

Balance Sheet

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

As of: 11/30/2021 (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	110,440.14
Total OPERATING CASH		111,997.64
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	125,031.70
Reserves: RFL Bank of the West Business	1321	106,832.52
Total RESERVE ACCOUNTS		231,864.22
Total Cash		343,861.86
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		404,068.11
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	3,057.50
Security Clearing	2999	-3,762.50
Total ACCOUNTS PAYABLE		-705.00
Prepaid Assessments	2025	18,909.50
Total Liabilities		18,204.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		67,393.88
Calculated Prior Years Retained Earnings		-37,769.96
Total Capital		385,863.61
TOTAL LIABILITIES & CAPITAL		404,068.11

Income Statement

Trio Property Management

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

As of: Nov 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	13,445.00	67,415.71
Barn Storage	4040	1,260.00	6,101.11
Contribution to Reserves	4115	0.00	1,500.00
Late Fees/Finance Charges	4145	0.00	130.26
Transfer Fee Income	4155	0.00	1,250.00
Member Service Reimbursement	4160	0.00	0.00
NSF Charges	4170	0.00	0.00
Special Assessment	4175	5,295.00	223,070.00
Working Capital	4185	0.00	1,000.00
Total ASSOCIATION INCOME		20,000.00	300,467.08
Total Operating Income		20,000.00	300,467.08
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	365.00
Bank Charges and Fees	6015	0.00	0.00
Business Filing Fees	6025	0.00	10.00
Insurance	6070	0.00	42,195.00
Legal Fee	6085	0.00	700.00
Misc. Office Expenses & Supplies	6110	0.00	114.25
Postage and Delivery	6125	26.05	257.78
Printing and Reproduction	6130	62.50	462.80
Professional Fees	6135	0.00	423.87
Property Management Fee	6140	1,100.00	5,500.00
Property Transfer Fee	6145	250.00	1,500.00
Taxes	6170	0.00	0.00
Web Site Design & Management	6180	61.00	475.00
Web Site Hosting & Domain	6185	0.00	60.00
Total ADMINISTRATIVE		1,499.55	52,063.70
CAPITAL EXPENSES			
Fence Repairs - Patio	6390	0.00	0.00
Fence Replacement	6400	0.00	0.00
Roof Repair/Replacement	6495	13,838.40	151,814.60
Total CAPITAL EXPENSES		13,838.40	151,814.60
LANDSCAPE MAINTENANCE			
Aeration	6835	525.00	525.00
Backflow Testing	6840	0.00	450.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Shrub Trimming/Replacement	6845	0.00	0.00
Clean Up Spring/Fall	6850	0.00	0.00
Irrigation Maintenance	6880	1,034.08	3,577.71
Landscape Contract	6885	1,203.00	7,218.00
Lawn Fertilizing/Weed Control	6890	0.00	525.00
Misc. Landscape Mtce	6895	0.00	91.34
Tree Trimming/Removal/Replace	6960	0.00	497.63
Total LANDSCAPE MAINTENANCE		2,762.08	12,884.68
MAINTENANCE			
Fence Maintenance	7130	0.00	0.00
Utility Locating	7175	125.00	125.00
Total MAINTENANCE		125.00	125.00
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	0.00
Total BUILDING/STRUCTURE/MAINTENANCE		0.00	0.00
UTILITIES			
Electric	7810	88.28	487.00
Total UTILITIES		88.28	487.00
Water			
Water - City of Longmont	7865	2,939.66	15,730.30
Total Water		2,939.66	15,730.30
Total Operating Expense		21,252.97	233,105.28
NOI - Net Operating Income		-1,252.97	67,361.80
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	3.05	32.08
Total INTEREST INCOME		3.05	32.08
Total Other Income		3.05	32.08
Net Other Income		3.05	32.08
Total Income		20,003.05	300,499.16
Total Expense		21,252.97	233,105.28
Net Income		-1,249.92	67,393.88

Annual Budget - Comparative

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

As of: Nov 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	13,445.00	14,250.00	-805.00	67,415.71	71,250.00	-3,834.29	171,000.00
Barn Storage	4040	1,260.00	1,500.00	-240.00	6,101.11	7,500.00	-1,398.89	18,000.00
Contribution to Reserves	4115	0.00	0.00	0.00	1,500.00	2,000.00	-500.00	2,500.00
Late Fees/Finance Charges	4145	0.00	0.00	0.00	130.26	0.00	130.26	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	1,250.00	0.00	1,250.00	0.00
Special Assessment	4175	5,295.00	11,115.00	-5,820.00	223,070.00	158,745.00	64,325.00	236,550.00
Working Capital	4185	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
Total ASSOCIATION INCOME		<u>20,000.00</u>	<u>26,865.00</u>	<u>-6,865.00</u>	<u>300,467.08</u>	<u>239,495.00</u>	<u>60,972.08</u>	<u>428,050.00</u>
Total Operating Income		<u>20,000.00</u>	<u>26,865.00</u>	<u>-6,865.00</u>	<u>300,467.08</u>	<u>239,495.00</u>	<u>60,972.08</u>	<u>428,050.00</u>
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	365.00	400.00	35.00	400.00
Business Filing Fees	6025	0.00	0.00	0.00	10.00	10.00	0.00	50.00
Insurance	6070	0.00	0.00	0.00	42,195.00	46,000.00	3,805.00	46,000.00
Legal Fee	6085	0.00	0.00	0.00	700.00	500.00	-200.00	5,500.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	114.25	50.00	-64.25	50.00
Postage and Delivery	6125	26.05	25.00	-1.05	257.78	150.00	-107.78	350.00
Printing and Reproduction	6130	62.50	40.00	-22.50	462.80	245.00	-217.80	600.00
Professional Fees	6135	0.00	0.00	0.00	423.87	0.00	-423.87	0.00
Property Management Fee	6140	1,100.00	1,100.00	0.00	5,500.00	5,500.00	0.00	13,200.00
Property Transfer Fee	6145	250.00	0.00	-250.00	1,500.00	0.00	-1,500.00	0.00
Taxes	6170	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Web Site Design & Management	6180	61.00	61.00	0.00	475.00	305.00	-170.00	732.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	60.00	0.00	-60.00	100.00
Total ADMINISTRATIVE		<u>1,499.55</u>	<u>1,226.00</u>	<u>-273.55</u>	<u>52,063.70</u>	<u>53,660.00</u>	<u>1,596.30</u>	<u>67,482.00</u>
CAPITAL EXPENSES	6300							
Building Repairs - Reserves	6320	0.00	3,500.00	3,500.00	0.00	10,500.00	10,500.00	35,000.00
Roof Repair/Replacement	6495	13,838.40	15,172.00	1,333.60	151,814.60	130,344.00	-21,470.60	236,550.00
Total CAPITAL EXPENSES		<u>13,838.40</u>	<u>18,672.00</u>	<u>4,833.60</u>	<u>151,814.60</u>	<u>140,844.00</u>	<u>-10,970.60</u>	<u>271,550.00</u>
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	525.00	0.00	-525.00	525.00	0.00	-525.00	525.00
Backflow Testing	6840	0.00	0.00	0.00	450.00	600.00	150.00	600.00
Clean Up Spring/Fall	6850	0.00	3,400.00	3,400.00	0.00	3,400.00	3,400.00	5,000.00
Irrigation Maintenance	6880	1,034.08	1,500.00	465.92	3,577.71	4,000.00	422.29	6,500.00
Landscape Contract	6885	1,203.00	1,312.50	109.50	7,218.00	6,562.50	-655.50	10,500.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	525.00	525.00	0.00	1,050.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Misc. Landscape Mtce	6895	0.00	0.00	0.00	91.34	100.00	8.66	100.00
Snow Removal	6935	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
Tree Trimming/Removal/ Replace	6960	0.00	0.00	0.00	497.63	500.00	2.37	1,500.00
Total LANDSCAPE MAINTENANCE		<u>2,762.08</u>	<u>6,212.50</u>	<u>3,450.42</u>	<u>12,884.68</u>	<u>15,687.50</u>	<u>2,802.82</u>	<u>28,975.00</u>
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	100.00	100.00	500.00
Misc. Maintenance	7140	0.00	100.00	100.00	0.00	200.00	200.00	500.00
Signs & Mail Boxes	7170	0.00	250.00	250.00	0.00	250.00	250.00	500.00
Utility Locating	7175	125.00	0.00	-125.00	125.00	0.00	-125.00	0.00
Total MAINTENANCE		<u>125.00</u>	<u>350.00</u>	<u>225.00</u>	<u>125.00</u>	<u>550.00</u>	<u>425.00</u>	<u>1,500.00</u>
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	0.00	0.00	0.00	200.00	200.00	500.00
Building Maintenance	7215	0.00	0.00	0.00	0.00	1,000.00	1,000.00	4,000.00
Deck Maintenance	7230	0.00	500.00	500.00	0.00	500.00	500.00	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	250.00	250.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		<u>0.00</u>	<u>500.00</u>	<u>500.00</u>	<u>0.00</u>	<u>1,950.00</u>	<u>1,950.00</u>	<u>10,200.00</u>
UTILITIES	7800							
Electric	7810	88.28	85.00	-3.28	487.00	405.00	-82.00	1,000.00
Total UTILITIES		<u>88.28</u>	<u>85.00</u>	<u>-3.28</u>	<u>487.00</u>	<u>405.00</u>	<u>-82.00</u>	<u>1,000.00</u>
Water	7850							
Water - City of Longmont	7865	2,939.66	2,700.00	-239.66	15,730.30	14,500.00	-1,230.30	27,500.00
Total Water		<u>2,939.66</u>	<u>2,700.00</u>	<u>-239.66</u>	<u>15,730.30</u>	<u>14,500.00</u>	<u>-1,230.30</u>	<u>27,500.00</u>
Total Operating Expense		<u>21,252.97</u>	<u>29,745.50</u>	<u>8,492.53</u>	<u>233,105.28</u>	<u>227,596.50</u>	<u>-5,508.78</u>	<u>408,207.00</u>
Total Operating Income		20,000.00	26,865.00	-6,865.00	300,467.08	239,495.00	60,972.08	428,050.00
Total Operating Expense		<u>21,252.97</u>	<u>29,745.50</u>	<u>8,492.53</u>	<u>233,105.28</u>	<u>227,596.50</u>	<u>-5,508.78</u>	<u>408,207.00</u>
NOI - Net Operating Income		<u>-1,252.97</u>	<u>-2,880.50</u>	<u>1,627.53</u>	<u>67,361.80</u>	<u>11,898.50</u>	<u>55,463.30</u>	<u>19,843.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	3.05	20.00	-16.95	32.08	140.00	-107.92	400.00
Total INTEREST INCOME		<u>3.05</u>	<u>20.00</u>	<u>-16.95</u>	<u>32.08</u>	<u>140.00</u>	<u>-107.92</u>	<u>400.00</u>
Total Other Income		<u>3.05</u>	<u>20.00</u>	<u>-16.95</u>	<u>32.08</u>	<u>140.00</u>	<u>-107.92</u>	<u>400.00</u>
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements: Transfer FROM Reserves	9005	0.00	-15,172.00	-15,172.00	0.00	-130,344.00	-130,344.00	-271,550.00
Non Operating Cash Requirements: Transfer TO Reserves	9010	0.00	50,000.00	50,000.00	0.00	200,000.00	200,000.00	291,550.00
Total Non Operating Cash		<u>0.00</u>	<u>34,828.00</u>	<u>34,828.00</u>	<u>0.00</u>	<u>69,656.00</u>	<u>69,656.00</u>	<u>20,000.00</u>

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Requirments								
Total Other Expense		0.00	34,828.00	34,828.00	0.00	69,656.00	69,656.00	20,000.00
Net Other Income		3.05	-34,808.00	34,811.05	32.08	-69,516.00	69,548.08	-19,600.00
Total Income		20,003.05	26,885.00	-6,881.95	300,499.16	239,635.00	60,864.16	428,450.00
Total Expense		21,252.97	64,573.50	43,320.53	233,105.28	297,252.50	64,147.22	428,207.00
Net Income		-1,249.92	-37,688.50	36,438.58	67,393.88	-57,617.50	125,011.38	243.00