

Balance Sheet

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

As of: 09/30/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	2,667.50
Operating Fund	1165	19,392.45
Total OPERATING CASH		22,059.95
RESERVE ACCOUNTS		
RFL 1st Bank Reserves 1143	1304	43,864.05
RFL Bank of the West Reserves	1321	200,050.74
Total RESERVE ACCOUNTS		243,914.79
Total Cash		265,974.74
Fixed Assets		
Fixed Assets:Barn	1810	77,640.00
Fixed Assets:Accumulated Depreciation	1885	-17,433.75
Total Fixed Assets		60,206.25
TOTAL ASSETS		326,180.99
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	2,667.50
Prepaid Assessments	2025	9,902.10
Security Clearing	2999	-109.50
Total ACCOUNTS PAYABLE		12,460.10
Total Liabilities		12,460.10
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-17,431.73
Calculated Prior Years Retained Earnings		-25,087.07
Total Capital		313,720.89
TOTAL LIABILITIES & CAPITAL		326,180.99

Income Statement

Trio Property Management

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

As of: Sep 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	14,142.49	42,954.72
Barn Storage	4040	950.00	2,770.00
Chimney Mtce Reimbursement	4100	0.00	0.00
Contribution to Reserves	4115	0.00	500.00
Late Fees/Finance Charges	4145	27.51	105.28
Legal & Prof Fee Recovery	4150	0.00	0.00
Transfer Fee Income	4155	0.00	250.00
Miscellaneous Income	4165	0.00	0.50
Total ASSOCIATION INCOME		15,120.00	46,580.50
Total Operating Income		15,120.00	46,580.50
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	235.00	235.00
Bank Charges and Fees	6015	10.00	30.00
Business Filing Fees	6025	10.00	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	8.25	96.10
Printing and Reproduction	6130	21.00	243.25
Professional Fees	6135	860.00	860.00
Property Management Fee	6140	1,000.00	3,000.00
Property Transfer Fee	6145	0.00	250.00
Taxes	6170	278.00	278.00
Web Site Design & Management	6180	25.00	75.00
Web Site Hosting & Domain	6185	60.00	60.00
Total ADMINISTRATIVE		2,507.25	25,925.91
CAPITAL EXPENSES			
Patio/Deck Repair/Replacement	6460	2,000.00	2,000.00
Tree Replacement	6510	0.00	0.00
Total CAPITAL EXPENSES		2,000.00	2,000.00
LANDSCAPE MAINTENANCE			
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	9,297.37	10,346.90
Landscape Contract	6885	1,440.00	5,400.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Lawn Fertilizing/Weed Control	6890	0.00	500.00
Misc. Landscape Mtce	6895	0.00	25.61
Tree Trimming/Removal/Replace	6960	75.00	75.00
Total LANDSCAPE MAINTENANCE		10,812.37	20,172.51
MAINTENANCE			
Pest Control - Buildings	7155	0.00	135.00
Total MAINTENANCE		0.00	135.00
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	85.00
Chimney Cleaning Maintenance	7225	0.00	0.00
Deck Maintenance	7230	0.00	195.00
Gutter Maintenance	7260	0.00	1,189.00
Painting			
Painting - Buildings	7295	6,712.50	6,820.20
Total Painting		6,712.50	6,820.20
Pest Control - Buildings	7315	0.00	361.24
Total BUILDING/STRUCTURE/MAINTENANCE		6,712.50	8,650.44
REPAIRS			
Electrical Repair	7520	1,756.28	1,756.28
Fence Repair	7525	0.00	0.00
Irrigation Repair	7530	0.00	891.56
Total REPAIRS		1,756.28	2,647.84
UTILITIES			
Electric	7810	22.60	22.60
Electricity - RFL 10132	7830	81.40	211.97
Total UTILITIES		104.00	234.57
Water			
Water - City of Longmont	7865	2,996.33	7,563.42
Total Water		2,996.33	7,563.42
Total Operating Expense		26,888.73	67,329.69
NOI - Net Operating Income		-11,768.73	-20,749.19
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	81.24	166.73
Total INTEREST INCOME		81.24	166.73
Total Other Income		81.24	166.73
Net Other Income		81.24	166.73
Total Income		15,201.24	46,747.23
Total Expense		26,888.73	67,329.69

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Net Income		<u>-11,687.49</u>	<u>-20,582.46</u>

Annual Budget - Comparative

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

As of: Sep 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
Income								
ASSOCIATION INCOME	4000							
HOA Dues	4010	14,142.49	14,250.00	-107.51	42,954.72	42,750.00	204.72	171,000.00
Barn Storage	4040	950.00	1,614.00	-664.00	2,770.00	3,474.00	-704.00	18,000.00
Contribution to Reserves	4115	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Late Fees/Finance Charges	4145	27.51	0.00	27.51	105.28	0.00	105.28	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Miscellaneous Income	4165	0.00	0.00	0.00	0.50	0.00	0.50	0.00
Total ASSOCIATION INCOME		15,120.00	15,864.00	-744.00	46,580.50	46,224.00	356.50	189,000.00
Total Operating Income		15,120.00	15,864.00	-744.00	46,580.50	46,224.00	356.50	189,000.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	235.00	0.00	-235.00	235.00	235.00	0.00	235.00
Bank Charges and Fees	6015	10.00	20.00	10.00	30.00	60.00	30.00	240.00
Business Filing Fees	6025	10.00	35.00	25.00	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	300.00	300.00	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	8.25	45.00	36.75	96.10	195.00	98.90	430.00
Printing and Reproduction	6130	21.00	50.00	29.00	243.25	275.00	31.75	600.00
Professional Fees	6135	860.00	430.00	-430.00	860.00	430.00	-430.00	1,720.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	3,000.00	3,000.00	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	278.00	0.00	-278.00	278.00	0.00	-278.00	0.00
Web Site Design & Management	6180	25.00	25.00	0.00	75.00	75.00	0.00	300.00
Web Site Hosting & Domain	6185	60.00	0.00	-60.00	60.00	0.00	-60.00	0.00
Total ADMINISTRATIVE		2,507.25	1,905.00	-602.25	25,925.91	30,630.00	4,704.09	42,610.00
CAPITAL EXPENSES	6300							
Building Repairs - Reserves	6320	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Fence Replacement	6400	0.00	500.00	500.00	0.00	1,000.00	1,000.00	3,000.00
Patio/Deck Repair/Replacement	6460	2,000.00	0.00	-2,000.00	2,000.00	0.00	-2,000.00	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
Total CAPITAL EXPENSES		2,000.00	500.00	-1,500.00	2,000.00	1,000.00	-1,000.00	77,300.00
LANDSCAPE MAINTENANCE	6830							
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	9,297.37	2,000.00	-7,297.37	10,346.90	4,000.00	-6,346.90	8,000.00
Landscape Contract	6885	1,440.00	1,187.50	-252.50	5,400.00	3,562.50	-1,837.50	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	75.00	0.00	-75.00	75.00	1,000.00	925.00	3,000.00
Total LANDSCAPE MAINTENANCE		10,812.37	3,187.50	-7,624.87	20,172.51	8,812.50	-11,360.01	29,200.00
MAINTENANCE	7100							
Pest Control - Buildings	7155	0.00	0.00	0.00	135.00	0.00	-135.00	0.00
Total MAINTENANCE		0.00	0.00	0.00	135.00	0.00	-135.00	0.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Building Maintenance	7215	0.00	200.00	200.00	85.00	200.00	115.00	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	0.00	0.00	1,189.00	0.00	-1,189.00	4,500.00
Painting	7285							
Painting - Buildings	7295	6,712.50	0.00	-6,712.50	6,820.20	0.00	-6,820.20	27,000.00
Painting/Staining Decks	7310	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Total Painting		6,712.50	0.00	-6,712.50	6,820.20	0.00	-6,820.20	31,000.00
Pest Control - Buildings	7315	0.00	0.00	0.00	361.24	300.00	-61.24	1,200.00
Total BUILDING/STRUCTURE/ MAINTENANCE		6,712.50	200.00	-6,512.50	8,650.44	500.00	-8,150.44	44,200.00
REPAIRS	7500							
Concrete Repair	7510	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Electrical Repair	7520	1,756.28	0.00	-1,756.28	1,756.28	0.00	-1,756.28	0.00
Irrigation Repair	7530	0.00	0.00	0.00	891.56	0.00	-891.56	0.00
Roof Repair	7585	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total REPAIRS		1,756.28	0.00	-1,756.28	2,647.84	0.00	-2,647.84	3,000.00
UTILITIES	7800							
Electric	7810	22.60	80.00	57.40	22.60	240.00	217.40	1,000.00
Electricity - RFL 10132	7830	81.40	0.00	-81.40	211.97	0.00	-211.97	0.00
Total UTILITIES		104.00	80.00	-24.00	234.57	240.00	5.43	1,000.00
Water	7850							
Water - City of Longmont	7865	2,996.33	3,000.00	3.67	7,563.42	9,000.00	1,436.58	26,000.00
Total Water		2,996.33	3,000.00	3.67	7,563.42	9,000.00	1,436.58	26,000.00
Total Operating Expense		26,888.73	8,872.50	-18,016.23	67,329.69	50,182.50	-17,147.19	223,310.00
Total Operating Income		15,120.00	15,864.00	-744.00	46,580.50	46,224.00	356.50	189,000.00
Total Operating Expense		26,888.73	8,872.50	-18,016.23	67,329.69	50,182.50	-17,147.19	223,310.00
NOI - Net Operating Income		-11,768.73	6,991.50	-18,760.23	-20,749.19	-3,958.50	-16,790.69	-34,310.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income								
INTEREST INCOME								
Interest Income - other	8005	81.24	1,250.00	-1,168.76	166.73	1,250.00	-1,083.27	5,000.00
Total INTEREST INCOME		81.24	1,250.00	-1,168.76	166.73	1,250.00	-1,083.27	5,000.00
Total Other Income		81.24	1,250.00	-1,168.76	166.73	1,250.00	-1,083.27	5,000.00
Other Expense								
Non Operating Cash Requirements								
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
Total Non Operating Cash Requirements		0.00	0.00	0.00	0.00	0.00	0.00	-30,000.00
Total Other Expense		0.00	0.00	0.00	0.00	0.00	0.00	-30,000.00
Net Other Income		81.24	1,250.00	-1,168.76	166.73	1,250.00	-1,083.27	35,000.00
Total Income		15,201.24	17,114.00	-1,912.76	46,747.23	47,474.00	-726.77	194,000.00
Total Expense		26,888.73	8,872.50	-18,016.23	67,329.69	50,182.50	-17,147.19	193,310.00
Net Income		-11,687.49	8,241.50	-19,928.99	-20,582.46	-2,708.50	-17,873.96	690.00