

Balance Sheet

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

As of: 12/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	2,667.50
Operating Fund	1165	15,493.89
Total OPERATING CASH		18,161.39
RESERVE ACCOUNTS		
RFL 1st Bank Reserves 1143	1304	25,915.03
RFL Bank of the West Reserves	1321	200,955.99
Total RESERVE ACCOUNTS		226,871.02
Total Cash		245,032.41
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		305,238.66
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	2,667.50
Prepaid Assessments	2025	5,665.60
Security Clearing	2999	382.50
Total ACCOUNTS PAYABLE		8,715.60
Total Liabilities		8,715.60
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-34,626.56
Calculated Prior Years Retained Earnings		-25,090.07
Total Capital		296,523.06
TOTAL LIABILITIES & CAPITAL		305,238.66

Income Statement

Trio Property Management

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

As of: Dec 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	14,225.39	84,831.59
Barn Storage	4040	1,447.37	7,087.37
Chimney Mtce Reimbursement	4100	0.00	0.00
Contribution to Reserves	4115	500.00	2,000.00
Late Fees/Finance Charges	4145	89.32	272.62
Legal & Prof Fee Recovery	4150	0.00	0.00
Transfer Fee Income	4155	250.00	1,000.00
Miscellaneous Income	4165	0.00	30.50
Total ASSOCIATION INCOME		16,512.08	95,222.08
Total Operating Income		16,512.08	95,222.08
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	235.00
Bank Charges and Fees	6015	10.00	60.00
Business Filing Fees	6025	0.00	10.00
Donation Expense	6055	0.00	0.00
Insurance	6070	0.00	20,788.56
Legal Fee	6085	97.50	97.50
NSF Bank Charge	6115	0.00	0.00
Office Supplies	6120	0.00	0.00
Postage and Delivery	6125	5.65	135.05
Printing and Reproduction	6130	22.00	343.25
Professional Fees	6135	0.00	860.00
Property Management Fee	6140	0.00	5,000.00
Property Transfer Fee	6145	1,250.00	1,750.00
Taxes	6170	12.53	290.53
Web Site Design & Management	6180	25.00	150.00
Web Site Hosting & Domain	6185	0.00	60.00
Total ADMINISTRATIVE		1,422.68	29,779.89
CAPITAL EXPENSES			
Building Repairs - Reserves	6320	10,216.25	10,216.25
Patio/Deck Repair/Replacement	6460	9,600.00	16,600.00
Paving & Concrete	6465	0.00	0.00
Tree Replacement	6510	0.00	0.00
Total CAPITAL EXPENSES		19,816.25	26,816.25
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	500.00
Backflow Testing	6840	0.00	300.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Shrub Trimming/Replacement	6845	0.00	1,525.00
Clean Up Spring/Fall	6850	0.00	1,500.00
Irrigation Maintenance	6880	0.00	10,346.90
Landscape Contract	6885	0.00	8,780.00
Lawn Fertilizing/Weed Control	6890	0.00	500.00
Misc. Landscape Mtce	6895	0.00	25.61
Snow Removal	6935	2,652.50	2,652.50
Trash Removal & Dump Fees - Landscape	6950	0.00	0.00
Tree Trimming/Removal/Replace	6960	0.00	75.00
Total LANDSCAPE MAINTENANCE		2,652.50	26,205.01
MAINTENANCE			
Lighting Maintenance	7135	0.00	0.00
Pest Control - Buildings	7155	0.00	135.00
Total MAINTENANCE		0.00	135.00
BUILDING/STRUCTURE/MAINTENANCE			
Barn Maintenance	7205	0.00	0.00
Building Maintenance	7215	0.00	3,103.75
Chimney Cleaning Maintenance	7225	0.00	0.00
Deck Maintenance	7230	0.00	195.00
Fence Maintenance - Buildings	7245	0.00	0.00
Gutter Maintenance	7260	0.00	1,189.00
Painting			
Painting - Buildings	7295	12,962.50	26,263.95
Total Painting		12,962.50	26,263.95
Pest Control - Buildings	7315	0.00	722.48
Total BUILDING/STRUCTURE/ MAINTENANCE		12,962.50	31,474.18
REPAIRS			
Concrete Repair	7510	0.00	995.00
Electrical Repair	7520	0.00	1,756.28
Fence Repair	7525	0.00	0.00
Irrigation Repair	7530	0.00	1,343.81
Total REPAIRS		0.00	4,095.09
UTILITIES			
Electric	7810	104.87	544.01
Total UTILITIES		104.87	544.01
Water			
Water - City of Longmont	7865	1,566.53	15,188.18
Total Water		1,566.53	15,188.18
Total Operating Expense		38,525.33	134,237.61
NOI - Net Operating Income		-22,013.25	-39,015.53

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	316.20	4,388.97
Interest Income:Interest from Money Market Acct	8060	0.00	0.00
Total INTEREST INCOME		316.20	4,388.97
Total Other Income		316.20	4,388.97
Net Other Income		316.20	4,388.97
Total Income		16,828.28	99,611.05
Total Expense		38,525.33	134,237.61
Net Income		-21,697.05	-34,626.56

Annual Budget - Comparative

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

As of: Dec 2019

Additional Account Types: None

Accounting Basis: Cash

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	14,225.39	14,250.00	-24.61	84,831.59	85,500.00	-668.41	171,000.00
Barn Storage	4040	1,447.37	1,614.00	-166.63	7,087.37	8,316.00	-1,228.63	18,000.00
Contribution to Reserves	4115	500.00	0.00	500.00	2,000.00	0.00	2,000.00	0.00
Late Fees/Finance Charges	4145	89.32	0.00	89.32	272.62	0.00	272.62	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	1,000.00	0.00	1,000.00	0.00
Miscellaneous Income	4165	0.00	0.00	0.00	30.50	0.00	30.50	0.00
Total ASSOCIATION INCOME		16,512.08	15,864.00	648.08	95,222.08	93,816.00	1,406.08	189,000.00
Total Operating Income		16,512.08	15,864.00	648.08	95,222.08	93,816.00	1,406.08	189,000.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	235.00	235.00	0.00	235.00
Bank Charges and Fees	6015	10.00	20.00	10.00	60.00	120.00	60.00	240.00
Business Filing Fees	6025	0.00	0.00	0.00	10.00	35.00	25.00	35.00
Insurance	6070	0.00	0.00	0.00	20,788.56	26,000.00	5,211.44	26,000.00
Legal Fee	6085	97.50	300.00	202.50	97.50	600.00	502.50	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	25.00	25.00	50.00
Postage and Delivery	6125	5.65	25.00	19.35	135.05	270.00	134.95	430.00
Printing and Reproduction	6130	22.00	35.00	13.00	343.25	380.00	36.75	600.00
Professional Fees	6135	0.00	430.00	430.00	860.00	860.00	0.00	1,720.00
Property Management Fee	6140	0.00	1,000.00	1,000.00	5,000.00	6,000.00	1,000.00	12,000.00
Property Transfer Fee	6145	1,250.00	0.00	-1,250.00	1,750.00	0.00	-1,750.00	0.00
Taxes	6170	12.53	0.00	-12.53	290.53	0.00	-290.53	0.00
Web Site Design & Management	6180	25.00	25.00	0.00	150.00	150.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	60.00	0.00	-60.00	0.00
Total ADMINISTRATIVE		1,422.68	1,835.00	412.32	29,779.89	34,675.00	4,895.11	42,610.00
CAPITAL EXPENSES	6300							
Building Repairs - Reserves	6320	10,216.25	0.00	-10,216.25	10,216.25	8,000.00	-2,216.25	8,000.00
Fence Replacement	6400	0.00	0.00	0.00	0.00	1,500.00	1,500.00	3,000.00
Patio/Deck Repair/Replacement	6460	9,600.00	10,000.00	400.00	16,600.00	10,000.00	-6,600.00	40,000.00
Paving & Concrete	6465	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Paving, Sealcoating, Concrete	6470	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Tree/Shrub Replacement	6515	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total CAPITAL EXPENSES		19,816.25	10,000.00	-9,816.25	26,816.25	19,500.00	-7,316.25	77,300.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	500.00	0.00	-500.00	0.00
Backflow Testing	6840	0.00	0.00	0.00	300.00	0.00	-300.00	400.00
Shrub Trimming/Replacement	6845	0.00	0.00	0.00	1,525.00	0.00	-1,525.00	0.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Clean Up Spring/Fall	6850	0.00	0.00	0.00	1,500.00	800.00	-700.00	1,600.00
Irrigation Maintenance	6880	0.00	0.00	0.00	10,346.90	5,000.00	-5,346.90	8,000.00
Landscape Contract	6885	0.00	0.00	0.00	8,780.00	4,750.00	-4,030.00	9,500.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	500.00	0.00	-500.00	0.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	25.61	250.00	224.39	500.00
Snow Removal	6935	2,652.50	500.00	-2,152.50	2,652.50	500.00	-2,152.50	3,200.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	75.00	1,000.00	925.00	3,000.00
Total LANDSCAPE MAINTENANCE		2,652.50	500.00	-2,152.50	26,205.01	12,300.00	-13,905.01	29,200.00
MAINTENANCE	7100							
Pest Control - Buildings	7155	0.00	0.00	0.00	135.00	0.00	-135.00	0.00
Total MAINTENANCE		0.00	0.00	0.00	135.00	0.00	-135.00	0.00
BUILDING/STRUCTURE/MAINTENANCE	7200							
Bam Maintenance	7205	0.00	0.00	0.00	0.00	250.00	250.00	500.00
Building Maintenance	7215	0.00	0.00	0.00	3,103.75	400.00	-2,703.75	1,000.00
Deck Maintenance	7230	0.00	0.00	0.00	195.00	0.00	-195.00	4,000.00
Fire System Monitoring & Repair	7250	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Gutter Maintenance	7260	0.00	2,500.00	2,500.00	1,189.00	3,500.00	2,311.00	4,500.00
Painting	7285							
Painting - Buildings	7295	12,962.50	0.00	-12,962.50	26,263.95	27,000.00	736.05	27,000.00
Painting/Staining Decks	7310	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Total Painting		12,962.50	0.00	-12,962.50	26,263.95	27,000.00	736.05	31,000.00
Pest Control - Buildings	7315	0.00	0.00	0.00	722.48	600.00	-122.48	1,200.00
Total BUILDING/STRUCTURE/MAINTENANCE		12,962.50	2,500.00	-10,462.50	31,474.18	31,750.00	275.82	44,200.00
REPAIRS	7500							
Concrete Repair	7510	0.00	0.00	0.00	995.00	1,000.00	5.00	2,000.00
Electrical Repair	7520	0.00	0.00	0.00	1,756.28	0.00	-1,756.28	0.00
Irrigation Repair	7530	0.00	0.00	0.00	1,343.81	0.00	-1,343.81	0.00
Roof Repair	7585	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
Total REPAIRS		0.00	0.00	0.00	4,095.09	1,500.00	-2,595.09	3,000.00
UTILITIES	7800							
Electric	7810	104.87	85.00	-19.87	544.01	495.00	-49.01	1,000.00
Total UTILITIES		104.87	85.00	-19.87	544.01	495.00	-49.01	1,000.00
Water	7850							
Water - City of Longmont	7865	1,566.53	1,500.00	-66.53	15,188.18	14,500.00	-688.18	26,000.00
Total Water		1,566.53	1,500.00	-66.53	15,188.18	14,500.00	-688.18	26,000.00
Total Operating Expense		38,525.33	16,420.00	-22,105.33	134,237.61	114,720.00	-19,517.61	223,310.00
Total Operating Income		16,512.08	15,864.00	648.08	95,222.08	93,816.00	1,406.08	189,000.00
Total Operating Expense		38,525.33	16,420.00	-22,105.33	134,237.61	114,720.00	-19,517.61	223,310.00
NOI - Net Operating Income		-22,013.25	-556.00	-21,457.25	-39,015.53	-20,904.00	-18,111.53	-34,310.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	316.20	1,250.00	-933.80	4,388.97	2,500.00	1,888.97	5,000.00
Total INTEREST INCOME		316.20	1,250.00	-933.80	4,388.97	2,500.00	1,888.97	5,000.00
Total Other Income		316.20	1,250.00	-933.80	4,388.97	2,500.00	1,888.97	5,000.00
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements:Transfer FROM Reserves	9005	0.00	0.00	0.00	0.00	0.00	0.00	-40,000.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Total Non Operating Cash Requirements		0.00	0.00	0.00	0.00	0.00	0.00	-30,000.00
Total Other Expense		0.00	0.00	0.00	0.00	0.00	0.00	-30,000.00
Net Other Income		316.20	1,250.00	-933.80	4,388.97	2,500.00	1,888.97	35,000.00
Total Income		16,828.28	17,114.00	-285.72	99,611.05	96,316.00	3,295.05	194,000.00
Total Expense		38,525.33	16,420.00	-22,105.33	134,237.61	114,720.00	-19,517.61	193,310.00
Net Income		-21,697.05	694.00	-22,391.05	-34,626.56	-18,404.00	-16,222.56	690.00