

## Balance Sheet

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

As of: 08/31/2021 (End of Last Month)

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Security Deposit Cash	1005	1,557.50
Operating Fund	1165	249,728.90
<b>Total OPERATING CASH</b>		<b>251,286.40</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: RFL 1st Bank 1143	1304	43,849.16
Reserves: RFL Bank of the West Business	1321	106,829.59
<b>Total RESERVE ACCOUNTS</b>		<b>150,678.75</b>
<b>Total Cash</b>		<b>401,965.15</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>462,171.40</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	3,057.50
Security Clearing	2999	-3,762.50
<b>Total ACCOUNTS PAYABLE</b>		<b>-705.00</b>
Prepaid Assessments	2025	17,829.50
<b>Total Liabilities</b>		<b>17,124.50</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		128,077.17
Calculated Prior Years Retained Earnings		-39,269.96
<b>Total Capital</b>		<b>445,046.90</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>462,171.40</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: Aug 2021

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

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	14,164.06	27,324.06
Barn Storage	4040	1,605.00	2,635.00
Contribution to Reserves	4115	1,000.00	1,000.00
Late Fees/Finance Charges	4145	25.94	25.94
Transfer Fee Income	4155	500.00	750.00
Special Assessment	4175	62,757.92	202,695.00
Working Capital	4185	0.00	500.00
<b>Total ASSOCIATION INCOME</b>		<b>80,052.92</b>	<b>234,930.00</b>
<b>Total Operating Income</b>		<b>80,052.92</b>	<b>234,930.00</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	365.00	365.00
Bank Charges and Fees	6015	0.00	0.00
Insurance	6070	42,195.00	42,195.00
Legal Fee	6085	385.00	385.00
Misc. Office Expenses & Supplies	6110	86.04	86.04
Postage and Delivery	6125	18.90	54.30
Printing and Reproduction	6130	35.25	107.50
Property Management Fee	6140	1,000.00	2,000.00
Property Transfer Fee	6145	250.00	500.00
Taxes	6170	0.00	0.00
Web Site Design & Management	6180	231.00	292.00
Web Site Hosting & Domain	6185	0.00	0.00
<b>Total ADMINISTRATIVE</b>		<b>44,566.19</b>	<b>45,984.84</b>
<b>CAPITAL EXPENSES</b>			
Fence Repairs - Patio	6390	0.00	0.00
Fence Replacement	6400	0.00	0.00
Roof Repair/Replacement	6495	0.00	50,000.00
<b>Total CAPITAL EXPENSES</b>		<b>0.00</b>	<b>50,000.00</b>
<b>LANDSCAPE MAINTENANCE</b>			
Backflow Testing	6840	180.00	450.00
Irrigation Maintenance	6880	1,607.40	1,607.40
Landscape Contract	6885	2,406.00	2,406.00
Misc. Landscape Mtce	6895	91.34	91.34
Tree Trimming/Removal/Replace	6960	497.63	497.63
<b>Total LANDSCAPE MAINTENANCE</b>		<b>4,782.37</b>	<b>5,052.37</b>

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
<b>MAINTENANCE</b>			
Fence Maintenance	7130	0.00	0.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>
<b>UTILITIES</b>			
Electric	7810	161.44	192.21
<b>Total UTILITIES</b>		<b>161.44</b>	<b>192.21</b>
<b>Water</b>			
Water - City of Longmont	7865	5,646.09	5,646.09
<b>Total Water</b>		<b>5,646.09</b>	<b>5,646.09</b>
<b>Total Operating Expense</b>		<b>55,156.09</b>	<b>106,875.51</b>
<b>NOI - Net Operating Income</b>		<b>24,896.83</b>	<b>128,054.49</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	11.77	22.68
<b>Total INTEREST INCOME</b>		<b>11.77</b>	<b>22.68</b>
<b>Total Other Income</b>		<b>11.77</b>	<b>22.68</b>
<b>Net Other Income</b>		<b>11.77</b>	<b>22.68</b>
<b>Total Income</b>		<b>80,064.69</b>	<b>234,952.68</b>
<b>Total Expense</b>		<b>55,156.09</b>	<b>106,875.51</b>
<b>Net Income</b>		<b>24,908.60</b>	<b>128,077.17</b>

## Annual Budget - Comparative

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

As of: Aug 2021

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	14,164.06	14,250.00	-85.94	27,324.06	28,500.00	-1,175.94	171,000.00
Barn Storage	4040	1,605.00	1,500.00	105.00	2,635.00	3,000.00	-365.00	18,000.00
Contribution to Reserves	4115	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	2,500.00
Late Fees/Finance Charges	4145	25.94	0.00	25.94	25.94	0.00	25.94	0.00
Transfer Fee Income	4155	500.00	0.00	500.00	750.00	0.00	750.00	0.00
Special Assessment	4175	62,757.92	136,515.00	-73,757.08	202,695.00	136,515.00	66,180.00	236,550.00
Working Capital	4185	0.00	0.00	0.00	500.00	0.00	500.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>80,052.92</b>	<b>153,265.00</b>	<b>-73,212.08</b>	<b>234,930.00</b>	<b>169,015.00</b>	<b>65,915.00</b>	<b>428,050.00</b>
<b>Total Operating Income</b>		<b>80,052.92</b>	<b>153,265.00</b>	<b>-73,212.08</b>	<b>234,930.00</b>	<b>169,015.00</b>	<b>65,915.00</b>	<b>428,050.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>		<b>6000</b>						
Accounting Fees	6005	365.00	400.00	35.00	365.00	400.00	35.00	400.00
Business Filing Fees	6025	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Insurance	6070	42,195.00	46,000.00	3,805.00	42,195.00	46,000.00	3,805.00	46,000.00
Legal Fee	6085	385.00	500.00	115.00	385.00	500.00	115.00	5,500.00
Misc. Office Expenses & Supplies	6110	86.04	50.00	-36.04	86.04	50.00	-36.04	50.00
Postage and Delivery	6125	18.90	25.00	6.10	54.30	75.00	20.70	350.00
Printing and Reproduction	6130	35.25	50.00	14.75	107.50	125.00	17.50	600.00
Property Management Fee	6140	1,000.00	1,100.00	100.00	2,000.00	2,200.00	200.00	13,200.00
Property Transfer Fee	6145	250.00	0.00	-250.00	500.00	0.00	-500.00	0.00
Taxes	6170	0.00	500.00	500.00	0.00	500.00	500.00	500.00
Web Site Design & Management	6180	231.00	61.00	-170.00	292.00	122.00	-170.00	732.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	0.00	0.00	0.00	100.00
<b>Total ADMINISTRATIVE</b>		<b>44,566.19</b>	<b>48,686.00</b>	<b>4,119.81</b>	<b>45,984.84</b>	<b>49,972.00</b>	<b>3,987.16</b>	<b>67,482.00</b>
<b>CAPITAL EXPENSES</b>		<b>6300</b>						
Building Repairs - Reserves	6320	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
Roof Repair/Replacement	6495	0.00	0.00	0.00	50,000.00	50,000.00	0.00	236,550.00
<b>Total CAPITAL EXPENSES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>0.00</b>	<b>271,550.00</b>
<b>LANDSCAPE MAINTENANCE</b>		<b>6830</b>						
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	525.00
Backflow Testing	6840	180.00	180.00	0.00	450.00	450.00	0.00	600.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Irrigation Maintenance	6880	1,607.40	2,000.00	392.60	1,607.40	2,000.00	392.60	6,500.00
Landscape Contract	6885	2,406.00	1,312.50	-1,093.50	2,406.00	2,625.00	219.00	10,500.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
Misc. Landscape Mtce	6895	91.34	100.00	8.66	91.34	100.00	8.66	100.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Snow Removal	6935	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
Tree Trimming/Removal/Replace	6960	497.63	500.00	2.37	497.63	500.00	2.37	1,500.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>4,782.37</b>	<b>4,092.50</b>	<b>-689.87</b>	<b>5,052.37</b>	<b>5,675.00</b>	<b>622.63</b>	<b>28,975.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Signs & Mail Boxes	7170	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total MAINTENANCE</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>1,500.00</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	0.00	0.00	0.00	0.00	0.00	4,000.00
Deck Maintenance	7230	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Gutter Maintenance	7260	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</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>10,200.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	161.44	100.00	-61.44	192.21	150.00	-42.21	1,000.00
<b>Total UTILITIES</b>		<b>161.44</b>	<b>100.00</b>	<b>-61.44</b>	<b>192.21</b>	<b>150.00</b>	<b>-42.21</b>	<b>1,000.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	5,646.09	2,950.00	-2,696.09	5,646.09	5,800.00	153.91	27,500.00
<b>Total Water</b>		<b>5,646.09</b>	<b>2,950.00</b>	<b>-2,696.09</b>	<b>5,646.09</b>	<b>5,800.00</b>	<b>153.91</b>	<b>27,500.00</b>
<b>Total Operating Expense</b>		<b>55,156.09</b>	<b>55,828.50</b>	<b>672.41</b>	<b>106,875.51</b>	<b>111,597.00</b>	<b>4,721.49</b>	<b>408,207.00</b>
Total Operating Income		80,052.92	153,265.00	-73,212.08	234,930.00	169,015.00	65,915.00	428,050.00
Total Operating Expense		55,156.09	55,828.50	672.41	106,875.51	111,597.00	4,721.49	408,207.00
<b>NOI - Net Operating Income</b>		<b>24,896.83</b>	<b>97,436.50</b>	<b>-72,539.67</b>	<b>128,054.49</b>	<b>57,418.00</b>	<b>70,636.49</b>	<b>19,843.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	11.77	20.00	-8.23	22.68	40.00	-17.32	400.00
<b>Total INTEREST INCOME</b>		<b>11.77</b>	<b>20.00</b>	<b>-8.23</b>	<b>22.68</b>	<b>40.00</b>	<b>-17.32</b>	<b>400.00</b>
<b>Total Other Income</b>		<b>11.77</b>	<b>20.00</b>	<b>-8.23</b>	<b>22.68</b>	<b>40.00</b>	<b>-17.32</b>	<b>400.00</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	-50,000.00	-50,000.00	-271,550.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	291,550.00
<b>Total Non Operating Cash Requirements</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-50,000.00</b>	<b>-50,000.00</b>	<b>20,000.00</b>
<b>Total Other Expense</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-50,000.00</b>	<b>-50,000.00</b>	<b>20,000.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Net Other Income</b>		11.77	20.00	-8.23	22.68	50,040.00	-50,017.32	-19,600.00
Total Income		80,064.69	153,285.00	-73,220.31	234,952.68	169,055.00	65,897.68	428,450.00
Total Expense		55,156.09	55,828.50	672.41	106,875.51	61,597.00	-45,278.51	428,207.00
<b>Net Income</b>		<u>24,908.60</u>	<u>97,456.50</u>	<u>-72,547.90</u>	<u>128,077.17</u>	<u>107,458.00</u>	<u>20,619.17</u>	<u>243.00</u>