

## Balance Sheet

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

As of: 09/30/2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Security Deposit Cash	1005	2,307.50
Operating Fund	1165	57,041.58
<b>Total OPERATING CASH</b>		<b>59,349.08</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: RFL 1st Bank 1143	1304	28,429.34
Reserves: RFL Bank of the West Business	1321	202,128.36
<b>Total RESERVE ACCOUNTS</b>		<b>230,557.70</b>
<b>Total Cash</b>		<b>289,906.78</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>350,113.03</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	2,757.50
Prepaid Assessments	2025	9,556.00
Security Clearing	2999	-367.50
<b>Total ACCOUNTS PAYABLE</b>		<b>11,946.00</b>
<b>Total Liabilities</b>		<b>11,946.00</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		17,043.48
Calculated Prior Years Retained Earnings		-35,116.14
<b>Total Capital</b>		<b>338,167.03</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>350,113.03</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: Sep 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
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
HOA Dues	4010	14,176.38	43,002.53
Barn Storage	4040	1,595.00	4,475.00
Contribution to Reserves	4115	0.00	0.00
Late Fees/Finance Charges	4145	43.62	89.63
Transfer Fee Income	4155	0.00	0.00
Member Service Reimbursement	4160	569.05	569.05
Miscellaneous Income	4165	0.00	0.00
NSF Charges	4170	20.00	20.00
<b>Total ASSOCIATION INCOME</b>		<b>16,404.05</b>	<b>48,156.21</b>
<b>Total Operating Income</b>		<b>16,404.05</b>	<b>48,156.21</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	350.00	350.00
Bank Charges and Fees	6015	0.00	12.00
Business Filing Fees	6025	0.00	0.00
Insurance	6070	8,332.40	8,332.40
Postage and Delivery	6125	108.15	123.15
Printing and Reproduction	6130	194.25	249.25
Professional Fees	6135	0.00	0.00
Property Management Fee	6140	1,000.00	3,000.00
Property Transfer Fee	6145	0.00	0.00
Taxes	6170	0.00	969.00
Web Site Design & Management	6180	25.00	75.00
Web Site Hosting & Domain	6185	0.00	60.00
<b>Total ADMINISTRATIVE</b>		<b>10,009.80</b>	<b>13,170.80</b>
<b>CAPITAL EXPENSES</b>			
Fence Repairs - Patio	6390	585.00	1,398.06
Fence Replacement	6400	0.00	900.00
Patio/Deck Repair/Replacement	6460	0.00	0.00
<b>Total CAPITAL EXPENSES</b>		<b>585.00</b>	<b>2,298.06</b>
<b>LANDSCAPE MAINTENANCE</b>			
Aeration	6835	0.00	0.00
Backflow Testing	6840	0.00	597.49
Shrub Trimming/Replacement	6845	135.00	135.00
Clean Up Spring/Fall	6850	0.00	0.00
Irrigation Maintenance	6880	0.00	158.79
Landscape Contract	6885	1,890.00	4,914.00

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Lawn Fertilizing/Weed Control	6890	525.00	525.00
Misc. Landscape Mtce	6895	230.00	230.00
Tree Trimming/Removal/Replace	6960	0.00	125.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>2,780.00</b>	<b>6,685.28</b>
<b>MAINTENANCE</b>			
Fence Maintenance	7130	0.00	51.55
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>51.55</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Building Maintenance	7215	0.00	0.00
Buildings & Structures Misc	7220	135.00	135.00
Deck Maintenance	7230	0.00	0.00
Gutter Maintenance	7260	0.00	0.00
<b>Painting</b>			
Painting - Buildings	7295	0.00	0.00
<b>Total Painting</b>		<b>0.00</b>	<b>0.00</b>
Pest Control - Buildings	7315	0.00	0.00
<b>Total BUILDING/STRUCTURE/MAINTENANCE</b>		<b>135.00</b>	<b>135.00</b>
<b>REPAIRS</b>			
Electrical Repair	7520	0.00	0.00
Irrigation Repair	7530	0.00	0.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>0.00</b>
<b>UTILITIES</b>			
Electric	7810	83.06	257.40
<b>Total UTILITIES</b>		<b>83.06</b>	<b>257.40</b>
<b>Water</b>			
Water - City of Longmont	7865	3,334.39	8,654.54
<b>Total Water</b>		<b>3,334.39</b>	<b>8,654.54</b>
<b>Total Operating Expense</b>		<b>16,927.25</b>	<b>31,252.63</b>
<b>NOI - Net Operating Income</b>		<b>-523.20</b>	<b>16,903.58</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	1.01	139.90
<b>Total INTEREST INCOME</b>		<b>1.01</b>	<b>139.90</b>
<b>Total Other Income</b>		<b>1.01</b>	<b>139.90</b>
<b>Net Other Income</b>		<b>1.01</b>	<b>139.90</b>
Total Income		16,405.06	48,296.11
Total Expense		16,927.25	31,252.63
<b>Net Income</b>		<b>-522.19</b>	<b>17,043.48</b>

# Annual Budget - Comparative

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

As of: Sep 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
<b>Income</b>								
<b>ASSOCIATION INCOME</b>		<b>4000</b>						
HOA Dues	4010	14,176.38	14,000.00	176.38	43,002.53	43,000.00	2.53	171,000.00
Barn Storage	4040	1,595.00	1,500.00	95.00	4,475.00	4,500.00	-25.00	18,000.00
Late Fees/Finance Charges	4145	43.62	0.00	43.62	89.63	0.00	89.63	0.00
Member Service Reimbursement	4160	569.05	0.00	569.05	569.05	0.00	569.05	0.00
NSF Charges	4170	20.00	0.00	20.00	20.00	0.00	20.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>16,404.05</b>	<b>15,500.00</b>	<b>904.05</b>	<b>48,156.21</b>	<b>47,500.00</b>	<b>656.21</b>	<b>189,000.00</b>
<b>Total Operating Income</b>		<b>16,404.05</b>	<b>15,500.00</b>	<b>904.05</b>	<b>48,156.21</b>	<b>47,500.00</b>	<b>656.21</b>	<b>189,000.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>		<b>6000</b>						
Accounting Fees	6005	350.00	0.00	-350.00	350.00	300.00	-50.00	300.00
Bank Charges and Fees	6015	0.00	20.00	20.00	12.00	50.00	38.00	200.00
Business Filing Fees	6025	0.00	10.00	10.00	0.00	10.00	10.00	50.00
Insurance	6070	8,332.40	22,000.00	13,667.60	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	0.00	0.00	0.00	0.00	0.00	50.00
Postage and Delivery	6125	108.15	25.00	-83.15	123.15	110.00	-13.15	350.00
Printing and Reproduction	6130	194.25	50.00	-144.25	249.25	300.00	50.75	600.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	3,000.00	3,000.00	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	75.00	75.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	100.00	100.00	60.00	100.00	40.00	100.00
<b>Total ADMINISTRATIVE</b>		<b>10,009.80</b>	<b>23,230.00</b>	<b>13,220.20</b>	<b>13,170.80</b>	<b>26,245.00</b>	<b>13,074.20</b>	<b>36,750.00</b>
<b>CAPITAL EXPENSES</b>		<b>6300</b>						
Building Repairs - Reserves	6320	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Fence Repairs - Patio	6390	585.00	0.00	-585.00	1,398.06	0.00	-1,398.06	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	0.00	0.00	0.00	0.00	0.00	100,000.00
Tree/Shrub Replacement	6515	0.00	0.00	0.00	0.00	0.00	0.00	300.00
<b>Total CAPITAL EXPENSES</b>		<b>585.00</b>	<b>0.00</b>	<b>-585.00</b>	<b>2,298.06</b>	<b>0.00</b>	<b>-2,298.06</b>	<b>114,300.00</b>
<b>LANDSCAPE MAINTENANCE</b>		<b>6830</b>						
Backflow Testing	6840	0.00	0.00	0.00	597.49	400.00	-197.49	400.00
Shrub Trimming/Replacement	6845	135.00	0.00	-135.00	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	3,000.00	2,841.21	9,000.00
Landscape Contract	6885	1,890.00	1,350.00	-540.00	4,914.00	4,100.00	-814.00	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	525.00	0.00	-525.00	525.00	0.00	-525.00	0.00
Misc. Landscape Mtce	6895	230.00	250.00	20.00	230.00	750.00	520.00	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	0.00	0.00	125.00	0.00	-125.00	3,000.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>2,780.00</b>	<b>2,100.00</b>	<b>-680.00</b>	<b>6,685.28</b>	<b>11,250.00</b>	<b>4,564.72</b>	<b>33,050.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Fence Maintenance	7130	0.00	0.00	0.00	51.55	0.00	-51.55	0.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>51.55</b>	<b>0.00</b>	<b>-51.55</b>	<b>0.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Barn Maintenance	7205	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Building Maintenance	7215	0.00	750.00	750.00	0.00	750.00	750.00	3,000.00
Buildings & Structures Misc	7220	135.00	0.00	-135.00	135.00	0.00	-135.00	0.00
Deck Maintenance	7230	0.00	0.00	0.00	0.00	500.00	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
<b>Painting</b>	<b>7285</b>							
Painting/Staining Decks	7310	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
<b>Total Painting</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>4,000.00</b>
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	150.00	150.00	500.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>135.00</b>	<b>750.00</b>	<b>615.00</b>	<b>135.00</b>	<b>2,900.00</b>	<b>2,765.00</b>	<b>16,500.00</b>
<b>REPAIRS</b>	<b>7500</b>							
Concrete Repair	7510	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Roof Repair	7585	0.00	500.00	500.00	0.00	500.00	500.00	1,000.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>500.00</b>	<b>3,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	83.06	100.00	16.94	257.40	300.00	42.60	1,200.00
<b>Total UTILITIES</b>		<b>83.06</b>	<b>100.00</b>	<b>16.94</b>	<b>257.40</b>	<b>300.00</b>	<b>42.60</b>	<b>1,200.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	3,334.39	3,400.00	65.61	8,654.54	9,200.00	545.46	27,500.00
<b>Total Water</b>		<b>3,334.39</b>	<b>3,400.00</b>	<b>65.61</b>	<b>8,654.54</b>	<b>9,200.00</b>	<b>545.46</b>	<b>27,500.00</b>
<b>Total Operating Expense</b>		<b>16,927.25</b>	<b>30,080.00</b>	<b>13,152.75</b>	<b>31,252.63</b>	<b>50,395.00</b>	<b>19,142.37</b>	<b>232,300.00</b>
Total Operating Income		16,404.05	15,500.00	904.05	48,156.21	47,500.00	656.21	189,000.00
Total Operating Expense		16,927.25	30,080.00	13,152.75	31,252.63	50,395.00	19,142.37	232,300.00
<b>NOI - Net Operating Income</b>		<b>-523.20</b>	<b>-14,580.00</b>	<b>14,056.80</b>	<b>16,903.58</b>	<b>-2,895.00</b>	<b>19,798.58</b>	<b>-43,300.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	1.01	350.00	-348.99	139.90	1,050.00	-910.10	4,200.00
<b>Total INTEREST INCOME</b>		<b>1.01</b>	<b>350.00</b>	<b>-348.99</b>	<b>139.90</b>	<b>1,050.00</b>	<b>-910.10</b>	<b>4,200.00</b>
<b>Total Other Income</b>		<b>1.01</b>	<b>350.00</b>	<b>-348.99</b>	<b>139.90</b>	<b>1,050.00</b>	<b>-910.10</b>	<b>4,200.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Other Income		1.01	350.00	-348.99	139.90	1,050.00	-910.10	4,200.00
Total Income		16,405.06	15,850.00	555.06	48,296.11	48,550.00	-253.89	193,200.00
Total Expense		16,927.25	30,080.00	13,152.75	31,252.63	50,395.00	19,142.37	232,300.00
Net Income		<u>-522.19</u>	<u>-14,230.00</u>	<u>13,707.81</u>	<u>17,043.48</u>	<u>-1,845.00</u>	<u>18,888.48</u>	<u>-39,100.00</u>