

Balance Sheet

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

As of: 10/31/2020

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	2,607.50
Operating Fund	1165	64,012.37
Total OPERATING CASH		66,619.87
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	28,429.81
Reserves: RFL Bank of the West Business	1321	202,228.33
Total RESERVE ACCOUNTS		230,658.14
Total Cash		297,278.01
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		357,484.26
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	3,057.50
Prepaid Assessments	2025	9,234.00
Security Clearing	2999	-387.50
Total ACCOUNTS PAYABLE		11,924.00
Total Liabilities		11,924.00
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		24,436.71
Calculated Prior Years Retained Earnings		-35,116.14
Total Capital		345,560.26
TOTAL LIABILITIES & CAPITAL		357,484.26

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 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	12,872.00	55,874.53
Barn Storage	4040	1,145.00	5,620.00
Contribution to Reserves	4115	0.00	0.00
Late Fees/Finance Charges	4145	0.00	89.63
Transfer Fee Income	4155	0.00	0.00
Member Service Reimbursement	4160	-749.05	-180.00
Miscellaneous Income	4165	0.00	0.00
NSF Charges	4170	0.00	20.00
Total ASSOCIATION INCOME		13,267.95	61,424.16
Total Operating Income		13,267.95	61,424.16
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	350.00
Bank Charges and Fees	6015	0.00	12.00
Business Filing Fees	6025	10.00	10.00
Insurance	6070	0.00	8,332.40
Postage and Delivery	6125	15.55	138.70
Printing and Reproduction	6130	33.50	282.75
Professional Fees	6135	0.00	0.00
Property Management Fee	6140	1,000.00	4,000.00
Property Transfer Fee	6145	0.00	0.00
Taxes	6170	0.00	969.00
Web Site Design & Management	6180	25.00	100.00
Web Site Hosting & Domain	6185	0.00	60.00
Total ADMINISTRATIVE		1,084.05	14,254.85
CAPITAL EXPENSES			
Building Repairs - Reserves	6320	0.00	0.00
Fence Repairs - Patio	6390	288.04	1,686.10
Fence Replacement	6400	0.00	900.00
Patio/Deck Repair/Replacement	6460	0.00	0.00
Total CAPITAL EXPENSES		288.04	2,586.10
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	0.00
Backflow Testing	6840	0.00	597.49
Shrub Trimming/Replacement	6845	0.00	135.00
Clean Up Spring/Fall	6850	0.00	0.00
Irrigation Maintenance	6880	0.00	158.79

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Landscape Contract	6885	1,512.00	6,426.00
Lawn Fertilizing/Weed Control	6890	0.00	525.00
Misc. Landscape Mtce	6895	150.00	380.00
Tree Trimming/Removal/Replace	6960	0.00	125.00
Total LANDSCAPE MAINTENANCE		1,662.00	8,347.28
MAINTENANCE			
Fence Maintenance	7130	0.00	51.55
Total MAINTENANCE		0.00	51.55
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	225.00	225.00
Buildings & Structures Misc	7220	0.00	135.00
Deck Maintenance	7230	0.00	0.00
Gutter Maintenance	7260	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		225.00	360.00
REPAIRS			
Concrete Repair	7510	0.00	0.00
Electrical Repair	7520	0.00	0.00
Irrigation Repair	7530	0.00	0.00
Total REPAIRS		0.00	0.00
UTILITIES			
Electric	7810	82.68	340.08
Total UTILITIES		82.68	340.08
Water			
Water - City of Longmont	7865	2,633.93	11,288.47
Total Water		2,633.93	11,288.47
Total Operating Expense		5,975.70	37,228.33
NOI - Net Operating Income		7,292.25	24,195.83
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	50.17	240.88
Total INTEREST INCOME		50.17	240.88
Total Other Income		50.17	240.88
Net Other Income		50.17	240.88
Total Income		13,318.12	61,665.04
Total Expense		5,975.70	37,228.33

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Net Income		7,342.42	24,436.71

Annual Budget - Comparative

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

As of: Oct 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	12,872.00	14,000.00	-1,128.00	55,874.53	57,000.00	-1,125.47	171,000.00
Barn Storage	4040	1,145.00	1,500.00	-355.00	5,620.00	6,000.00	-380.00	18,000.00
Late Fees/Finance Charges	4145	0.00	0.00	0.00	89.63	0.00	89.63	0.00
Member Service Reimbursement	4160	-749.05	0.00	-749.05	-180.00	0.00	-180.00	0.00
NSF Charges	4170	0.00	0.00	0.00	20.00	0.00	20.00	0.00
Total ASSOCIATION INCOME		13,267.95	15,500.00	-2,232.05	61,424.16	63,000.00	-1,575.84	189,000.00
Total Operating Income		13,267.95	15,500.00	-2,232.05	61,424.16	63,000.00	-1,575.84	189,000.00
Expense								
ADMINISTRATIVE		6000						
Accounting Fees	6005	0.00	0.00	0.00	350.00	300.00	-50.00	300.00
Bank Charges and Fees	6015	0.00	15.00	15.00	12.00	65.00	53.00	200.00
Business Filing Fees	6025	10.00	0.00	-10.00	10.00	10.00	0.00	50.00
Insurance	6070	0.00	0.00	0.00	8,332.40	22,000.00	13,667.60	22,000.00
Legal Fee	6085	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Misc. Admin.	6105	0.00	30.00	30.00	0.00	30.00	30.00	50.00
Postage and Delivery	6125	15.55	25.00	9.45	138.70	135.00	-3.70	350.00
Printing and Reproduction	6130	33.50	30.00	-3.50	282.75	330.00	47.25	600.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	4,000.00	4,000.00	0.00	12,000.00
Taxes	6170	0.00	0.00	0.00	969.00	300.00	-669.00	300.00
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	100.00	40.00	100.00
Total ADMINISTRATIVE		1,084.05	1,125.00	40.95	14,254.85	27,370.00	13,115.15	36,750.00
CAPITAL EXPENSES		6300						
Building Repairs - Reserves	6320	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Fence Repairs - Patio	6390	288.04	0.00	-288.04	1,686.10	0.00	-1,686.10	0.00
Fence Replacement	6400	0.00	0.00	0.00	900.00	0.00	-900.00	0.00
Paving & Concrete	6465	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Roof Repair/Replacement	6495	0.00	50,000.00	50,000.00	0.00	50,000.00	50,000.00	100,000.00
Tree/Shrub Replacement	6515	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total CAPITAL EXPENSES		288.04	50,000.00	49,711.96	2,586.10	50,000.00	47,413.90	114,300.00
LANDSCAPE MAINTENANCE		6830						
Backflow Testing	6840	0.00	0.00	0.00	597.49	400.00	-197.49	400.00
Shrub Trimming/Replacement	6845	0.00	0.00	0.00	135.00	0.00	-135.00	0.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	0.00	3,000.00	3,000.00	4,950.00
Irrigation Maintenance	6880	0.00	500.00	500.00	158.79	3,500.00	3,341.21	9,000.00
Landscape Contract	6885	1,512.00	1,350.00	-162.00	6,426.00	5,450.00	-976.00	9,500.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	525.00	0.00	-525.00	0.00
Misc. Landscape Mtce	6895	150.00	250.00	100.00	380.00	1,000.00	620.00	1,500.00
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	1,500.00
Tree Trimming/Removal/Replace	6960	0.00	1,000.00	1,000.00	125.00	1,000.00	875.00	3,000.00
Total LANDSCAPE MAINTENANCE		1,662.00	3,100.00	1,438.00	8,347.28	14,350.00	6,002.72	33,050.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	51.55	0.00	-51.55	0.00
Total MAINTENANCE		0.00	0.00	0.00	51.55	0.00	-51.55	0.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	200.00	200.00	0.00	200.00	200.00	500.00
Building Maintenance	7215	225.00	0.00	-225.00	225.00	750.00	525.00	3,000.00
Buildings & Structures Misc	7220	0.00	0.00	0.00	135.00	0.00	-135.00	0.00
Deck Maintenance	7230	0.00	1,000.00	1,000.00	0.00	1,500.00	1,500.00	4,000.00
Gutter Maintenance	7260	0.00	0.00	0.00	0.00	1,500.00	1,500.00	4,500.00
Painting	7285							
Painting/Staining Decks	7310	0.00	4,000.00	4,000.00	0.00	4,000.00	4,000.00	4,000.00
Total Painting		0.00	4,000.00	4,000.00	0.00	4,000.00	4,000.00	4,000.00
Pest Control - Buildings	7315	0.00	150.00	150.00	0.00	300.00	300.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		225.00	5,350.00	5,125.00	360.00	8,250.00	7,890.00	16,500.00
REPAIRS	7500							
Concrete Repair	7510	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	2,000.00
Roof Repair	7585	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
Total REPAIRS		0.00	1,000.00	1,000.00	0.00	1,500.00	1,500.00	3,000.00
UTILITIES	7800							
Electric	7810	82.68	100.00	17.32	340.08	400.00	59.92	1,200.00
Total UTILITIES		82.68	100.00	17.32	340.08	400.00	59.92	1,200.00
Water	7850							
Water - City of Longmont	7865	2,633.93	3,500.00	866.07	11,288.47	12,700.00	1,411.53	27,500.00
Total Water		2,633.93	3,500.00	866.07	11,288.47	12,700.00	1,411.53	27,500.00
Total Operating Expense		5,975.70	64,175.00	58,199.30	37,228.33	114,570.00	77,341.67	232,300.00
Total Operating Income		13,267.95	15,500.00	-2,232.05	61,424.16	63,000.00	-1,575.84	189,000.00
Total Operating Expense		5,975.70	64,175.00	58,199.30	37,228.33	114,570.00	77,341.67	232,300.00
NOI - Net Operating Income		7,292.25	-48,675.00	55,967.25	24,195.83	-51,570.00	75,765.83	-43,300.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	50.17	350.00	-299.83	240.88	1,400.00	-1,159.12	4,200.00
Total INTEREST INCOME		50.17	350.00	-299.83	240.88	1,400.00	-1,159.12	4,200.00
Total Other Income		50.17	350.00	-299.83	240.88	1,400.00	-1,159.12	4,200.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Other Income		50.17	350.00	-299.83	240.88	1,400.00	-1,159.12	4,200.00
Total Income		13,318.12	15,850.00	-2,531.88	61,665.04	64,400.00	-2,734.96	193,200.00
Total Expense		5,975.70	64,175.00	58,199.30	37,228.33	114,570.00	77,341.67	232,300.00
Net Income		<u>7,342.42</u>	<u>-48,325.00</u>	<u>55,667.42</u>	<u>24,436.71</u>	<u>-50,170.00</u>	<u>74,606.71</u>	<u>-39,100.00</u>