

# Balance Sheet

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

As of: 11/30/2023 (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	14,427.54
Operating Fund	1165	11,250.47
<b>Total OPERATING CASH</b>		<b>25,678.01</b>
<b>Total Cash</b>		<b>25,678.01</b>
<b>TOTAL ASSETS</b>		<b>25,678.01</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		4,487.10
Calculated Prior Years Retained Earnings		-21,139.45
<b>Total Capital</b>		<b>25,678.01</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>25,678.01</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: Nov 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	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
<b>Total ASSOCIATION INCOME</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>72,484.44</b>	<b>72,600.00</b>	<b>-115.56</b>	<b>72,600.00</b>
<b>Total Operating Income</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>72,484.44</b>	<b>72,600.00</b>	<b>-115.56</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	22.00	0.00	-22.00	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	100.35	106.00	5.65	110.00
Printing and Reproduction	6130	6.00	15.00	9.00	295.80	310.00	14.20	325.00
Property Management Fee	6140	800.00	800.00	0.00	8,800.00	8,800.00	0.00	9,600.00
Web Site Design & Management	6180	25.00	25.00	0.00	275.00	275.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	190.00	130.00	-60.00	130.00
<b>Total ADMINISTRATIVE</b>		<b>835.64</b>	<b>844.00</b>	<b>8.36</b>	<b>10,123.15</b>	<b>10,071.00</b>	<b>-52.15</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	1,745.00	0.00	-1,745.00	3,490.00	1,745.00	-1,745.00	3,490.00
General Clean UP - Raking/ Weeds	6865	3,360.00	0.00	-3,360.00	3,360.00	3,360.00	0.00	3,360.00
Holiday Decorations	6870	840.00	0.00	-840.00	840.00	840.00	0.00	840.00
Irrigation Maintenance	6880	150.00	0.00	-150.00	610.85	1,000.00	389.15	1,800.00
Mowing - Irrigated	6900	2,200.00	0.00	-2,200.00	14,300.00	14,300.00	0.00	14,300.00
Non-Irrigated Mowing	6915	0.00	0.00	0.00	4,644.00	4,676.00	32.00	4,676.00
Shrub Pruning	6930	250.00	0.00	-250.00	250.00	250.00	0.00	250.00
Snow Removal	6935	4,200.00	2,100.00	-2,100.00	4,200.00	4,200.00	0.00	4,200.00
Tree Trimming/Removal/ Replace	6960	9,600.00	1,500.00	-8,100.00	9,600.00	8,500.00	-1,100.00	8,500.00
Weeding Gardens	6980	212.00	0.00	-212.00	2,544.00	2,544.00	0.00	2,544.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>22,557.00</b>	<b>3,600.00</b>	<b>-18,957.00</b>	<b>44,633.85</b>	<b>42,180.00</b>	<b>-2,453.85</b>	<b>44,725.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Lighting Maintenance	7135	200.00	200.00	0.00	200.00	200.00	0.00	200.00
<b>Total MAINTENANCE</b>		<b>200.00</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</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	750.00	0.00	-750.00	750.00	750.00	0.00	750.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<u>750.00</u>	<u>0.00</u>	<u>-750.00</u>	<u>750.00</u>	<u>750.00</u>	<u>0.00</u>	<u>750.00</u>
<b>REPAIRS</b>	<b>7500</b>							
Irrigation Repair	7530	0.00	0.00	0.00	0.00	500.00	500.00	500.00
<b>Total REPAIRS</b>		<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>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	58.10	70.00	11.90	654.87	695.00	40.13	775.00
<b>Total UTILITIES</b>		<u>58.10</u>	<u>70.00</u>	<u>11.90</u>	<u>654.87</u>	<u>695.00</u>	<u>40.13</u>	<u>775.00</u>
<b>Water</b>	<b>7850</b>							
Water - City of Lafayette	7860	475.73	500.00	24.27	11,688.33	12,900.00	1,211.67	13,000.00
<b>Total Water</b>		<u>475.73</u>	<u>500.00</u>	<u>24.27</u>	<u>11,688.33</u>	<u>12,900.00</u>	<u>1,211.67</u>	<u>13,000.00</u>
<b>Total Operating Expense</b>		<u>24,876.47</u>	<u>5,214.00</u>	<u>-19,662.47</u>	<u>68,050.20</u>	<u>67,296.00</u>	<u>-754.20</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		24,876.47	5,214.00	-19,662.47	68,050.20	67,296.00	-754.20	72,215.00
<b>NOI - Net Operating Income</b>		<u>-24,876.47</u>	<u>-5,214.00</u>	<u>-19,662.47</u>	<u>4,434.24</u>	<u>5,304.00</u>	<u>-869.76</u>	<u>385.00</u>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	4.74	0.00	4.74	52.86	22.50	30.36	30.00
<b>Total INTEREST INCOME</b>		<u>4.74</u>	<u>0.00</u>	<u>4.74</u>	<u>52.86</u>	<u>22.50</u>	<u>30.36</u>	<u>30.00</u>
<b>Total Other Income</b>		<u>4.74</u>	<u>0.00</u>	<u>4.74</u>	<u>52.86</u>	<u>22.50</u>	<u>30.36</u>	<u>30.00</u>
<b>Net Other Income</b>		<u>4.74</u>	<u>0.00</u>	<u>4.74</u>	<u>52.86</u>	<u>22.50</u>	<u>30.36</u>	<u>30.00</u>
Total Income		4.74	0.00	4.74	72,537.30	72,622.50	-85.20	72,630.00
Total Expense		24,876.47	5,214.00	-19,662.47	68,050.20	67,296.00	-754.20	72,215.00
<b>Net Income</b>		<u>-24,871.73</u>	<u>-5,214.00</u>	<u>-19,657.73</u>	<u>4,487.10</u>	<u>5,326.50</u>	<u>-839.40</u>	<u>415.00</u>