,000.00	8,500.00
Weeding Gardens	6980	636.00	424.00	-212.00	636.00	848.00	212.00	2,544.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>4,315.00</b>	<b>6,448.00</b>	<b>2,133.00</b>	<b>6,855.00</b>	<b>22,459.00</b>	<b>15,604.00</b>	<b>44,725.00</b>
<b>MAINTENANCE</b>	<b>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>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Buildings & Structures Misc	7220	0.00	0.00	0.00	0.00	0.00	0.00	750.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<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>
<b>REPAIRS</b>	<b>7500</b>							
Irrigation Repair	7530	0.00	500.00	500.00	0.00	500.00	500.00	500.00
<b>Total REPAIRS</b>		<u>0.00</u>	<u>500.00</u>	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	64.22	50.00	-14.22	363.32	410.00	46.68	775.00
<b>Total UTILITIES</b>		<u>64.22</u>	<u>50.00</u>	<u>-14.22</u>	<u>363.32</u>	<u>410.00</u>	<u>46.68</u>	<u>775.00</u>
<b>Water</b>	<b>7850</b>							
Water - City of Lafayette	7860	100.67	500.00	399.33	599.23	1,000.00	400.77	13,000.00
<b>Total Water</b>		<u>100.67</u>	<u>500.00</u>	<u>399.33</u>	<u>599.23</u>	<u>1,000.00</u>	<u>400.77</u>	<u>13,000.00</u>
<b>Total Operating Expense</b>		<u>5,331.55</u>	<u>8,361.00</u>	<u>3,029.45</u>	<u>13,636.96</u>	<u>30,223.00</u>	<u>16,586.04</u>	<u>72,215.00</u>
Total Operating Income		3,599.07	0.00	3,599.07	72,234.44	66,600.00	5,634.44	72,600.00
Total Operating Expense		5,331.55	8,361.00	3,029.45	13,636.96	30,223.00	16,586.04	72,215.00
<b>NOI - Net Operating Income</b>		<u>-1,732.48</u>	<u>-8,361.00</u>	<u>6,628.52</u>	<u>58,597.48</u>	<u>36,377.00</u>	<u>22,220.48</u>	<u>385.00</u>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	4.73	7.50	-2.77	28.70	15.00	13.70	30.00
<b>Total INTEREST INCOME</b>		<u>4.73</u>	<u>7.50</u>	<u>-2.77</u>	<u>28.70</u>	<u>15.00</u>	<u>13.70</u>	<u>30.00</u>
<b>Total Other Income</b>		<u>4.73</u>	<u>7.50</u>	<u>-2.77</u>	<u>28.70</u>	<u>15.00</u>	<u>13.70</u>	<u>30.00</u>
<b>Net Other Income</b>		<u>4.73</u>	<u>7.50</u>	<u>-2.77</u>	<u>28.70</u>	<u>15.00</u>	<u>13.70</u>	<u>30.00</u>
Total Income		3,603.80	7.50	3,596.30	72,263.14	66,615.00	5,648.14	72,630.00
Total Expense		5,331.55	8,361.00	3,029.45	13,636.96	30,223.00	16,586.04	72,215.00
<b>Net Income</b>		<u>-1,727.75</u>	<u>-8,353.50</u>	<u>6,625.75</u>	<u>58,626.18</u>	<u>36,392.00</u>	<u>22,234.18</u>	<u>415.00</u>