

Balance Sheet

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

As of: 07/31/2023 (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 |
|--|----------------|------------------|
| ASSETS | | |
| Cash | | |
| OPERATING CASH | | |
| FP Money Mkt Great Western Bank | 1160 | 14,408.27 |
| Operating Fund | 1165 | 60,853.22 |
| Total OPERATING CASH | | 75,261.49 |
| Total Cash | | 75,261.49 |
| TOTAL ASSETS | | 75,261.49 |
| | | |
| 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 | | 54,070.58 |
| Calculated Prior Years Retained Earnings | | -21,139.45 |
| Total Capital | | 75,261.49 |
| TOTAL LIABILITIES & CAPITAL | | 75,261.49 |

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: Jul 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 |
|------------------------------------|----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|
| Income | | | | | | | | |
| ASSOCIATION INCOME | 4000 | | | | | | | |
| LOA Dues:Annual Dues | 4030 | 0.00 | 6,000.00 | -6,000.00 | 72,105.93 | 72,600.00 | -494.07 | 72,600.00 |
| Late Fees/Finance Charges | 4145 | 0.00 | 0.00 | 0.00 | 128.51 | 0.00 | 128.51 | 0.00 |
| Total ASSOCIATION INCOME | | 0.00 | 6,000.00 | -6,000.00 | 72,234.44 | 72,600.00 | -365.56 | 72,600.00 |
| Total Operating Income | | 0.00 | 6,000.00 | -6,000.00 | 72,234.44 | 72,600.00 | -365.56 | 72,600.00 |
| Expense | | | | | | | | |
| ADMINISTRATIVE | 6000 | | | | | | | |
| 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 | 14.00 | 0.00 | -14.00 | 0.00 |
| Business Filing Fees | 6025 | 0.00 | 0.00 | 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 | 2.52 | 3.00 | 0.48 | 89.13 | 92.00 | 2.87 | 110.00 |
| Printing and Reproduction | 6130 | 8.00 | 15.00 | 7.00 | 268.80 | 250.00 | -18.80 | 325.00 |
| Property Management Fee | 6140 | 800.00 | 800.00 | 0.00 | 5,600.00 | 5,600.00 | 0.00 | 9,600.00 |
| Web Site Design & Management | 6180 | 25.00 | 25.00 | 0.00 | 175.00 | 175.00 | 0.00 | 300.00 |
| Web Site Hosting & Domain | 6185 | 0.00 | 0.00 | 0.00 | 70.00 | 130.00 | 60.00 | 130.00 |
| Total ADMINISTRATIVE | | 837.52 | 843.00 | 5.48 | 6,656.93 | 6,697.00 | 40.07 | 12,265.00 |
| LANDSCAPE MAINTENANCE | 6830 | | | | | | | |
| 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 | 0.00 | 0.00 | 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 | 2,200.00 | 2,750.00 | 550.00 | 4,950.00 | 7,150.00 | 2,200.00 | 14,300.00 |
| Non-Irrigated Mowing | 6915 | 929.00 | 937.00 | 8.00 | 1,858.00 | 2,338.00 | 480.00 | 4,676.00 |
| Shrub Pruning | 6930 | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 | 250.00 | 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 | 424.00 | 424.00 | 0.00 | 1,060.00 | 1,272.00 | 212.00 | 2,544.00 |
| Total LANDSCAPE MAINTENANCE | | 3,553.00 | 4,361.00 | 808.00 | 10,408.00 | 26,820.00 | 16,412.00 | 44,725.00 |
| MAINTENANCE | 7100 | | | | | | | |
| Lighting Maintenance | 7135 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| Total MAINTENANCE | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|--|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| BUILDING/STRUCTURE/ MAINTENANCE | 7200 | | | | | | | |
| Buildings & Structures Misc | 7220 | 0.00 | 750.00 | 750.00 | 0.00 | 750.00 | 750.00 | 750.00 |
| Total BUILDING/STRUCTURE/ MAINTENANCE | | <u>0.00</u> | <u>750.00</u> | <u>750.00</u> | <u>0.00</u> | <u>750.00</u> | <u>750.00</u> | <u>750.00</u> |
| REPAIRS | 7500 | | | | | | | |
| Irrigation Repair | 7530 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 500.00 | 500.00 |
| Total REPAIRS | | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>500.00</u> | <u>500.00</u> | <u>500.00</u> |
| UTILITIES | 7800 | | | | | | | |
| Electric | 7810 | 69.30 | 50.00 | -19.30 | 432.62 | 460.00 | 27.38 | 775.00 |
| Total UTILITIES | | <u>69.30</u> | <u>50.00</u> | <u>-19.30</u> | <u>432.62</u> | <u>460.00</u> | <u>27.38</u> | <u>775.00</u> |
| Water | 7850 | | | | | | | |
| Water - City of Lafayette | 7860 | 100.67 | 3,000.00 | 2,899.33 | 699.90 | 4,000.00 | 3,300.10 | 13,000.00 |
| Total Water | | <u>100.67</u> | <u>3,000.00</u> | <u>2,899.33</u> | <u>699.90</u> | <u>4,000.00</u> | <u>3,300.10</u> | <u>13,000.00</u> |
| Total Operating Expense | | <u>4,560.49</u> | <u>9,004.00</u> | <u>4,443.51</u> | <u>18,197.45</u> | <u>39,227.00</u> | <u>21,029.55</u> | <u>72,215.00</u> |
| Total Operating Income | | 0.00 | 6,000.00 | -6,000.00 | 72,234.44 | 72,600.00 | -365.56 | 72,600.00 |
| Total Operating Expense | | <u>4,560.49</u> | <u>9,004.00</u> | <u>4,443.51</u> | <u>18,197.45</u> | <u>39,227.00</u> | <u>21,029.55</u> | <u>72,215.00</u> |
| NOI - Net Operating Income | | <u>-4,560.49</u> | <u>-3,004.00</u> | <u>-1,556.49</u> | <u>54,036.99</u> | <u>33,373.00</u> | <u>20,663.99</u> | <u>385.00</u> |
| Other Income | | | | | | | | |
| INTEREST INCOME | 8000 | | | | | | | |
| Interest Income - other | 8005 | 4.89 | 0.00 | 4.89 | 33.59 | 15.00 | 18.59 | 30.00 |
| Total INTEREST INCOME | | <u>4.89</u> | <u>0.00</u> | <u>4.89</u> | <u>33.59</u> | <u>15.00</u> | <u>18.59</u> | <u>30.00</u> |
| Total Other Income | | <u>4.89</u> | <u>0.00</u> | <u>4.89</u> | <u>33.59</u> | <u>15.00</u> | <u>18.59</u> | <u>30.00</u> |
| Net Other Income | | 4.89 | 0.00 | 4.89 | 33.59 | 15.00 | 18.59 | 30.00 |
| Total Income | | 4.89 | 6,000.00 | -5,995.11 | 72,268.03 | 72,615.00 | -346.97 | 72,630.00 |
| Total Expense | | 4,560.49 | 9,004.00 | 4,443.51 | 18,197.45 | 39,227.00 | 21,029.55 | 72,215.00 |
| Net Income | | <u>-4,555.60</u> | <u>-3,004.00</u> | <u>-1,551.60</u> | <u>54,070.58</u> | <u>33,388.00</u> | <u>20,682.58</u> | <u>415.00</u> |