

Balance Sheet

Portfolios: Reynolds Farm Condominium Association

As of: 07/31/2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	2,562.50
Operating Fund	1165	53,780.36
Total OPERATING CASH		56,342.86
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	28,428.39
Reserves: RFL Bank of the West Business	1321	202,059.90
Total RESERVE ACCOUNTS		230,488.29
Total Cash		286,831.15
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		347,037.40
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	2,712.50
Prepaid Assessments	2025	11,405.13
Security Clearing	2999	-367.50
Total ACCOUNTS PAYABLE		13,750.13
Total Liabilities		13,750.13
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		12,163.72
Calculated Prior Years Retained Earnings		-35,116.14
Total Capital		333,287.27
TOTAL LIABILITIES & CAPITAL		347,037.40

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 2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	14,798.00	14,798.00
Barn Storage	4040	1,445.00	1,445.00
Contribution to Reserves	4115	0.00	0.00
Late Fees/Finance Charges	4145	24.16	24.16
Transfer Fee Income	4155	0.00	0.00
Miscellaneous Income	4165	0.00	0.00
Total ASSOCIATION INCOME		16,267.16	16,267.16
Total Operating Income		16,267.16	16,267.16
Expense			
ADMINISTRATIVE			
Bank Charges and Fees	6015	0.00	0.00
Postage and Delivery	6125	4.55	4.55
Printing and Reproduction	6130	21.50	21.50
Property Management Fee	6140	1,000.00	1,000.00
Web Site Design & Management	6180	25.00	25.00
Total ADMINISTRATIVE		1,051.05	1,051.05
CAPITAL EXPENSES			
Fence Repairs - Patio	6390	485.00	485.00
Total CAPITAL EXPENSES		485.00	485.00
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	0.00
Backflow Testing	6840	597.49	597.49
Clean Up Spring/Fall	6850	0.00	0.00
Irrigation Maintenance	6880	0.00	0.00
Landscape Contract	6885	1,890.00	1,890.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00
Tree Trimming/Removal/Replace	6960	125.00	125.00
Total LANDSCAPE MAINTENANCE		2,612.49	2,612.49
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	0.00
Painting			
Painting - Buildings	7295	0.00	0.00
Total Painting		0.00	0.00
Pest Control - Buildings	7315	0.00	0.00
Total BUILDING/STRUCTURE/MAINTENANCE		0.00	0.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
REPAIRS			
Irrigation Repair	7530	0.00	0.00
Total REPAIRS		0.00	0.00
UTILITIES			
Electric	7810	24.34	24.34
Total UTILITIES		24.34	24.34
Water			
Water - City of Longmont	7865	0.00	0.00
Total Water		0.00	0.00
Total Operating Expense		4,172.88	4,172.88
NOI - Net Operating Income		12,094.28	12,094.28
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	69.44	69.44
Total INTEREST INCOME		69.44	69.44
Total Other Income		69.44	69.44
Net Other Income		69.44	69.44
Total Income		16,336.60	16,336.60
Total Expense		4,172.88	4,172.88
Net Income		12,163.72	12,163.72

Annual Budget - Comparative

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

As of: Jul 2020

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							
HOA Dues	4010	14,798.00	0.00	14,798.00	14,798.00	0.00	14,798.00	0.00
Barn Storage	4040	1,445.00	0.00	1,445.00	1,445.00	0.00	1,445.00	0.00
Late Fees/Finance Charges	4145	24.16	0.00	24.16	24.16	0.00	24.16	0.00
Total ASSOCIATION INCOME		16,267.16	0.00	16,267.16	16,267.16	0.00	16,267.16	0.00
Total Operating Income		16,267.16	0.00	16,267.16	16,267.16	0.00	16,267.16	0.00
Expense								
ADMINISTRATIVE	6000							
Postage and Delivery	6125	4.55	0.00	-4.55	4.55	0.00	-4.55	0.00
Printing and Reproduction	6130	21.50	0.00	-21.50	21.50	0.00	-21.50	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
Total ADMINISTRATIVE		1,051.05	0.00	-1,051.05	1,051.05	0.00	-1,051.05	0.00
CAPITAL EXPENSES	6300							
Fence Repairs - Patio	6390	485.00	0.00	-485.00	485.00	0.00	-485.00	0.00
Total CAPITAL EXPENSES		485.00	0.00	-485.00	485.00	0.00	-485.00	0.00
LANDSCAPE MAINTENANCE	6830							
Backflow Testing	6840	597.49	0.00	-597.49	597.49	0.00	-597.49	0.00
Landscape Contract	6885	1,890.00	0.00	-1,890.00	1,890.00	0.00	-1,890.00	0.00
Tree Trimming/Removal/ Replace	6960	125.00	0.00	-125.00	125.00	0.00	-125.00	0.00
Total LANDSCAPE MAINTENANCE		2,612.49	0.00	-2,612.49	2,612.49	0.00	-2,612.49	0.00
UTILITIES	7800							
Electric	7810	24.34	0.00	-24.34	24.34	0.00	-24.34	0.00
Total UTILITIES		24.34	0.00	-24.34	24.34	0.00	-24.34	0.00
Total Operating Expense		4,172.88	0.00	-4,172.88	4,172.88	0.00	-4,172.88	0.00
Total Operating Income		16,267.16	0.00	16,267.16	16,267.16	0.00	16,267.16	0.00
Total Operating Expense		4,172.88	0.00	-4,172.88	4,172.88	0.00	-4,172.88	0.00
NOI - Net Operating Income		12,094.28	0.00	12,094.28	12,094.28	0.00	12,094.28	0.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	69.44	0.00	69.44	69.44	0.00	69.44	0.00
Total INTEREST INCOME		69.44	0.00	69.44	69.44	0.00	69.44	0.00
Total Other Income		69.44	0.00	69.44	69.44	0.00	69.44	0.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Other Income		69.44	0.00	69.44	69.44	0.00	69.44	0.00
Total Income		16,336.60	0.00	16,336.60	16,336.60	0.00	16,336.60	0.00
Total Expense		4,172.88	0.00	-4,172.88	4,172.88	0.00	-4,172.88	0.00
Net Income		<u>12,163.72</u>	<u>0.00</u>	<u>12,163.72</u>	<u>12,163.72</u>	<u>0.00</u>	<u>12,163.72</u>	<u>0.00</u>