

Balance Sheet

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

As of: 07/31/2021 (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
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	1,557.50
Operating Fund	1165	221,054.75
Total OPERATING CASH		222,612.25
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	43,848.78
Reserves: RFL Bank of the West Business	1321	106,820.52
Total RESERVE ACCOUNTS		150,669.30
Total Cash		373,281.55
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		433,487.80
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	3,057.50
Security Clearing	2999	-1,117.50
Total ACCOUNTS PAYABLE		1,940.00
Prepaid Assessments	2025	11,414.50
Total Liabilities		13,354.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		103,163.57
Calculated Prior Years Retained Earnings		-39,269.96
Total Capital		420,133.30
TOTAL LIABILITIES & CAPITAL		433,487.80

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 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
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	13,160.00	13,160.00
Barn Storage	4040	1,030.00	1,030.00
Late Fees/Finance Charges	4145	0.00	0.00
Transfer Fee Income	4155	250.00	250.00
Special Assessment	4175	139,932.08	139,932.08
Working Capital	4185	500.00	500.00
Total ASSOCIATION INCOME		154,872.08	154,872.08
Total Operating Income		154,872.08	154,872.08
Expense			
ADMINISTRATIVE			
Postage and Delivery	6125	35.40	35.40
Printing and Reproduction	6130	72.25	72.25
Property Management Fee	6140	1,000.00	1,000.00
Property Transfer Fee	6145	250.00	250.00
Web Site Design & Management	6180	61.00	61.00
Total ADMINISTRATIVE		1,418.65	1,418.65
CAPITAL EXPENSES			
Fence Repairs - Patio	6390	0.00	0.00
Roof Repair/Replacement	6495	50,000.00	50,000.00
Total CAPITAL EXPENSES		50,000.00	50,000.00
LANDSCAPE MAINTENANCE			
Backflow Testing	6840	270.00	270.00
Landscape Contract	6885	0.00	0.00
Tree Trimming/Removal/Replace	6960	0.00	0.00
Total LANDSCAPE MAINTENANCE		270.00	270.00
UTILITIES			
Electric	7810	30.77	30.77
Total UTILITIES		30.77	30.77
Total Operating Expense		51,719.42	51,719.42
NOI - Net Operating Income		103,152.66	103,152.66
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	10.91	10.91

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total INTEREST INCOME		<u>10.91</u>	<u>10.91</u>
Total Other Income		<u>10.91</u>	<u>10.91</u>
Net Other Income		10.91	10.91
Total Income		154,882.99	154,882.99
Total Expense		51,719.42	51,719.42
Net Income		<u>103,163.57</u>	<u>103,163.57</u>

Annual Budget - Comparative

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

As of: Jul 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
Income								
ASSOCIATION INCOME 4000								
HOA Dues	4010	13,160.00	0.00	13,160.00	13,160.00	0.00	13,160.00	0.00
Barn Storage	4040	1,030.00	0.00	1,030.00	1,030.00	0.00	1,030.00	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	250.00	0.00	250.00	0.00
Special Assessment	4175	139,932.08	0.00	139,932.08	139,932.08	0.00	139,932.08	0.00
Working Capital	4185	500.00	0.00	500.00	500.00	0.00	500.00	0.00
Total ASSOCIATION INCOME		154,872.08	0.00	154,872.08	154,872.08	0.00	154,872.08	0.00
Total Operating Income		154,872.08	0.00	154,872.08	154,872.08	0.00	154,872.08	0.00
Expense								
ADMINISTRATIVE 6000								
Postage and Delivery	6125	35.40	0.00	-35.40	35.40	0.00	-35.40	0.00
Printing and Reproduction	6130	72.25	0.00	-72.25	72.25	0.00	-72.25	0.00
Property Management Fee	6140	1,000.00	0.00	-1,000.00	1,000.00	0.00	-1,000.00	0.00
Property Transfer Fee	6145	250.00	0.00	-250.00	250.00	0.00	-250.00	0.00
Web Site Design & Management	6180	61.00	0.00	-61.00	61.00	0.00	-61.00	0.00
Total ADMINISTRATIVE		1,418.65	0.00	-1,418.65	1,418.65	0.00	-1,418.65	0.00
CAPITAL EXPENSES 6300								
Roof Repair/Replacement	6495	50,000.00	0.00	-50,000.00	50,000.00	0.00	-50,000.00	0.00
Total CAPITAL EXPENSES		50,000.00	0.00	-50,000.00	50,000.00	0.00	-50,000.00	0.00
LANDSCAPE MAINTENANCE 6830								
Backflow Testing	6840	270.00	0.00	-270.00	270.00	0.00	-270.00	0.00
Total LANDSCAPE MAINTENANCE		270.00	0.00	-270.00	270.00	0.00	-270.00	0.00
UTILITIES 7800								
Electric	7810	30.77	0.00	-30.77	30.77	0.00	-30.77	0.00
Total UTILITIES		30.77	0.00	-30.77	30.77	0.00	-30.77	0.00
Total Operating Expense		51,719.42	0.00	-51,719.42	51,719.42	0.00	-51,719.42	0.00
Total Operating Income		154,872.08	0.00	154,872.08	154,872.08	0.00	154,872.08	0.00
Total Operating Expense		51,719.42	0.00	-51,719.42	51,719.42	0.00	-51,719.42	0.00
NOI - Net Operating Income		103,152.66	0.00	103,152.66	103,152.66	0.00	103,152.66	0.00
Other Income								
INTEREST INCOME 8000								
Interest Income - other	8005	10.91	0.00	10.91	10.91	0.00	10.91	0.00
Total INTEREST INCOME		10.91	0.00	10.91	10.91	0.00	10.91	0.00
Total Other Income		10.91	0.00	10.91	10.91	0.00	10.91	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		10.91	0.00	10.91	10.91	0.00	10.91	0.00
Total Income		154,882.99	0.00	154,882.99	154,882.99	0.00	154,882.99	0.00
Total Expense		51,719.42	0.00	-51,719.42	51,719.42	0.00	-51,719.42	0.00
Net Income		<u>103,163.57</u>	<u>0.00</u>	<u>103,163.57</u>	<u>103,163.57</u>	<u>0.00</u>	<u>103,163.57</u>	<u>0.00</u>