

Balance Sheet

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

As of: 10/31/2021 (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	113,182.04
Total OPERATING CASH		114,739.54
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	125,030.60
Reserves: RFL Bank of the West Business	1321	106,831.64
Total RESERVE ACCOUNTS		231,862.24
Total Cash		346,601.78
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		406,808.03
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	20,399.50
Total Liabilities		19,694.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		68,643.80
Calculated Prior Years Retained Earnings		-37,769.96
Total Capital		387,113.53
TOTAL LIABILITIES & CAPITAL		406,808.03

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 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	13,324.68	53,970.71
Barn Storage	4040	1,176.11	4,841.11
Contribution to Reserves	4115	0.00	1,500.00
Late Fees/Finance Charges	4145	76.29	130.26
Transfer Fee Income	4155	250.00	1,250.00
Member Service Reimbursement	4160	0.00	0.00
NSF Charges	4170	0.00	0.00
Special Assessment	4175	5,300.00	217,775.00
Working Capital	4185	500.00	1,000.00
Total ASSOCIATION INCOME		20,627.08	280,467.08
Total Operating Income		20,627.08	280,467.08
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	70.00	700.00
Misc. Office Expenses & Supplies	6110	0.00	114.25
Postage and Delivery	6125	57.01	231.73
Printing and Reproduction	6130	51.00	400.30
Professional Fees	6135	423.87	423.87
Property Management Fee	6140	1,100.00	4,400.00
Property Transfer Fee	6145	250.00	1,250.00
Taxes	6170	0.00	0.00
Web Site Design & Management	6180	61.00	414.00
Web Site Hosting & Domain	6185	0.00	60.00
Total ADMINISTRATIVE		2,012.88	50,564.15
CAPITAL EXPENSES			
Fence Repairs - Patio	6390	0.00	0.00
Fence Replacement	6400	0.00	0.00
Roof Repair/Replacement	6495	37,976.20	137,976.20
Total CAPITAL EXPENSES		37,976.20	137,976.20
LANDSCAPE MAINTENANCE			
Backflow Testing	6840	0.00	450.00
Shrub Trimming/Replacement	6845	0.00	0.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Irrigation Maintenance	6880	936.23	2,543.63
Landscape Contract	6885	1,604.00	6,015.00
Lawn Fertilizing/Weed Control	6890	525.00	525.00
Misc. Landscape Mtce	6895	0.00	91.34
Tree Trimming/Removal/Replace	6960	0.00	497.63
Total LANDSCAPE MAINTENANCE		3,065.23	10,122.60
MAINTENANCE			
Fence Maintenance	7130	0.00	0.00
Total MAINTENANCE		0.00	0.00
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	0.00
Total BUILDING/STRUCTURE/MAINTENANCE		0.00	0.00
UTILITIES			
Electric	7810	175.60	398.72
Total UTILITIES		175.60	398.72
Water			
Water - City of Longmont	7865	7,144.55	12,790.64
Total Water		7,144.55	12,790.64
Total Operating Expense		50,374.46	211,852.31
NOI - Net Operating Income		-29,747.38	68,614.77
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	2.89	29.03
Total INTEREST INCOME		2.89	29.03
Total Other Income		2.89	29.03
Net Other Income		2.89	29.03
Total Income		20,629.97	280,496.11
Total Expense		50,374.46	211,852.31
Net Income		-29,744.49	68,643.80

Annual Budget - Comparative

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

As of: Oct 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	13,324.68	14,250.00	-925.32	53,970.71	57,000.00	-3,029.29	171,000.00
Barn Storage	4040	1,176.11	1,500.00	-323.89	4,841.11	6,000.00	-1,158.89	18,000.00
Contribution to Reserves	4115	0.00	500.00	-500.00	1,500.00	2,000.00	-500.00	2,500.00
Late Fees/Finance Charges	4145	76.29	0.00	76.29	130.26	0.00	130.26	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	1,250.00	0.00	1,250.00	0.00
Special Assessment	4175	5,300.00	11,115.00	-5,815.00	217,775.00	147,630.00	70,145.00	236,550.00
Working Capital	4185	500.00	0.00	500.00	1,000.00	0.00	1,000.00	0.00
Total ASSOCIATION INCOME		20,627.08	27,365.00	-6,737.92	280,467.08	212,630.00	67,837.08	428,050.00
Total Operating Income		20,627.08	27,365.00	-6,737.92	280,467.08	212,630.00	67,837.08	428,050.00
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	10.00	10.00	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	70.00	0.00	-70.00	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	57.01	25.00	-32.01	231.73	125.00	-106.73	350.00
Printing and Reproduction	6130	51.00	40.00	-11.00	400.30	205.00	-195.30	600.00
Professional Fees	6135	423.87	0.00	-423.87	423.87	0.00	-423.87	0.00
Property Management Fee	6140	1,100.00	1,100.00	0.00	4,400.00	4,400.00	0.00	13,200.00
Property Transfer Fee	6145	250.00	0.00	-250.00	1,250.00	0.00	-1,250.00	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	414.00	244.00	-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		2,012.88	1,236.00	-776.88	50,564.15	52,434.00	1,869.85	67,482.00
CAPITAL EXPENSES	6300							
Building Repairs - Reserves	6320	0.00	3,500.00	3,500.00	0.00	7,000.00	7,000.00	35,000.00
Roof Repair/Replacement	6495	37,976.20	15,172.00	-22,804.20	137,976.20	115,172.00	-22,804.20	236,550.00
Total CAPITAL EXPENSES		37,976.20	18,672.00	-19,304.20	137,976.20	122,172.00	-15,804.20	271,550.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	5,000.00
Irrigation Maintenance	6880	936.23	0.00	-936.23	2,543.63	2,500.00	-43.63	6,500.00
Landscape Contract	6885	1,604.00	1,312.50	-291.50	6,015.00	5,250.00	-765.00	10,500.00
Lawn Fertilizing/Weed Control	6890	525.00	0.00	-525.00	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		3,065.23	1,312.50	-1,752.73	10,122.60	9,475.00	-647.60	28,975.00
MAINTENANCE 7100								
Fence Maintenance	7130	0.00	100.00	100.00	0.00	100.00	100.00	500.00
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	100.00	100.00	500.00
Signs & Mail Boxes	7170	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total MAINTENANCE		0.00	100.00	100.00	0.00	200.00	200.00	1,500.00
BUILDING/STRUCTURE/ MAINTENANCE 7200								
Barn Maintenance	7205	0.00	200.00	200.00	0.00	200.00	200.00	500.00
Building Maintenance	7215	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	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	250.00	250.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	1,200.00	1,200.00	0.00	1,450.00	1,450.00	10,200.00
UTILITIES 7800								
Electric	7810	175.60	85.00	-90.60	398.72	320.00	-78.72	1,000.00
Total UTILITIES		175.60	85.00	-90.60	398.72	320.00	-78.72	1,000.00
Water 7850								
Water - City of Longmont	7865	7,144.55	2,700.00	-4,444.55	12,790.64	11,800.00	-990.64	27,500.00
Total Water		7,144.55	2,700.00	-4,444.55	12,790.64	11,800.00	-990.64	27,500.00
Total Operating Expense		50,374.46	25,305.50	-25,068.96	211,852.31	197,851.00	-14,001.31	408,207.00
Total Operating Income		20,627.08	27,365.00	-6,737.92	280,467.08	212,630.00	67,837.08	428,050.00
Total Operating Expense		50,374.46	25,305.50	-25,068.96	211,852.31	197,851.00	-14,001.31	408,207.00
NOI - Net Operating Income		-29,747.38	2,059.50	-31,806.88	68,614.77	14,779.00	53,835.77	19,843.00
Other Income								
INTEREST INCOME 8000								
Interest Income - other	8005	2.89	20.00	-17.11	29.03	120.00	-90.97	400.00
Total INTEREST INCOME		2.89	20.00	-17.11	29.03	120.00	-90.97	400.00
Total Other Income		2.89	20.00	-17.11	29.03	120.00	-90.97	400.00
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	-115,172.00	-115,172.00	-271,550.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	150,000.00	150,000.00	291,550.00
Total Non Operating Cash Requirements		0.00	-15,172.00	-15,172.00	0.00	34,828.00	34,828.00	20,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Other Expense		0.00	-15,172.00	-15,172.00	0.00	34,828.00	34,828.00	20,000.00
Net Other Income		2.89	15,192.00	-15,189.11	29.03	-34,708.00	34,737.03	-19,600.00
Total Income		20,629.97	27,385.00	-6,755.03	280,486.11	212,750.00	67,746.11	428,450.00
Total Expense		50,374.46	10,133.50	-40,240.96	211,852.31	232,679.00	20,826.69	428,207.00
Net Income		-29,744.49	17,251.50	-46,995.99	68,643.80	-19,929.00	88,572.80	243.00