

Balance Sheet

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

As of: 02/28/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	2,635.50
Operating Fund	1165	76,562.57
Total OPERATING CASH		79,198.07
RESERVE ACCOUNTS		
RFL Certificate	1302	159,741.80
RFL Prime Svgs	1303	88,256.15
Total RESERVE ACCOUNTS		247,997.95
Total Cash		327,196.02
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		387,402.27
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	2,635.50
Prepaid Assessments	2025	9,613.60
Total ACCOUNTS PAYABLE		12,249.10
Total Liabilities		12,249.10
Capital		
Capital Stock		
Retained Earnings	3045	334,079.69
Total Capital Stock		334,079.69
Calculated Retained Earnings		25,182.58
Calculated Prior Years Retained Earnings		15,890.90
Total Capital		375,153.17
TOTAL LIABILITIES & CAPITAL		387,402.27

Income Statement

Trio Property Management

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

As of: Feb 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	13,440.00	114,270.34
HOA Monthly Dues	4020	0.00	0.00
Barn Storage	4040	795.00	7,230.00
Chimney Mtce Reimbursement	4100	0.00	1,679.70
Collection Expense Fee Recovery	4105	0.00	0.00
Contribution to Reserves	4115	0.00	500.00
Late Fees/Finance Charges	4145	0.00	259.76
Legal & Prof Fee Recovery	4150	0.00	418.00
Transfer Fee Income	4155	0.00	400.00
Miscellaneous Income	4165	0.00	0.00
NSF Charges	4170	20.00	40.00
Total ASSOCIATION INCOME		14,255.00	124,797.80
Total Operating Income		14,255.00	124,797.80
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	0.00
Bank Charges and Fees	6015	0.00	42.00
Business Filing Fees	6025	25.00	35.00
Donation Expense	6055	0.00	100.00
Insurance	6070	0.00	19,958.00
Legal Fee	6085	0.00	626.01
Misc. Admin.	6105	0.00	0.00
NSF Bank Charge	6115	0.00	12.00
Office Supplies	6120	0.00	50.00
Postage and Delivery	6125	5.65	320.71
Printing and Reproduction	6130	51.50	502.06
Professional Fees	6135	0.00	225.00
Property Management Fee	6140	1,000.00	8,000.00
Property Transfer Fee	6145	0.00	400.00
Web Site Design & Management	6180	25.00	200.00
Web Site Hosting & Domain	6185	0.00	75.00
Total ADMINISTRATIVE		1,107.15	30,545.78
CAPITAL EXPENSES			
Building Repairs - Reserves	6320	1,482.75	14,643.73
Irrigation Improvements	6430	0.00	0.00
Paving & Concrete	6465	0.00	765.00
Tree Replacement	6510	0.00	452.31
Total CAPITAL EXPENSES		1,482.75	15,861.04

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
LANDSCAPE MAINTENANCE			
Backflow Testing	6840	0.00	375.00
Clean Up Spring/Fall	6850	0.00	3,200.00
Irrigation Maintenance	6880	0.00	1,837.07
Landscape Contract	6885	0.00	7,202.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00
Misc. Landscape Mtce	6895	0.00	400.00
Mowing - Landscape Contract	6905	0.00	0.00
Trash Removal & Dump Fees - Landscape	6950	0.00	175.00
Tree Trimming/Removal/Replace	6960	0.00	6,665.00
Total LANDSCAPE MAINTENANCE		0.00	19,854.07
MAINTENANCE			
Fence Maintenance	7130	0.00	67.50
Lighting Maintenance	7135	0.00	95.00
Path/Sidewalk Maintenance	7150	0.00	0.00
Total MAINTENANCE		0.00	162.50
BUILDING/STRUCTURE/MAINTENANCE			
Barn Maintenance	7205	0.00	36.81
Building Maintenance	7215	0.00	427.40
Buildings & Structures Misc	7220	0.00	0.00
Chimney Cleaning Maintenance	7225	0.00	1,710.00
Deck Maintenance	7230	0.00	1,225.00
Fence Maintenance - Buildings	7245	0.00	540.00
Gutter Maintenance	7260	65.00	4,300.00
Painting			
Painting - Buildings	7295	0.00	0.00
Painting/Staining Decks	7310	-233.00	-233.00
Total Painting		-233.00	-233.00
Pest Control - Buildings	7315	0.00	0.00
Total BUILDING/STRUCTURE/MAINTENANCE		-168.00	8,006.21
REPAIRS			
Fence Repair	7525	0.00	910.00
Irrigation Repair	7530	0.00	11,012.58
Roof Repair	7585	4,375.00	4,375.00
Total REPAIRS		4,375.00	16,297.58
UTILITIES			
Electric	7810	63.43	650.41
Electricity - RFL 10132	7830	0.00	0.00
Storm Drainage	7840	15.05	15.05
Total UTILITIES		78.48	665.46
Water			
Water - City of Longmont	7865	1,717.55	16,514.68
Total Water		1,717.55	16,514.68
Total Operating Expense		8,592.93	107,907.32

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
NOI - Net Operating Income		5,662.07	16,890.48
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	11.12	1,771.30
Interest Income:Interest from Money Market Acct	8060	0.00	20.80
Total INTEREST INCOME		11.12	1,792.10
Other Income			
Other Income:NGLA Grant	8115	6,000.00	6,000.00
Reserve Transfer Income	8125	0.00	500.00
Total Other Income		6,000.00	6,500.00
Total Other Income		6,011.12	8,292.10
Net Other Income		6,011.12	8,292.10
Total Income		20,266.12	133,089.90
Total Expense		8,592.93	107,907.32
Net Income		11,673.19	25,182.58

Annual Budget Comparison

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

As of: Feb 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	13,440.00	14,250.00	-810.00	114,270.34	114,000.00	270.34	171,000.00
Barn Storage	4040	795.00	930.00	-135.00	7,230.00	7,440.00	-210.00	11,200.00
Chimney Mtce Reimbursement	4100	0.00	0.00	0.00	1,679.70	0.00	1,679.70	0.00
Contribution to Reserves	4115	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Late Fees/Finance Charges	4145	0.00	25.00	-25.00	259.76	200.00	59.76	300.00
Legal & Prof Fee Recovery	4150	0.00	0.00	0.00	418.00	0.00	418.00	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	400.00	0.00	400.00	0.00
NSF Charges	4170	20.00	0.00	20.00	40.00	0.00	40.00	0.00
Total ASSOCIATION INCOME		14,255.00	15,205.00	-950.00	124,797.80	121,640.00	3,157.80	182,500.00
Total Operating Income		14,255.00	15,205.00	-950.00	124,797.80	121,640.00	3,157.80	182,500.00
Expense								
ADMINISTRATIVE		6000						
Accounting Fees	6005	0.00	0.00	0.00	0.00	235.00	235.00	235.00
Bank Charges and Fees	6015	0.00	10.00	10.00	42.00	80.00	38.00	120.00
Business Filing Fees	6025	25.00	0.00	-25.00	35.00	50.00	15.00	50.00
Donation Expense	6055	0.00	0.00	0.00	100.00	0.00	-100.00	0.00
Insurance	6070	0.00	0.00	0.00	19,958.00	26,000.00	6,042.00	26,000.00
Legal Fee	6085	0.00	250.00	250.00	626.01	750.00	123.99	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	25.00	25.00	50.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	0.00	25.00	25.00	50.00
NSF Bank Charge	6115	0.00	0.00	0.00	12.00	0.00	-12.00	0.00
Office Supplies	6120	0.00	0.00	0.00	50.00	0.00	-50.00	0.00
Postage and Delivery	6125	5.65	25.00	19.35	320.71	325.00	4.29	450.00
Printing and Reproduction	6130	51.50	25.00	-26.50	502.06	400.00	-102.06	550.00
Professional Fees	6135	0.00	0.00	0.00	225.00	0.00	-225.00	0.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	8,000.00	8,000.00	0.00	12,000.00
Property Transfer Fee	6145	0.00	0.00	0.00	400.00	0.00	-400.00	0.00
Web Site Design & Management	6180	25.00	25.00	0.00	200.00	200.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
Total ADMINISTRATIVE		1,107.15	1,335.00	227.85	30,545.78	36,090.00	5,544.22	40,805.00
CAPITAL EXPENSES		6300						
Building Repairs - Reserves	6320	1,482.75	0.00	-1,482.75	14,643.73	0.00	-14,643.73	0.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Paving & Concrete	6465	0.00	0.00	0.00	765.00	0.00	-765.00	0.00
Tree Replacement	6510	0.00	0.00	0.00	452.31	0.00	-452.31	0.00
Total CAPITAL EXPENSES		1,482.75	0.00	-1,482.75	15,861.04	0.00	-15,861.04	2,000.00

Annual Budget Comparison

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Backflow Testing	6840	0.00	0.00	0.00	375.00	0.00	-375.00	400.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	3,200.00	1,000.00	-2,200.00	1,600.00
Common Area Maintenance	6855	0.00	0.00	0.00	0.00	250.00	250.00	500.00
Irrigation Maintenance	6880	0.00	0.00	0.00	1,837.07	9,500.00	7,662.93	16,000.00
Landscape Contract	6885	0.00	0.00	0.00	7,202.00	4,500.00	-2,702.00	8,000.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	400.00	200.00	-200.00	500.00
Snow Removal	6935	0.00	500.00	500.00	0.00	2,000.00	2,000.00	3,000.00
Trash Removal & Dump Fees - Landscape	6950	0.00	0.00	0.00	175.00	0.00	-175.00	0.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	6,665.00	1,500.00	-5,165.00	4,000.00
Total LANDSCAPE MAINTENANCE		0.00	500.00	500.00	19,854.07	18,950.00	-904.07	35,500.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	67.50	0.00	-67.50	0.00
Lighting Maintenance	7135	0.00	0.00	0.00	95.00	0.00	-95.00	0.00
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	200.00	200.00	500.00
Total MAINTENANCE		0.00	0.00	0.00	162.50	200.00	37.50	500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	0.00	0.00	36.81	350.00	313.19	500.00
Building Maintenance	7215	0.00	0.00	0.00	427.40	4,500.00	4,072.60	8,000.00
Chimney Cleaning Maintenance	7225	0.00	0.00	0.00	1,710.00	0.00	-1,710.00	0.00
Deck Maintenance	7230	0.00	0.00	0.00	1,225.00	500.00	-725.00	5,000.00
Fence Maintenance - Buildings	7245	0.00	0.00	0.00	540.00	2,000.00	1,460.00	4,000.00
Gutter Maintenance	7260	65.00	0.00	-65.00	4,300.00	2,500.00	-1,800.00	4,500.00
Painting	7285							
Painting - Buildings	7295	0.00	0.00	0.00	0.00	6,000.00	6,000.00	12,000.00
Painting - Fences	7300	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Painting/Staining Decks	7310	-233.00	0.00	233.00	-233.00	1,500.00	1,733.00	4,000.00
Total Painting		-233.00	0.00	233.00	-233.00	7,500.00	7,733.00	16,500.00
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		-168.00	0.00	168.00	8,006.21	17,350.00	9,343.79	39,000.00
REPAIRS	7500							
Concrete Repair	7510	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Fence Repair	7525	0.00	0.00	0.00	910.00	0.00	-910.00	0.00
Irrigation Repair	7530	0.00	0.00	0.00	11,012.58	0.00	-11,012.58	0.00
Roof Repair	7585	4,375.00	0.00	-4,375.00	4,375.00	0.00	-4,375.00	0.00
Total REPAIRS		4,375.00	0.00	-4,375.00	16,297.58	0.00	-16,297.58	2,000.00
UTILITIES	7800							
Electric	7810	63.43	100.00	36.57	650.41	800.00	149.59	1,200.00
Storm Drainage	7840	15.05	0.00	-15.05	15.05	0.00	-15.05	0.00
Total UTILITIES		78.48	100.00	21.52	665.46	800.00	134.54	1,200.00

Annual Budget Comparison

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Water	7850							
Water - City of Longmont	7865	1,717.55	1,600.00	-117.55	16,514.68	17,800.00	1,285.32	27,000.00
Total Water		<u>1,717.55</u>	<u>1,600.00</u>	<u>-117.55</u>	<u>16,514.68</u>	<u>17,800.00</u>	<u>1,285.32</u>	<u>27,000.00</u>
Total Operating Expense		<u>8,592.93</u>	<u>3,535.00</u>	<u>-5,057.93</u>	<u>107,907.32</u>	<u>91,190.00</u>	<u>-16,717.32</u>	<u>148,005.00</u>
Total Operating Income		14,255.00	15,205.00	-950.00	124,797.80	121,640.00	3,157.80	182,500.00
Total Operating Expense		<u>8,592.93</u>	<u>3,535.00</u>	<u>-5,057.93</u>	<u>107,907.32</u>	<u>91,190.00</u>	<u>-16,717.32</u>	<u>148,005.00</u>
NOI - Net Operating Income		<u>5,662.07</u>	<u>11,670.00</u>	<u>-6,007.93</u>	<u>16,890.48</u>	<u>30,450.00</u>	<u>-13,559.52</u>	<u>34,495.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	11.12	250.00	-238.88	1,771.30	2,000.00	-228.70	3,000.00
Interest Income:Interest from Money Market Acct	8060	0.00	0.00	0.00	20.80	0.00	20.80	0.00
Total INTEREST INCOME		<u>11.12</u>	<u>250.00</u>	<u>-238.88</u>	<u>1,792.10</u>	<u>2,000.00</u>	<u>-207.90</u>	<u>3,000.00</u>
Other Income	8100							
Other Income:NGLA Grant	8115	6,000.00	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00
Reserve Transfer Income	8125	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Total Other Income		<u>6,000.00</u>	<u>6,000.00</u>	<u>0.00</u>	<u>6,500.00</u>	<u>6,000.00</u>	<u>500.00</u>	<u>6,000.00</u>
Total Other Income		<u>6,011.12</u>	<u>6,250.00</u>	<u>-238.88</u>	<u>8,292.10</u>	<u>8,000.00</u>	<u>292.10</u>	<u>9,000.00</u>
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
Total Non Operating Cash Requirements		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>
Total Other Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>
Net Other Income		<u>6,011.12</u>	<u>6,250.00</u>	<u>-238.88</u>	<u>8,292.10</u>	<u>8,000.00</u>	<u>292.10</u>	<u>-21,000.00</u>
Total Income		20,266.12	21,455.00	-1,188.88	133,089.90	129,640.00	3,449.90	191,500.00
Total Expense		8,592.93	3,535.00	-5,057.93	107,907.32	91,190.00	-16,717.32	178,005.00
Net Income		<u>11,673.19</u>	<u>17,920.00</u>	<u>-6,246.81</u>	<u>25,182.58</u>	<u>38,450.00</u>	<u>-13,267.42</u>	<u>13,495.00</u>