

Balance Sheet

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

As of: 08/31/2026 (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	1,700.43
Operating Fund	1165	25,440.55
Total OPERATING CASH		27,140.98
Total Cash		27,140.98
TOTAL ASSETS		27,140.98
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		20,566.24
Calculated Prior Years Retained Earnings		-35,819.66
Total Capital		27,076.94
TOTAL LIABILITIES & CAPITAL		27,140.98

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: Aug 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	80,873.42	88,850.00	-7,976.58	88,850.00
Late Fees/Finance Charges	4145	0.00	0.00	0.00	162.68	0.00	162.68	0.00
Transfer Fee Income	4155	350.00	0.00	350.00	700.00	0.00	700.00	0.00
NSF Charges	4170	0.00	0.00	0.00	20.00	0.00	20.00	0.00
Total ASSOCIATION INCOME		350.00	0.00	350.00	81,756.10	88,850.00	-7,093.90	88,850.00
Total Operating Income		350.00	0.00	350.00	81,756.10	88,850.00	-7,093.90	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	16.00	16.00	24.00
Business Filing Fees	6025	0.00	0.00	0.00	69.00	70.00	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	5.74	5.00	-0.74	148.37	120.00	-28.37	140.00
Printing and Reproduction	6130	9.25	10.00	0.75	291.02	310.00	18.98	350.00
Property Management Fee	6140	800.00	800.00	0.00	6,400.00	6,400.00	0.00	9,600.00
Property Transfer Fee	6145	0.00	0.00	0.00	350.00	0.00	-350.00	0.00
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	400.00	400.00	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		864.99	867.00	2.01	9,376.39	9,691.00	314.61	13,299.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	720.00	765.00	45.00	765.00
Backflow Testing	6840	0.00	0.00	0.00	136.95	135.00	-1.95	135.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	5,075.00	2,310.00	-2,765.00	4,620.00
General Clean UP - Raking/ Weeds	6865	0.00	0.00	0.00	5,040.00	1,750.00	-3,290.00	3,500.00
Holiday Decorations	6870	0.00	0.00	0.00	840.00	450.00	-390.00	900.00
Irrigation Maintenance	6880	5,830.84	200.00	-5,630.84	7,745.79	4,200.00	-3,545.79	5,000.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	5,994.00	5,700.00	-294.00	5,700.00
Mowing - Irrigated	6900	2,373.00	2,500.00	127.00	7,709.75	10,500.00	2,790.25	15,750.00
Non-Irrigated Mowing	6915	998.00	950.00	-48.00	2,938.00	3,900.00	962.00	5,900.00
Shrub Pruning	6930	0.00	300.00	300.00	250.00	300.00	50.00	300.00
Snow Removal	6935	0.00	0.00	0.00	4,200.00	2,205.00	-1,995.00	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	226.00	0.00	-226.00	1,131.25	3,250.00	2,118.75	3,250.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total LANDSCAPE MAINTENANCE		9,427.84	3,950.00	-5,477.84	42,305.74	36,965.00	-5,340.74	53,230.00
MAINTENANCE	7100							
Lighting Maintenance	7135	0.00	0.00	0.00	25.00	50.00	25.00	100.00
Path/Sidewalk Maintenance	7150	0.00	0.00	0.00	0.00	100.00	100.00	100.00
Signs & Mail Boxes	7170	0.00	0.00	0.00	0.00	200.00	200.00	200.00
Total MAINTENANCE		0.00	0.00	0.00	25.00	350.00	325.00	400.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Buildings & Structures Misc	7220	0.00	0.00	0.00	650.00	325.00	-325.00	650.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	0.00	0.00	650.00	325.00	-325.00	650.00
UTILITIES	7800							
Electric	7810	49.65	95.00	45.35	398.52	920.00	521.48	1,300.00
Total UTILITIES		49.65	95.00	45.35	398.52	920.00	521.48	1,300.00
Water	7850							
Water - City of Lafayette	7860	4,080.66	5,000.00	919.34	8,439.02	7,490.00	-949.02	16,000.00
Total Water		4,080.66	5,000.00	919.34	8,439.02	7,490.00	-949.02	16,000.00
Total Operating Expense		14,423.14	9,912.00	-4,511.14	61,194.67	55,741.00	-5,453.67	84,879.00
Total Operating Income		350.00	0.00	350.00	81,756.10	88,850.00	-7,093.90	88,850.00
Total Operating Expense		14,423.14	9,912.00	-4,511.14	61,194.67	55,741.00	-5,453.67	84,879.00
NOI - Net Operating Income		-14,073.14	-9,912.00	-4,161.14	20,561.43	33,109.00	-12,547.57	3,971.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	0.58	1.25	-0.67	4.81	10.00	-5.19	15.00
Total INTEREST INCOME		0.58	1.25	-0.67	4.81	10.00	-5.19	15.00
Total Other Income		0.58	1.25	-0.67	4.81	10.00	-5.19	15.00
Net Other Income		0.58	1.25	-0.67	4.81	10.00	-5.19	15.00
Total Income		350.58	1.25	349.33	81,760.91	88,860.00	-7,099.09	88,865.00
Total Expense		14,423.14	9,912.00	-4,511.14	61,194.67	55,741.00	-5,453.67	84,879.00
Net Income		-14,072.56	-9,910.75	-4,161.81	20,566.24	33,119.00	-12,552.76	3,986.00