

# Balance Sheet

Properties: Reynolds Farm Condominium Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: 07/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Security Deposit Cash	1005	2,667.50
Operating Fund	1165	48,249.95
<b>Total OPERATING CASH</b>		<b>50,917.45</b>
<b>RESERVE ACCOUNTS</b>		
RFL Certificate	1302	159,741.80
RFL 1st Bank Reserves 1143	1304	80,904.83
<b>Total RESERVE ACCOUNTS</b>		<b>240,646.63</b>
<b>Total Cash</b>		<b>291,564.08</b>
<b>Fixed Assets</b>		
Fixed Assets:Barn	1810	77,640.00
Fixed Assets:Accumulated Depreciation	1885	-17,433.75
<b>Total Fixed Assets</b>		<b>60,206.25</b>
<b>TOTAL ASSETS</b>		<b>351,770.33</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	2,517.50
Prepaid Assessments	2025	12,252.10
Security Clearing	2999	-109.50
<b>Total ACCOUNTS PAYABLE</b>		<b>14,660.10</b>
<b>Total Liabilities</b>		<b>14,660.10</b>
<b>Capital</b>		
<b>Capital Stock</b>		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
<b>Total Capital Stock</b>		<b>356,239.69</b>
Calculated Retained Earnings		6,257.61
Calculated Prior Years Retained Earnings		-25,387.07
<b>Total Capital</b>		<b>337,110.23</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>351,770.33</b>

# Income Statement

## Trio Property Management

Properties: Reynolds Farm Condominium Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Jul 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
HOA Dues	4010	14,978.23	14,978.23
Barn Storage	4040	950.00	950.00
Chimney Mtce Reimbursement	4100	0.00	0.00
Contribution to Reserves	4115	500.00	500.00
Late Fees/Finance Charges	4145	61.77	61.77
Transfer Fee Income	4155	250.00	250.00
Miscellaneous Income	4165	0.50	0.50
<b>Total ASSOCIATION INCOME</b>		<b>16,740.50</b>	<b>16,740.50</b>
<b>Total Operating Income</b>		<b>16,740.50</b>	<b>16,740.50</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Bank Charges and Fees	6015	10.00	10.00
Legal Fee	6085	0.00	0.00
Postage and Delivery	6125	10.05	10.05
Printing and Reproduction	6130	32.50	32.50
Property Management Fee	6140	1,000.00	1,000.00
Property Transfer Fee	6145	0.00	0.00
Web Site Design & Management	6180	25.00	25.00
<b>Total ADMINISTRATIVE</b>		<b>1,077.55</b>	<b>1,077.55</b>
<b>CAPITAL EXPENSES</b>			
Tree Replacement	6510	0.00	0.00
<b>Total CAPITAL EXPENSES</b>		<b>0.00</b>	<b>0.00</b>
<b>LANDSCAPE MAINTENANCE</b>			
Aeration	6835	500.00	500.00
Backflow Testing	6840	300.00	300.00
Clean Up Spring/Fall	6850	1,500.00	1,500.00
Irrigation Maintenance	6880	1,049.53	1,049.53
Landscape Contract	6885	2,160.00	2,160.00
Lawn Fertilizing/Weed Control	6890	500.00	500.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>6,009.53</b>	<b>6,009.53</b>
<b>MAINTENANCE</b>			
Pest Control - Buildings	7155	135.00	135.00
<b>Total MAINTENANCE</b>		<b>135.00</b>	<b>135.00</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Building Maintenance	7215	85.00	85.00
Chimney Cleaning Maintenance	7225	0.00	0.00
<b>Painting</b>			
Painting - Buildings	7295	100.87	100.87

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
<b>Total Painting</b>		<u>100.87</u>	<u>100.87</u>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<u>185.87</u>	<u>185.87</u>
<b>REPAIRS</b>			
Irrigation Repair	7530	<u>891.56</u>	<u>891.56</u>
<b>Total REPAIRS</b>		<u>891.56</u>	<u>891.56</u>
<b>UTILITIES</b>			
Electric	7810	0.00	0.00
Electricity - RFL 10132	7830	<u>38.94</u>	<u>38.94</u>
<b>Total UTILITIES</b>		<u>38.94</u>	<u>38.94</u>
<b>Water</b>			
Water - City of Longmont	7865	<u>2,184.04</u>	<u>2,184.04</u>
<b>Total Water</b>		<u>2,184.04</u>	<u>2,184.04</u>
<b>Total Operating Expense</b>		<u>10,522.49</u>	<u>10,522.49</u>
<b>NOI - Net Operating Income</b>		<u>6,218.01</u>	<u>6,218.01</u>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	<u>39.60</u>	<u>39.60</u>
<b>Total INTEREST INCOME</b>		<u>39.60</u>	<u>39.60</u>
<b>Total Other Income</b>		<u>39.60</u>	<u>39.60</u>
<b>Net Other Income</b>		<u>39.60</u>	<u>39.60</u>
<b>Total Income</b>		<u>16,780.10</u>	<u>16,780.10</u>
<b>Total Expense</b>		<u>10,522.49</u>	<u>10,522.49</u>
<b>Net Income</b>		<u>6,257.61</u>	<u>6,257.61</u>

## Annual Budget - Comparative

Properties: Reynolds Farm Condominium Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Jul 2019

Additional Account Types: None

Accounting Basis: Cash

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 4000</b>								
HOA Dues	4010	14,978.23	0.00	14,978.23	14,978.23	0.00	14,978.23	0.00
Barn Storage	4040	950.00	0.00	950.00	950.00	0.00	950.00	0.00
Contribution to Reserves	4115	500.00	0.00	500.00	500.00	0.00	500.00	0.00
Late Fees/Finance Charges	4145	61.77	0.00	61.77	61.77	0.00	61.77	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	250.00	0.00	250.00	0.00
Miscellaneous Income	4165	0.50	0.00	0.50	0.50	0.00	0.50	0.00
<b>Total ASSOCIATION INCOME</b>		<b>16,740.50</b>	<b>0.00</b>	<b>16,740.50</b>	<b>16,740.50</b>	<b>0.00</b>	<b>16,740.50</b>	<b>0.00</b>
<b>Total Operating Income</b>		<b>16,740.50</b>	<b>0.00</b>	<b>16,740.50</b>	<b>16,740.50</b>	<b>0.00</b>	<b>16,740.50</b>	<b>0.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE 6000</b>								
Bank Charges and Fees	6015	10.00	0.00	-10.00	10.00	0.00	-10.00	0.00
Postage and Delivery	6125	10.05	0.00	-10.05	10.05	0.00	-10.05	0.00
Printing and Reproduction	6130	32.50	0.00	-32.50	32.50	0.00	-32.50	0.00
Property Management Fee	6140	1,000.00	0.00	-1,000.00	1,000.00	0.00	-1,000.00	0.00
Web Site Design & Management	6180	25.00	0.00	-25.00	25.00	0.00	-25.00	0.00
<b>Total ADMINISTRATIVE</b>		<b>1,077.55</b>	<b>0.00</b>	<b>-1,077.55</b>	<b>1,077.55</b>	<b>0.00</b>	<b>-1,077.55</b>	<b>0.00</b>
<b>LANDSCAPE MAINTENANCE 6830</b>								
Aeration	6835	500.00	0.00	-500.00	500.00	0.00	-500.00	0.00
Backflow Testing	6840	300.00	0.00	-300.00	300.00	0.00	-300.00	0.00
Clean Up Spring/Fall	6850	1,500.00	0.00	-1,500.00	1,500.00	0.00	-1,500.00	0.00
Irrigation Maintenance	6860	1,049.53	0.00	-1,049.53	1,049.53	0.00	-1,049.53	0.00
Landscape Contract	6885	2,160.00	0.00	-2,160.00	2,160.00	0.00	-2,160.00	0.00
Lawn Fertilizing/Weed Control	6890	500.00	0.00	-500.00	500.00	0.00	-500.00	0.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>6,009.53</b>	<b>0.00</b>	<b>-6,009.53</b>	<b>6,009.53</b>	<b>0.00</b>	<b>-6,009.53</b>	<b>0.00</b>
<b>MAINTENANCE 7100</b>								
Pest Control - Buildings	7155	135.00	0.00	-135.00	135.00	0.00	-135.00	0.00
<b>Total MAINTENANCE</b>		<b>135.00</b>	<b>0.00</b>	<b>-135.00</b>	<b>135.00</b>	<b>0.00</b>	<b>-135.00</b>	<b>0.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE 7200</b>								
Building Maintenance	7215	85.00	0.00	-85.00	85.00	0.00	-85.00	0.00
Painting	7285							
Painting - Buildings	7295	100.87	0.00	-100.87	100.87	0.00	-100.87	0.00
<b>Total Painting</b>		<b>100.87</b>	<b>0.00</b>	<b>-100.87</b>	<b>100.87</b>	<b>0.00</b>	<b>-100.87</b>	<b>0.00</b>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>185.87</b>	<b>0.00</b>	<b>-185.87</b>	<b>185.87</b>	<b>0.00</b>	<b>-185.87</b>	<b>0.00</b>
<b>REPAIRS 7500</b>								
Irrigation Repair	7530	891.56	0.00	-891.56	891.56	0.00	-891.56	0.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total REPAIRS</b>		<u>891.56</u>	<u>0.00</u>	<u>-891.56</u>	<u>891.56</u>	<u>0.00</u>	<u>-891.56</u>	<u>0.00</u>
<b>UTILITIES</b>	<b>7800</b>							
Electricity - RFL 10132	7830	<u>38.94</u>	<u>0.00</u>	<u>-38.94</u>	<u>38.94</u>	<u>0.00</u>	<u>-38.94</u>	<u>0.00</u>
<b>Total UTILITIES</b>		<u>38.94</u>	<u>0.00</u>	<u>-38.94</u>	<u>38.94</u>	<u>0.00</u>	<u>-38.94</u>	<u>0.00</u>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	<u>2,184.04</u>	<u>0.00</u>	<u>-2,184.04</u>	<u>2,184.04</u>	<u>0.00</u>	<u>-2,184.04</u>	<u>0.00</u>
<b>Total Water</b>		<u>2,184.04</u>	<u>0.00</u>	<u>-2,184.04</u>	<u>2,184.04</u>	<u>0.00</u>	<u>-2,184.04</u>	<u>0.00</u>
<b>Total Operating Expense</b>		<u>10,522.49</u>	<u>0.00</u>	<u>-10,522.49</u>	<u>10,522.49</u>	<u>0.00</u>	<u>-10,522.49</u>	<u>0.00</u>
<b>Total Operating Income</b>		<u>16,740.50</u>	<u>0.00</u>	<u>16,740.50</u>	<u>16,740.50</u>	<u>0.00</u>	<u>16,740.50</u>	<u>0.00</u>
<b>Total Operating Expense</b>		<u>10,522.49</u>	<u>0.00</u>	<u>-10,522.49</u>	<u>10,522.49</u>	<u>0.00</u>	<u>-10,522.49</u>	<u>0.00</u>
<b>NOI - Net Operating Income</b>		<u>6,218.01</u>	<u>0.00</u>	<u>6,218.01</u>	<u>6,218.01</u>	<u>0.00</u>	<u>6,218.01</u>	<u>0.00</u>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	<u>39.60</u>	<u>0.00</u>	<u>39.60</u>	<u>39.60</u>	<u>0.00</u>	<u>39.60</u>	<u>0.00</u>
<b>Total INTEREST INCOME</b>		<u>39.60</u>	<u>0.00</u>	<u>39.60</u>	<u>39.60</u>	<u>0.00</u>	<u>39.60</u>	<u>0.00</u>
<b>Total Other Income</b>		<u>39.60</u>	<u>0.00</u>	<u>39.60</u>	<u>39.60</u>	<u>0.00</u>	<u>39.60</u>	<u>0.00</u>
<b>Net Other Income</b>		<u>39.60</u>	<u>0.00</u>	<u>39.60</u>	<u>39.60</u>	<u>0.00</u>	<u>39.60</u>	<u>0.00</u>
<b>Total Income</b>		<u>16,780.10</u>	<u>0.00</u>	<u>16,780.10</u>	<u>16,780.10</u>	<u>0.00</u>	<u>16,780.10</u>	<u>0.00</u>
<b>Total Expense</b>		<u>10,522.49</u>	<u>0.00</u>	<u>-10,522.49</u>	<u>10,522.49</u>	<u>0.00</u>	<u>-10,522.49</u>	<u>0.00</u>
<b>Net Income</b>		<u>6,257.61</u>	<u>0.00</u>	<u>6,257.61</u>	<u>6,257.61</u>	<u>0.00</u>	<u>6,257.61</u>	<u>0.00</u>