

Balance Sheet

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

As of: 09/30/2021 (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	165,443.41
Total OPERATING CASH		167,000.91
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	98,704.63
Reserves: RFL Bank of the West Business	1321	106,830.73
Total RESERVE ACCOUNTS		205,535.36
Total Cash		372,536.27
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		432,742.52
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	16,589.50
Total Liabilities		15,884.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		98,388.29
Calculated Prior Years Retained Earnings		-37,769.96
Total Capital		416,858.02
TOTAL LIABILITIES & CAPITAL		432,742.52

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 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	13,821.97	40,646.03
Barn Storage	4040	1,030.00	3,665.00
Contribution to Reserves	4115	500.00	1,500.00
Late Fees/Finance Charges	4145	28.03	53.97
Transfer Fee Income	4155	250.00	1,000.00
Member Service Reimbursement	4160	0.00	0.00
NSF Charges	4170	0.00	0.00
Special Assessment	4175	9,530.00	212,475.00
Working Capital	4185	0.00	500.00
Total ASSOCIATION INCOME		25,160.00	259,840.00
Total Operating Income		25,160.00	259,840.00
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	365.00
Bank Charges and Fees	6015	0.00	0.00
Business Filing Fees	6025	10.00	10.00
Insurance	6070	0.00	42,195.00
Legal Fee	6085	245.00	630.00
Misc. Office Expenses & Supplies	6110	28.21	114.25
Postage and Delivery	6125	120.42	174.72
Printing and Reproduction	6130	241.80	349.30
Property Management Fee	6140	1,300.00	3,300.00
Property Transfer Fee	6145	500.00	1,000.00
Taxes	6170	0.00	0.00
Web Site Design & Management	6180	61.00	353.00
Web Site Hosting & Domain	6185	60.00	60.00
Total ADMINISTRATIVE		2,566.43	48,551.27
CAPITAL EXPENSES			
Fence Repairs - Patio	6390	0.00	0.00
Fence Replacement	6400	0.00	0.00
Roof Repair/Replacement	6495	50,000.00	100,000.00
Total CAPITAL EXPENSES		50,000.00	100,000.00
LANDSCAPE MAINTENANCE			
Backflow Testing	6840	0.00	450.00
Shrub Trimming/Replacement	6845	0.00	0.00
Irrigation Maintenance	6880	0.00	1,607.40

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Landscape Contract	6885	2,005.00	4,411.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00
Misc. Landscape Mtce	6895	0.00	91.34
Tree Trimming/Removal/Replace	6960	0.00	497.63
Total LANDSCAPE MAINTENANCE		2,005.00	7,057.37
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	30.91	223.12
Total UTILITIES		30.91	223.12
Water			
Water - City of Longmont	7865	0.00	5,646.09
Total Water		0.00	5,646.09
Total Operating Expense		54,602.34	161,477.85
NOI - Net Operating Income		-29,442.34	98,362.15
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	3.46	26.14
Total INTEREST INCOME		3.46	26.14
Total Other Income		3.46	26.14
Net Other Income		3.46	26.14
Total Income		25,163.46	259,866.14
Total Expense		54,602.34	161,477.85
Net Income		-29,438.88	98,388.29

Annual Budget - Comparative

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

As of: Sep 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	13,821.97	14,250.00	-428.03	40,646.03	42,750.00	-2,103.97	171,000.00
Barn Storage	4040	1,030.00	1,500.00	-470.00	3,665.00	4,500.00	-835.00	18,000.00
Contribution to Reserves	4115	500.00	500.00	0.00	1,500.00	1,500.00	0.00	2,500.00
Late Fees/Finance Charges	4145	28.03	0.00	28.03	53.97	0.00	53.97	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	1,000.00	0.00	1,000.00	0.00
Special Assessment	4175	9,530.00	0.00	9,530.00	212,475.00	136,515.00	75,960.00	236,550.00
Working Capital	4185	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Total ASSOCIATION INCOME		25,160.00	16,250.00	8,910.00	259,840.00	185,265.00	74,575.00	428,050.00
Total Operating Income		25,160.00	16,250.00	8,910.00	259,840.00	185,265.00	74,575.00	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	10.00	0.00	-10.00	10.00	0.00	-10.00	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	245.00	0.00	-245.00	630.00	500.00	-130.00	5,500.00
Misc. Office Expenses & Supplies	6110	28.21	0.00	-28.21	114.25	50.00	-64.25	50.00
Postage and Delivery	6125	120.42	25.00	-95.42	174.72	100.00	-74.72	350.00
Printing and Reproduction	6130	241.80	40.00	-201.80	349.30	165.00	-184.30	600.00
Property Management Fee	6140	1,300.00	1,100.00	-200.00	3,300.00	3,300.00	0.00	13,200.00
Property Transfer Fee	6145	500.00	0.00	-500.00	1,000.00	0.00	-1,000.00	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	353.00	183.00	-170.00	732.00
Web Site Hosting & Domain	6185	60.00	0.00	-60.00	60.00	0.00	-60.00	100.00
Total ADMINISTRATIVE		2,566.43	1,226.00	-1,340.43	48,551.27	51,198.00	2,646.73	67,482.00
CAPITAL EXPENSES		6300						
Building Repairs - Reserves	6320	0.00	3,500.00	3,500.00	0.00	3,500.00	3,500.00	35,000.00
Roof Repair/Replacement	6495	50,000.00	50,000.00	0.00	100,000.00	100,000.00	0.00	236,550.00
Total CAPITAL EXPENSES		50,000.00	53,500.00	3,500.00	100,000.00	103,500.00	3,500.00	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	150.00	150.00	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	0.00	500.00	500.00	1,607.40	2,500.00	892.60	6,500.00
Landscape Contract	6885	2,005.00	1,312.50	-692.50	4,411.00	3,937.50	-473.50	10,500.00
Lawn Fertilizing/Weed Control	6890	0.00	525.00	525.00	0.00	525.00	525.00	1,050.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	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	0.00	0.00	0.00	497.63	500.00	2.37	1,500.00
Total LANDSCAPE MAINTENANCE		2,005.00	2,487.50	482.50	7,057.37	8,162.50	1,105.13	28,975.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Misc. Maintenance	7140	0.00	100.00	100.00	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	100.00	100.00	1,500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
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	250.00	250.00	0.00	250.00	250.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	250.00	250.00	0.00	250.00	250.00	10,200.00
UTILITIES	7800							
Electric	7810	30.91	85.00	54.09	223.12	235.00	11.88	1,000.00
Total UTILITIES		30.91	85.00	54.09	223.12	235.00	11.88	1,000.00
Water	7850							
Water - City of Longmont	7865	0.00	3,300.00	3,300.00	5,646.09	9,100.00	3,453.91	27,500.00
Total Water		0.00	3,300.00	3,300.00	5,646.09	9,100.00	3,453.91	27,500.00
Total Operating Expense		54,602.34	60,948.50	6,346.16	161,477.85	172,545.50	11,067.65	408,207.00
Total Operating Income		25,160.00	16,250.00	8,910.00	259,840.00	185,265.00	74,575.00	428,050.00
Total Operating Expense		54,602.34	60,948.50	6,346.16	161,477.85	172,545.50	11,067.65	408,207.00
NOI - Net Operating Income		-29,442.34	-44,698.50	15,256.16	98,362.15	12,719.50	85,642.65	19,843.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	3.46	60.00	-56.54	26.14	100.00	-73.86	400.00
Total INTEREST INCOME		3.46	60.00	-56.54	26.14	100.00	-73.86	400.00
Total Other Income		3.46	60.00	-56.54	26.14	100.00	-73.86	400.00
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements: Transfer FROM Reserves	9005	0.00	-50,000.00	-50,000.00	0.00	-100,000.00	-100,000.00	-271,550.00
Non Operating Cash Requirements: Transfer TO Reserves	9010	0.00	150,000.00	150,000.00	0.00	150,000.00	150,000.00	291,550.00
Total Non Operating Cash Requirements		0.00	100,000.00	100,000.00	0.00	50,000.00	50,000.00	20,000.00
Total Other Expense		0.00	100,000.00	100,000.00	0.00	50,000.00	50,000.00	20,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Other Income		3.46	-99,940.00	99,943.46	26.14	-49,900.00	49,926.14	-19,600.00
Total Income		25,163.46	16,310.00	8,853.46	259,866.14	185,365.00	74,501.14	428,450.00
Total Expense		54,602.34	160,948.50	106,346.16	161,477.85	222,545.50	61,067.65	428,207.00
Net Income		<u>-29,438.88</u>	<u>-144,638.50</u>	<u>115,199.62</u>	<u>98,388.29</u>	<u>-37,180.50</u>	<u>135,568.79</u>	<u>243.00</u>