

Balance Sheet

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

As of: 10/31/2023 (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	14,422.80
Operating Fund	1165	36,126.94
Total OPERATING CASH		50,549.74
Total Cash		50,549.74
TOTAL ASSETS		50,549.74
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		29,358.83
Calculated Prior Years Retained Earnings		-21,139.45
Total Capital		50,549.74
TOTAL LIABILITIES & CAPITAL		50,549.74

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: Oct 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	0.00	0.00	72,355.93	72,600.00	-244.07	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	0.00	0.00	72,484.44	72,600.00	-115.56	72,600.00
Total Operating Income		0.00	0.00	0.00	72,484.44	72,600.00	-115.56	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	20.00	0.00	-20.00	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	2.64	4.00	1.36	97.71	102.00	4.29	110.00
Printing and Reproduction	6130	7.75	15.00	7.25	289.80	295.00	5.20	325.00
Property Management Fee	6140	800.00	800.00	0.00	8,000.00	8,000.00	0.00	9,600.00
Web Site Design & Management	6180	25.00	25.00	0.00	250.00	250.00	0.00	300.00
Web Site Hosting & Domain	6185	120.00	0.00	-120.00	180.00	130.00	-60.00	130.00
Total ADMINISTRATIVE		957.39	844.00	-113.39	9,287.51	9,227.00	-60.51	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	250.00	250.00	480.85	1,000.00	539.15	1,800.00
Mowing - Irrigated	6900	2,200.00	2,200.00	0.00	12,100.00	14,300.00	2,200.00	14,300.00
Non-Irrigated Mowing	6915	929.00	937.00	8.00	4,644.00	4,676.00	32.00	4,676.00
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	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	2,332.00	2,544.00	212.00	2,544.00
Total LANDSCAPE MAINTENANCE		3,553.00	3,811.00	258.00	22,076.85	38,580.00	16,503.15	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	0.00	0.00	0.00	750.00	750.00	750.00
Total BUILDING/STRUCTURE/ MAINTENANCE		<u>0.00</u>	<u>0.00</u>	<u>0.00</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	39.01	65.00	25.99	596.77	625.00	28.23	775.00
Total UTILITIES		<u>39.01</u>	<u>65.00</u>	<u>25.99</u>	<u>596.77</u>	<u>625.00</u>	<u>28.23</u>	<u>775.00</u>
Water	7850							
Water - City of Lafayette	7860	2,826.14	3,500.00	673.86	11,212.60	12,400.00	1,187.40	13,000.00
Total Water		<u>2,826.14</u>	<u>3,500.00</u>	<u>673.86</u>	<u>11,212.60</u>	<u>12,400.00</u>	<u>1,187.40</u>	<u>13,000.00</u>
Total Operating Expense		<u>7,375.54</u>	<u>8,220.00</u>	<u>844.46</u>	<u>43,173.73</u>	<u>62,082.00</u>	<u>18,908.27</u>	<u>72,215.00</u>
Total Operating Income		0.00	0.00	0.00	72,484.44	72,600.00	-115.56	72,600.00
Total Operating Expense		<u>7,375.54</u>	<u>8,220.00</u>	<u>844.46</u>	<u>43,173.73</u>	<u>62,082.00</u>	<u>18,908.27</u>	<u>72,215.00</u>
NOI - Net Operating Income		<u>-7,375.54</u>	<u>-8,220.00</u>	<u>844.46</u>	<u>29,310.71</u>	<u>10,518.00</u>	<u>18,792.71</u>	<u>385.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	5.06	0.00	5.06	48.12	22.50	25.62	30.00
Total INTEREST INCOME		<u>5.06</u>	<u>0.00</u>	<u>5.06</u>	<u>48.12</u>	<u>22.50</u>	<u>25.62</u>	<u>30.00</u>
Total Other Income		<u>5.06</u>	<u>0.00</u>	<u>5.06</u>	<u>48.12</u>	<u>22.50</u>	<u>25.62</u>	<u>30.00</u>
Net Other Income		<u>5.06</u>	<u>0.00</u>	<u>5.06</u>	<u>48.12</u>	<u>22.50</u>	<u>25.62</u>	<u>30.00</u>
Total Income		5.06	0.00	5.06	72,532.56	72,622.50	-89.94	72,630.00
Total Expense		<u>7,375.54</u>	<u>8,220.00</u>	<u>844.46</u>	<u>43,173.73</u>	<u>62,082.00</u>	<u>18,908.27</u>	<u>72,215.00</u>
Net Income		<u>-7,370.48</u>	<u>-8,220.00</u>	<u>849.52</u>	<u>29,358.83</u>	<u>10,540.50</u>	<u>18,818.33</u>	<u>415.00</u>