

Balance Sheet

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

As of: 04/30/2026 (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	1,698.13
Operating Fund	1165	68,437.70
Total OPERATING CASH		70,135.83
Total Cash		70,135.83
TOTAL ASSETS		70,135.83
 LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Security Clearing	2999	-491.15
Total ACCOUNTS PAYABLE		-491.15
Prepaid Assessments	2025	555.19
Total Liabilities		64.04
Capital		
Capital Stock		
Reserve Equity	3030	500.00
Retained Earnings	3045	41,830.36
Total Capital Stock		42,330.36
Calculated Retained Earnings		63,561.09
Calculated Prior Years Retained Earnings		-35,819.66
Total Capital		70,071.79
TOTAL LIABILITIES & CAPITAL		70,135.83

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: Apr 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	22,788.90	6,000.00	16,788.90	76,113.28	81,850.00	-5,736.72	88,850.00
Late Fees/Finance Charges	4145	30.94	0.00	30.94	105.94	0.00	105.94	0.00
Total ASSOCIATION INCOME		22,819.84	6,000.00	16,819.84	76,219.22	81,850.00	-5,630.78	88,850.00
Total Operating Income		22,819.84	6,000.00	16,819.84	76,219.22	81,850.00	-5,630.78	88,850.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	435.00	475.00	40.00	475.00
Bank Charges and Fees	6015	0.00	2.00	2.00	0.00	8.00	8.00	24.00
Business Filing Fees	6025	0.00	0.00	0.00	44.00	45.00	1.00	70.00
Insurance	6070	0.00	0.00	0.00	1,196.00	1,800.00	604.00	1,800.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	20.00	20.00	20.00
Postage and Delivery	6125	14.04	25.00	10.96	127.81	100.00	-27.81	140.00
Printing and Reproduction	6130	17.25	25.00	7.75	253.52	260.00	6.48	350.00
Property Management Fee	6140	800.00	800.00	0.00	3,200.00	3,200.00	0.00	9,600.00
Taxes	6170	0.00	0.00	0.00	17.00	0.00	-17.00	0.00
Web Site Design & Management	6180	50.00	50.00	0.00	200.00	200.00	0.00	600.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	70.00	80.00	10.00	220.00
Total ADMINISTRATIVE		881.29	902.00	20.71	5,543.33	6,188.00	644.67	13,299.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	765.00	765.00	0.00	765.00	765.00	765.00
Backflow Testing	6840	0.00	135.00	135.00	0.00	135.00	135.00	135.00
Clean Up Spring/Fall	6850	2,575.00	2,310.00	-265.00	5,075.00	2,310.00	-2,765.00	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	450.00	450.00	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	5,700.00	5,700.00	5,700.00
Mowing - Irrigated	6900	592.00	700.00	108.00	592.00	700.00	108.00	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	2,205.00	2,205.00	4,410.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	525.00	1,500.00	975.00	3,000.00
Weeding Gardens	6980	0.00	0.00	0.00	0.00	0.00	0.00	3,250.00
Total LANDSCAPE MAINTENANCE		3,167.00	3,910.00	743.00	6,192.00	13,765.00	7,573.00	53,230.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
MAINTENANCE	7100							
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	50.00	50.00	100.00
Path/Sidewalk Maintenance	7150	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Signs & Mail Boxes	7170	0.00	200.00	200.00	0.00	200.00	200.00	200.00
Total MAINTENANCE		<u>0.00</u>	<u>200.00</u>	<u>200.00</u>	<u>0.00</u>	<u>250.00</u>	<u>250.00</u>	<u>400.00</u>
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		<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>650.00</u>
UTILITIES	7800							
Electric	7810	72.35	95.00	22.65	205.57	380.00	174.43	1,300.00
Total UTILITIES		<u>72.35</u>	<u>95.00</u>	<u>22.65</u>	<u>205.57</u>	<u>380.00</u>	<u>174.43</u>	<u>1,300.00</u>
Water	7850							
Water - City of Lafayette	7860	186.36	165.00	-21.36	719.74	660.00	-59.74	16,000.00
Total Water		<u>186.36</u>	<u>165.00</u>	<u>-21.36</u>	<u>719.74</u>	<u>660.00</u>	<u>-59.74</u>	<u>16,000.00</u>
Total Operating Expense		<u>4,307.00</u>	<u>5,272.00</u>	<u>965.00</u>	<u>12,660.64</u>	<u>21,243.00</u>	<u>8,582.36</u>	<u>84,879.00</u>
Total Operating Income		22,819.84	6,000.00	16,819.84	76,219.22	81,850.00	-5,630.78	88,850.00
Total Operating Expense		<u>4,307.00</u>	<u>5,272.00</u>	<u>965.00</u>	<u>12,660.64</u>	<u>21,243.00</u>	<u>8,582.36</u>	<u>84,879.00</u>
NOI - Net Operating Income		<u>18,512.84</u>	<u>728.00</u>	<u>17,784.84</u>	<u>63,558.58</u>	<u>60,607.00</u>	<u>2,951.58</u>	<u>3,971.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	0.56	1.25	-0.69	2.51	5.00	-2.49	15.00
Total INTEREST INCOME		<u>0.56</u>	<u>1.25</u>	<u>-0.69</u>	<u>2.51</u>	<u>5.00</u>	<u>-2.49</u>	<u>15.00</u>
Total Other Income		<u>0.56</u>	<u>1.25</u>	<u>-0.69</u>	<u>2.51</u>	<u>5.00</u>	<u>-2.49</u>	<u>15.00</u>
Net Other Income		<u>0.56</u>	<u>1.25</u>	<u>-0.69</u>	<u>2.51</u>	<u>5.00</u>	<u>-2.49</u>	<u>15.00</u>
Total Income		22,820.40	6,001.25	16,819.15	76,221.73	81,855.00	-5,633.27	88,865.00
Total Expense		<u>4,307.00</u>	<u>5,272.00</u>	<u>965.00</u>	<u>12,660.64</u>	<u>21,243.00</u>	<u>8,582.36</u>	<u>84,879.00</u>
Net Income		<u>18,513.40</u>	<u>729.25</u>	<u>17,784.15</u>	<u>63,561.09</u>	<u>60,612.00</u>	<u>2,949.09</u>	<u>3,986.00</u>