

## Balance Sheet

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

As of: 10/31/2019

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	9,655.84
<b>Total OPERATING CASH</b>		<b>12,323.34</b>
<b>RESERVE ACCOUNTS</b>		
RFL 1st Bank Reserves 1143	1304	45,882.58
RFL Bank of the West Reserves	1321	200,353.66
<b>Total RESERVE ACCOUNTS</b>		<b>246,236.24</b>
<b>Total Cash</b>		<b>258,559.58</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>318,765.83</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	2,667.50
Prepaid Assessments	2025	9,272.10
Security Clearing	2999	-117.50
<b>Total ACCOUNTS PAYABLE</b>		<b>11,822.10</b>
<b>Total Liabilities</b>		<b>11,822.10</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		-24,208.89
Calculated Prior Years Retained Earnings		-25,087.07
<b>Total Capital</b>		<b>306,943.73</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>318,765.83</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: Oct 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	13,706.14	56,660.86
Barn Storage	4040	1,420.00	4,190.00
Chimney Mtce Reimbursement	4100	0.00	0.00
Contribution to Reserves	4115	500.00	1,000.00
Late Fees/Finance Charges	4145	23.86	129.14
Legal & Prof Fee Recovery	4150	0.00	0.00
Transfer Fee Income	4155	250.00	500.00
Miscellaneous Income	4165	30.00	30.50
<b>Total ASSOCIATION INCOME</b>		<b>15,930.00</b>	<b>62,510.50</b>
<b>Total Operating Income</b>		<b>15,930.00</b>	<b>62,510.50</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	0.00	235.00
Bank Charges and Fees	6015	10.00	40.00
Business Filing Fees	6025	0.00	10.00
Insurance	6070	0.00	20,788.56
Legal Fee	6085	0.00	0.00
Office Supplies	6120	0.00	0.00
Postage and Delivery	6125	23.80	119.90
Printing and Reproduction	6130	43.50	286.75
Professional Fees	6135	0.00	860.00
Property Management Fee	6140	1,000.00	4,000.00
Property Transfer Fee	6145	0.00	250.00
Taxes	6170	0.00	278.00
Web Site Design & Management	6180	25.00	100.00
Web Site Hosting & Domain	6185	0.00	60.00
<b>Total ADMINISTRATIVE</b>		<b>1,102.30</b>	<b>27,028.21</b>
<b>CAPITAL EXPENSES</b>			
Patio/Deck Repair/Replacement	6460	5,000.00	7,000.00
Paving & Concrete	6465	0.00	0.00
Tree Replacement	6510	0.00	0.00
<b>Total CAPITAL EXPENSES</b>		<b>5,000.00</b>	<b>7,000.00</b>
<b>LANDSCAPE MAINTENANCE</b>			
Aeration	6835	0.00	500.00
Backflow Testing	6840	0.00	300.00
Shrub Trimming/Replacement	6845	0.00	1,525.00
Clean Up Spring/Fall	6850	0.00	1,500.00
Irrigation Maintenance	6880	0.00	10,346.90

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Landscape Contract	6885	2,300.00	7,700.00
Lawn Fertilizing/Weed Control	6890	0.00	500.00
Misc. Landscape Mtce	6895	0.00	25.61
Trash Removal & Dump Fees - Landscape	6950	0.00	0.00
Tree Trimming/Removal/Replace	6960	0.00	75.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>2,300.00</b>	<b>22,472.51</b>
<b>MAINTENANCE</b>			
Pest Control - Buildings	7155	0.00	135.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>135.00</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Building Maintenance	7215	3,018.75	3,103.75
Chimney Cleaning Maintenance	7225	0.00	0.00
Deck Maintenance	7230	0.00	195.00
Fence Maintenance - Buildings	7245	0.00	0.00
Gutter Maintenance	7260	0.00	1,189.00
<b>Painting</b>			
Painting - Buildings	7295	6,481.25	13,301.45
<b>Total Painting</b>		<b>6,481.25</b>	<b>13,301.45</b>
Pest Control - Buildings	7315	0.00	361.24
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>9,500.00</b>	<b>18,150.44</b>
<b>REPAIRS</b>			
Concrete Repair	7510	995.00	995.00
Electrical Repair	7520	0.00	1,756.28
Fence Repair	7525	0.00	0.00
Irrigation Repair	7530	452.25	1,343.81
<b>Total REPAIRS</b>		<b>1,447.25</b>	<b>4,095.09</b>
<b>UTILITIES</b>			
Electric	7810	108.22	342.79
<b>Total UTILITIES</b>		<b>108.22</b>	<b>342.79</b>
<b>Water</b>			
Water - City of Longmont	7865	3,684.15	11,247.57
<b>Total Water</b>		<b>3,684.15</b>	<b>11,247.57</b>
<b>Total Operating Expense</b>		<b>23,141.92</b>	<b>90,471.61</b>
<b>NOI - Net Operating Income</b>		<b>-7,211.92</b>	<b>-27,961.11</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	434.76	3,752.22
<b>Total INTEREST INCOME</b>		<b>434.76</b>	<b>3,752.22</b>
<b>Total Other Income</b>		<b>434.76</b>	<b>3,752.22</b>

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Net Other Income		434.76	3,752.22
Total Income		16,364.76	66,262.72
Total Expense		23,141.92	90,471.61
Net Income		<u>-6,777.16</u>	<u>-24,208.89</u>

## Annual Budget - Comparative

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

As of: Oct 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</b>		<b>4000</b>						
HOA Dues	4010	13,706.14	14,250.00	-543.86	56,660.86	57,000.00	-339.14	171,000.00
Barn Storage	4040	1,420.00	1,614.00	-194.00	4,190.00	5,088.00	-898.00	18,000.00
Contribution to Reserves	4115	500.00	0.00	500.00	1,000.00	0.00	1,000.00	0.00
Late Fees/Finance Charges	4145	23.86	0.00	23.86	129.14	0.00	129.14	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	500.00	0.00	500.00	0.00
Miscellaneous Income	4165	30.00	0.00	30.00	30.50	0.00	30.50	0.00
<b>Total ASSOCIATION INCOME</b>		<b>15,930.00</b>	<b>15,864.00</b>	<b>66.00</b>	<b>62,510.50</b>	<b>62,088.00</b>	<b>422.50</b>	<b>189,000.00</b>
<b>Total Operating Income</b>		<b>15,930.00</b>	<b>15,864.00</b>	<b>66.00</b>	<b>62,510.50</b>	<b>62,088.00</b>	<b>422.50</b>	<b>189,000.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>		<b>6000</b>						
Accounting Fees	6005	0.00	0.00	0.00	235.00	235.00	0.00	235.00
Bank Charges and Fees	6015	10.00	20.00	10.00	40.00	80.00	40.00	240.00
Business Filing Fees	6025	0.00	0.00	0.00	10.00	35.00	25.00	35.00
Insurance	6070	0.00	0.00	0.00	20,788.56	26,000.00	5,211.44	26,000.00
Legal Fee	6085	0.00	0.00	0.00	0.00	300.00	300.00	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	25.00	25.00	50.00
Postage and Delivery	6125	23.80	25.00	1.20	119.90	220.00	100.10	430.00
Printing and Reproduction	6130	43.50	35.00	-8.50	286.75	310.00	23.25	600.00
Professional Fees	6135	0.00	0.00	0.00	860.00	430.00	-430.00	1,720.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	4,000.00	4,000.00	0.00	12,000.00
Property Transfer Fee	6145	0.00	0.00	0.00	250.00	0.00	-250.00	0.00
Taxes	6170	0.00	0.00	0.00	278.00	0.00	-278.00	0.00
Web Site Design & Management	6180	25.00	25.00	0.00	100.00	100.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	60.00	0.00	-60.00	0.00
<b>Total ADMINISTRATIVE</b>		<b>1,102.30</b>	<b>1,105.00</b>	<b>2.70</b>	<b>27,028.21</b>	<b>31,735.00</b>	<b>4,706.79</b>	<b>42,610.00</b>
<b>CAPITAL EXPENSES</b>		<b>6300</b>						
Building Repairs - Reserves	6320	0.00	8,000.00	8,000.00	0.00	8,000.00	8,000.00	8,000.00
Fence Replacement	6400	0.00	0.00	0.00	0.00	1,000.00	1,000.00	3,000.00
Patio/Deck Repair/Replacement	6460	5,000.00	0.00	-5,000.00	7,000.00	0.00	-7,000.00	40,000.00
Paving & Concrete	6465	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Paving, Sealcoating, Concrete	6470	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Tree/Shrub Replacement	6515	0.00	0.00	0.00	0.00	0.00	0.00	300.00
<b>Total CAPITAL EXPENSES</b>		<b>5,000.00</b>	<b>8,000.00</b>	<b>3,000.00</b>	<b>7,000.00</b>	<b>9,000.00</b>	<b>2,000.00</b>	<b>77,300.00</b>
<b>LANDSCAPE MAINTENANCE</b>		<b>6830</b>						
Aeration	6835	0.00	0.00	0.00	500.00	0.00	-500.00	0.00
Backflow Testing	6840	0.00	0.00	0.00	300.00	0.00	-300.00	400.00
Shrub Trimming/Replacement	6845	0.00	0.00	0.00	1,525.00	0.00	-1,525.00	0.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Clean Up Spring/Fall	6850	0.00	0.00	0.00	1,500.00	0.00	-1,500.00	1,600.00
Irrigation Maintenance	6880	0.00	1,000.00	1,000.00	10,346.90	5,000.00	-5,346.90	8,000.00
Landscape Contract	6885	2,300.00	1,187.50	-1,112.50	7,700.00	4,750.00	-2,950.00	9,500.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	500.00	0.00	-500.00	0.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	25.61	250.00	224.39	500.00
Snow Removal	6935	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	75.00	1,000.00	925.00	3,000.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>2,300.00</b>	<b>2,187.50</b>	<b>-112.50</b>	<b>22,472.51</b>	<b>11,000.00</b>	<b>-11,472.51</b>	<b>29,200.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Pest Control - Buildings	7155	0.00	0.00	0.00	135.00	0.00	-135.00	0.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>135.00</b>	<b>0.00</b>	<b>-135.00</b>	<b>0.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Barn Maintenance	7205	0.00	250.00	250.00	0.00	250.00	250.00	500.00
Building Maintenance	7215	3,018.75	0.00	-3,018.75	3,103.75	200.00	-2,903.75	1,000.00
Deck Maintenance	7230	0.00	0.00	0.00	195.00	0.00	-195.00	4,000.00
Fire System Monitoring & Repair	7250	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Gutter Maintenance	7260	0.00	1,000.00	1,000.00	1,189.00	1,000.00	-189.00	4,500.00
<b>Painting</b>	<b>7285</b>							
Painting - Buildings	7295	6,481.25	27,000.00	20,518.75	13,301.45	27,000.00	13,698.55	27,000.00
Painting/Staining Decks	7310	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
<b>Total Painting</b>		<b>6,481.25</b>	<b>27,000.00</b>	<b>20,518.75</b>	<b>13,301.45</b>	<b>27,000.00</b>	<b>13,698.55</b>	<b>31,000.00</b>
Pest Control - Buildings	7315	0.00	300.00	300.00	361.24	600.00	238.76	1,200.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>9,500.00</b>	<b>28,550.00</b>	<b>19,050.00</b>	<b>18,150.44</b>	<b>29,050.00</b>	<b>10,899.56</b>	<b>44,200.00</b>
<b>REPAIRS</b>	<b>7500</b>							
Concrete Repair	7510	995.00	0.00	-995.00	995.00	0.00	-995.00	2,000.00
Electrical Repair	7520	0.00	0.00	0.00	1,756.28	0.00	-1,756.28	0.00
Irrigation Repair	7530	452.25	0.00	-452.25	1,343.81	0.00	-1,343.81	0.00
Roof Repair	7585	0.00	500.00	500.00	0.00	500.00	500.00	1,000.00
<b>Total REPAIRS</b>		<b>1,447.25</b>	<b>500.00</b>	<b>-947.25</b>	<b>4,095.09</b>	<b>500.00</b>	<b>-3,595.09</b>	<b>3,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	108.22	85.00	-23.22	342.79	325.00	-17.79	1,000.00
<b>Total UTILITIES</b>		<b>108.22</b>	<b>85.00</b>	<b>-23.22</b>	<b>342.79</b>	<b>325.00</b>	<b>-17.79</b>	<b>1,000.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	3,684.15	2,500.00	-1,184.15	11,247.57	11,500.00	252.43	26,000.00
<b>Total Water</b>		<b>3,684.15</b>	<b>2,500.00</b>	<b>-1,184.15</b>	<b>11,247.57</b>	<b>11,500.00</b>	<b>252.43</b>	<b>26,000.00</b>
<b>Total Operating Expense</b>		<b>23,141.92</b>	<b>42,927.50</b>	<b>19,785.58</b>	<b>90,471.61</b>	<b>93,110.00</b>	<b>2,638.39</b>	<b>223,310.00</b>
Total Operating Income		15,930.00	15,864.00	66.00	62,510.50	62,088.00	422.50	189,000.00
Total Operating Expense		23,141.92	42,927.50	19,785.58	90,471.61	93,110.00	2,638.39	223,310.00
<b>NOI - Net Operating Income</b>		<b>-7,211.92</b>	<b>-27,063.50</b>	<b>19,851.58</b>	<b>-27,961.11</b>	<b>-31,022.00</b>	<b>3,060.89</b>	<b>-34,310.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Other Income</b>								
<b>INTEREST INCOME</b>		<b>8000</b>						
Interest Income - other	8005	434.76	0.00	434.76	3,752.22	1,250.00	2,502.22	5,000.00
<b>Total INTEREST INCOME</b>		<b>434.76</b>	<b>0.00</b>	<b>434.76</b>	<b>3,752.22</b>	<b>1,250.00</b>	<b>2,502.22</b>	<b>5,000.00</b>
<b>Total Other Income</b>		<b>434.76</b>	<b>0.00</b>	<b>434.76</b>	<b>3,752.22</b>	<b>1,250.00</b>	<b>2,502.22</b>	<b>5,000.00</b>
<b>Other Expense</b>								
<b>Non Operating Cash Requirements</b>		<b>9000</b>						
Non Operating Cash Requirements:Transfer FROM Reserves	9005	0.00	0.00	0.00	0.00	0.00	0.00	-40,000.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
<b>Total Non Operating Cash Requirements</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-30,000.00</b>
<b>Total Other Expense</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-30,000.00</b>
<b>Net Other Income</b>		<b>434.76</b>	<b>0.00</b>	<b>434.76</b>	<b>3,752.22</b>	<b>1,250.00</b>	<b>2,502.22</b>	<b>35,000.00</b>
<b>Total Income</b>		<b>16,364.76</b>	<b>15,864.00</b>	<b>500.76</b>	<b>66,262.72</b>	<b>63,338.00</b>	<b>2,924.72</b>	<b>194,000.00</b>
<b>Total Expense</b>		<b>23,141.92</b>	<b>42,927.50</b>	<b>19,785.58</b>	<b>90,471.61</b>	<b>93,110.00</b>	<b>2,638.39</b>	<b>193,310.00</b>
<b>Net Income</b>		<b>-6,777.16</b>	<b>-27,063.50</b>	<b>20,286.34</b>	<b>-24,208.89</b>	<b>-29,772.00</b>	<b>5,563.11</b>	<b>690.00</b>