

Balance Sheet

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

As of: 01/31/2026 (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	1,696.45
Operating Fund	1165	725.78
Total OPERATING CASH		2,422.23
Total Cash		2,422.23
TOTAL ASSETS		2,422.23
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Security Clearing	2999	-491.15
Total ACCOUNTS PAYABLE		-491.15
Prepaid Assessments	2025	501.44
Total Liabilities		10.29
Capital		
Capital Stock		
Reserve Equity	3030	500.00
Retained Earnings	3045	41,830.36
Total Capital Stock		42,330.36
Calculated Retained Earnings		-4,098.76
Calculated Prior Years Retained Earnings		-35,819.66
Total Capital		2,411.94
TOTAL LIABILITIES & CAPITAL		2,422.23

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: Jan 2026

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	0.00	0.00	0.00	88,850.00
Total ASSOCIATION INCOME		<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>88,850.00</u>
Total Operating Income		<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>88,850.00</u>
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	0.00	0.00	0.00	475.00
Bank Charges and Fees	6015	0.00	2.00	2.00	0.00	2.00	2.00	24.00
Business Filing Fees	6025	0.00	0.00	0.00	0.00	0.00	0.00	70.00
Insurance	6070	0.00	1,800.00	1,800.00	0.00	1,800.00	1,800.00	1,800.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	0.00	0.00	20.00
Postage and Delivery	6125	3.12	7.00	3.88	3.12	7.00	3.88	140.00
Printing and Reproduction	6130	7.00	10.00	3.00	7.00	10.00	3.00	350.00
Property Management Fee	6140	800.00	800.00	0.00	800.00	800.00	0.00	9,600.00
Web Site Design & Management	6180	50.00	50.00	0.00	50.00	50.00	0.00	600.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	0.00	0.00	0.00	220.00
Total ADMINISTRATIVE		<u>860.12</u>	<u>2,669.00</u>	<u>1,808.88</u>	<u>860.12</u>	<u>2,669.00</u>	<u>1,808.88</u>	<u>13,299.00</u>
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	765.00
Backflow Testing	6840	0.00	0.00	0.00	0.00	0.00	0.00	135.00
Clean Up Spring/Fall	6850	2,500.00	0.00	-2,500.00	2,500.00	0.00	-2,500.00	4,620.00
General Clean UP - Raking/Weeds	6865	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
Holiday Decorations	6870	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Irrigation Maintenance	6880	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	0.00	0.00	0.00	5,700.00
Mowing - Irrigated	6900	0.00	0.00	0.00	0.00	0.00	0.00	15,750.00
Non-Irrigated Mowing	6915	0.00	0.00	0.00	0.00	0.00	0.00	5,900.00
Shrub Pruning	6930	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Snow Removal	6935	0.00	0.00	0.00	0.00	0.00	0.00	4,410.00
Tree Trimming/Removal/Replace	6960	525.00	0.00	-525.00	525.00	0.00	-525.00	3,000.00
Weeding Gardens	6980	0.00	0.00	0.00	0.00	0.00	0.00	3,250.00
Total LANDSCAPE MAINTENANCE		<u>3,025.00</u>	<u>0.00</u>	<u>-3,025.00</u>	<u>3,025.00</u>	<u>0.00</u>	<u>-3,025.00</u>	<u>53,230.00</u>
MAINTENANCE	7100							
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Path/Sidewalk Maintenance	7150	0.00	0.00	0.00	0.00	0.00	0.00	100.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Signs & Mail Boxes	7170	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	400.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Buildings & Structures Misc	7220	0.00	0.00	0.00	0.00	0.00	0.00	650.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	0.00	0.00	0.00	0.00	0.00	650.00
UTILITIES	7800							
Electric	7810	53.81	95.00	41.19	53.81	95.00	41.19	1,300.00
Total UTILITIES		53.81	95.00	41.19	53.81	95.00	41.19	1,300.00
Water	7850							
Water - City of Lafayette	7860	160.66	165.00	4.34	160.66	165.00	4.34	16,000.00
Total Water		160.66	165.00	4.34	160.66	165.00	4.34	16,000.00
Total Operating Expense		4,099.59	2,929.00	-1,170.59	4,099.59	2,929.00	-1,170.59	84,879.00
Total Operating Income		0.00	0.00	0.00	0.00	0.00	0.00	88,850.00
Total Operating Expense		4,099.59	2,929.00	-1,170.59	4,099.59	2,929.00	-1,170.59	84,879.00
NOI - Net Operating Income		-4,099.59	-2,929.00	-1,170.59	-4,099.59	-2,929.00	-1,170.59	3,971.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	0.83	1.25	-0.42	0.83	1.25	-0.42	15.00
Total INTEREST INCOME		0.83	1.25	-0.42	0.83	1.25	-0.42	15.00
Total Other Income		0.83	1.25	-0.42	0.83	1.25	-0.42	15.00
Net Other Income		0.83	1.25	-0.42	0.83	1.25	-0.42	15.00
Total Income		0.83	1.25	-0.42	0.83	1.25	-0.42	88,865.00
Total Expense		4,099.59	2,929.00	-1,170.59	4,099.59	2,929.00	-1,170.59	84,879.00
Net Income		-4,098.76	-2,927.75	-1,171.01	-4,098.76	-2,927.75	-1,171.01	3,986.00