

Balance Sheet

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

As of: 05/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	2,517.50
Operating Fund	1165	35,828.22
Total OPERATING CASH		38,345.72
RESERVE ACCOUNTS		
RFL Certificate	1302	159,741.80
RFL Prime Svgs	1303	110,776.28
Total RESERVE ACCOUNTS		270,518.08
Total Cash		308,863.80
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		369,070.05
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	2,517.50
Prepaid Assessments	2025	10,073.70
Security Clearing	2999	-109.50
Total ACCOUNTS PAYABLE		12,481.70
Total Liabilities		12,481.70
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-15,542.24
Calculated Prior Years Retained Earnings		15,890.90
Total Capital		356,588.35
TOTAL LIABILITIES & CAPITAL		369,070.05

Income Statement

Trio Property Management

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

As of: May 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	13,602.09	157,980.65
HOA Monthly Dues	4020	0.00	0.00
Barn Storage	4040	870.00	10,270.00
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	21.41	363.80
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	0.00	60.00
Total ASSOCIATION INCOME		14,493.50	171,672.15
Total Operating Income		14,493.50	171,672.15
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	24.12
Bad Debts - Write off	6010	0.00	70.00
Bank Charges and Fees	6015	0.00	72.00
Business Filing Fees	6025	0.00	35.00
Donation Expense	6055	0.00	100.00
Insurance	6070	0.00	19,958.00
Legal Fee	6085	0.00	691.01
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	8.95	344.81
Printing and Reproduction	6130	29.75	579.56
Professional Fees	6135	0.00	225.00
Property Management Fee	6140	1,000.00	11,000.00
Property Transfer Fee	6145	0.00	600.00
Web Site Design & Management	6180	25.00	275.00
Web Site Hosting & Domain	6185	0.00	75.00
Total ADMINISTRATIVE		1,063.70	34,111.50
CAPITAL EXPENSES			
Building Repairs - Reserves	6320	0.00	20,730.96
Fence Replacement	6400	1,825.00	1,825.00
Irrigation Improvements	6430	0.00	0.00
Paving & Concrete	6465	0.00	765.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Tree Replacement	6510	0.00	712.54
Total CAPITAL EXPENSES		1,825.00	24,033.50
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	0.00
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
Snow Removal	6935	0.00	0.00
Trash Removal & Dump Fees - Landscape	6950	0.00	175.00
Tree Trimming/Removal/Replace	6960	0.00	9,639.50
Total LANDSCAPE MAINTENANCE		0.00	22,828.57
MAINTENANCE			
Fence Maintenance	7130	130.00	197.50
Lighting Maintenance	7135	0.00	95.00
Path/Sidewalk Maintenance	7150	0.00	0.00
Total MAINTENANCE		130.00	292.50
BUILDING/STRUCTURE/MAINTENANCE			
Barn Maintenance	7205	0.00	36.81
Building Maintenance	7215	864.00	3,916.40
Buildings & Structures Misc	7220	0.00	0.00
Chimney Cleaning Maintenance	7225	0.00	1,710.00
Deck Maintenance	7230	1,720.00	2,945.00
Fence Maintenance - Buildings	7245	0.00	540.00
Gutter Maintenance	7260	0.00	5,649.00
Painting			
Painting - Buildings	7295	0.00	0.00
Painting/Staining Decks	7310	-168.00	268.50
Total Painting		-168.00	268.50
Pest Control - Buildings	7315	0.00	0.00
Total BUILDING/STRUCTURE/MAINTENANCE		2,416.00	15,065.71
REPAIRS			
Concrete Repair	7510	38,311.40	38,311.40
Fence Repair	7525	0.00	1,090.00
Irrigation Repair	7530	0.00	11,012.58
Roof Repair	7585	0.00	4,375.00
Siding Repair & Replacement	7590	0.00	130.00
Total REPAIRS		38,311.40	54,918.98
UTILITIES			
Electric	7810	68.52	786.82
Electricity - RFL 10132	7830	0.00	58.88

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Storm Drainage	7840	0.00	30.10
Total UTILITIES		68.52	875.80
Water			
Water - City of Longmont	7865	1,557.65	21,619.56
Total Water		1,557.65	21,619.56
Total Operating Expense		45,372.27	173,746.12
NOI - Net Operating Income		-30,878.77	-2,073.97
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	10.38	2,170.93
Interest Income:Interest from Money Market Acct	8060	0.00	20.80
Total INTEREST INCOME		10.38	2,191.73
Other Income			
Other Income:NGLA Grant	8115	0.00	6,000.00
Reserve Transfer Income	8125	0.00	500.00
Total Other Income		0.00	6,500.00
Total Other Income		10.38	8,691.73
Other Expense			
Non Operating Cash Requirements			
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	22,160.00
Total Non Operating Cash Requirements		0.00	22,160.00
Total Other Expense		0.00	22,160.00
Net Other Income		10.38	-13,468.27
Total Income		14,503.88	180,363.88
Total Expense		45,372.27	195,906.12
Net Income		-30,868.39	-15,542.24

Annual Budget - Comparative

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

As of: May 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	13,602.09	14,250.00	-647.91	157,980.65	156,750.00	1,230.65	171,000.00
Barn Storage	4040	870.00	950.00	-80.00	10,270.00	10,250.00	20.00	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	21.41	25.00	-3.59	363.80	275.00	88.80	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	0.00	0.00	0.00	60.00	0.00	60.00	0.00
Total ASSOCIATION INCOME		14,493.50	15,225.00	-731.50	171,672.15	167,275.00	4,397.15	182,500.00
Total Operating Income		14,493.50	15,225.00	-731.50	171,672.15	167,275.00	4,397.15	182,500.00
Expense								
ADMINISTRATIVE		6000						
Accounting Fees	6005	0.00	0.00	0.00	24.12	235.00	210.88	235.00
Bad Debts - Write off	6010	0.00	0.00	0.00	70.00	0.00	-70.00	0.00
Bank Charges and Fees	6015	0.00	10.00	10.00	72.00	110.00	38.00	120.00
Business Filing Fees	6025	0.00	0.00	0.00	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	691.01	1,000.00	308.99	1,000.00
Misc. Admin.	6105	0.00	25.00	25.00	0.00	50.00	50.00	50.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	0.00	50.00	50.00	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	8.95	25.00	16.05	344.81	400.00	55.19	450.00
Printing and Reproduction	6130	29.75	75.00	45.25	579.56	525.00	-54.56	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	11,000.00	11,000.00	0.00	12,000.00
Property Transfer Fee	6145	0.00	0.00	0.00	600.00	0.00	-600.00	0.00
Web Site Design & Management	6180	25.00	25.00	0.00	275.00	275.00	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		1,063.70	1,410.00	346.30	34,111.50	39,695.00	5,583.50	40,805.00
CAPITAL EXPENSES		6300						
Building Repairs - Reserves	6320	0.00	0.00	0.00	20,730.96	0.00	-20,730.96	0.00
Fence Replacement	6400	1,825.00	0.00	-1,825.00	1,825.00	0.00	-1,825.00	0.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
Paving & Concrete	6465	0.00	0.00	0.00	765.00	0.00	-765.00	0.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Tree Replacement	6510	0.00	0.00	0.00	712.54	0.00	-712.54	0.00
Total CAPITAL EXPENSES		1,825.00	0.00	-1,825.00	24,033.50	2,000.00	-22,033.50	2,000.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Backflow Testing	6840	0.00	0.00	0.00	375.00	400.00	25.00	400.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	3,200.00	1,600.00	-1,600.00	1,600.00
Common Area Maintenance	6855	0.00	250.00	250.00	0.00	500.00	500.00	500.00
Irrigation Maintenance	6880	0.00	2,000.00	2,000.00	1,837.07	13,000.00	11,162.93	16,000.00
Landscape Contract	6885	0.00	1,500.00	1,500.00	7,202.00	6,500.00	-702.00	8,000.00
Lawn Fertilizing/Weed Control	6890	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
Misc. Landscape Mtce	6895	0.00	100.00	100.00	400.00	500.00	100.00	500.00
Snow Removal	6935	0.00	0.00	0.00	0.00	3,000.00	3,000.00	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	2,000.00	2,000.00	9,639.50	3,500.00	-6,139.50	4,000.00
Total LANDSCAPE MAINTENANCE		0.00	6,850.00	6,850.00	22,828.57	30,500.00	7,671.43	35,500.00
MAINTENANCE	7100							
Fence Maintenance	7130	130.00	0.00	-130.00	197.50	0.00	-197.50	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	500.00	500.00	500.00
Total MAINTENANCE		130.00	0.00	-130.00	292.50	500.00	207.50	500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	150.00	150.00	36.81	500.00	463.19	500.00
Building Maintenance	7215	864.00	2,000.00	1,136.00	3,916.40	7,000.00	3,083.60	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	1,720.00	0.00	-1,720.00	2,945.00	4,500.00	1,555.00	5,000.00
Fence Maintenance - Buildings	7245	0.00	1,500.00	1,500.00	540.00	3,500.00	2,960.00	4,000.00
Gutter Maintenance	7260	0.00	0.00	0.00	5,649.00	3,500.00	-2,149.00	4,500.00
Painting	7285							
Painting - Buildings	7295	0.00	6,000.00	6,000.00	0.00	12,000.00	12,000.00	12,000.00
Painting - Fences	7300	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Painting/Staining Decks	7310	-168.00	0.00	168.00	268.50	1,500.00	1,231.50	4,000.00
Total Painting		-168.00	6,000.00	6,168.00	268.50	14,000.00	13,731.50	16,500.00
Pest Control - Buildings	7315	0.00	500.00	500.00	0.00	500.00	500.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		2,416.00	10,150.00	7,734.00	15,065.71	33,500.00	18,434.29	39,000.00
REPAIRS	7500							
Concrete Repair	7510	38,311.40	0.00	-38,311.40	38,311.40	0.00	-38,311.40	2,000.00
Fence Repair	7525	0.00	0.00	0.00	1,090.00	0.00	-1,090.00	0.00
Irrigation Repair	7530	0.00	0.00	0.00	11,012.58	0.00	-11,012.58	0.00
Roof Repair	7585	0.00	0.00	0.00	4,375.00	0.00	-4,375.00	0.00
Siding Repair & Replacement	7590	0.00	0.00	0.00	130.00	0.00	-130.00	0.00
Total REPAIRS		38,311.40	0.00	-38,311.40	54,918.98	0.00	-54,918.98	2,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
UTILITIES	7800							
Electric	7810	68.52	100.00	31.48	786.82	1,100.00	313.18	1,200.00
Electricity - RFL 10132	7830	0.00	0.00	0.00	58.88	0.00	-58.88	0.00
Storm Drainage	7840	0.00	0.00	0.00	30.10	0.00	-30.10	0.00
Total UTILITIES		<u>68.52</u>	<u>100.00</u>	<u>31.48</u>	<u>875.80</u>	<u>1,100.00</u>	<u>224.20</u>	<u>1,200.00</u>
Water	7850							
Water - City of Longmont	7865	1,557.65	2,600.00	1,042.35	21,619.56	24,000.00	2,380.44	27,000.00
Total Water		<u>1,557.65</u>	<u>2,600.00</u>	<u>1,042.35</u>	<u>21,619.56</u>	<u>24,000.00</u>	<u>2,380.44</u>	<u>27,000.00</u>
Total Operating Expense		<u>45,372.27</u>	<u>21,110.00</u>	<u>-24,262.27</u>	<u>173,746.12</u>	<u>131,295.00</u>	<u>-42,451.12</u>	<u>148,005.00</u>
Total Operating Income		14,493.50	15,225.00	-731.50	171,672.15	167,275.00	4,397.15	182,500.00
Total Operating Expense		<u>45,372.27</u>	<u>21,110.00</u>	<u>-24,262.27</u>	<u>173,746.12</u>	<u>131,295.00</u>	<u>-42,451.12</u>	<u>148,005.00</u>
NOI - Net Operating Income		<u>-30,878.77</u>	<u>-5,885.00</u>	<u>-24,993.77</u>	<u>-2,073.97</u>	<u>35,980.00</u>	<u>-38,053.97</u>	<u>34,495.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	10.38	250.00	-239.62	2,170.93	2,750.00	-579.07	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>10.38</u>	<u>250.00</u>	<u>-239.62</u>	<u>2,191.73</u>	<u>2,750.00</u>	<u>-558.27</u>	<u>3,000.00</u>
Other Income	8100							
Other Income:NGLA Grant	8115	0.00	0.00	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>0.00</u>	<u>0.00</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>10.38</u>	<u>250.00</u>	<u>-239.62</u>	<u>8,691.73</u>	<u>8,750.00</u>	<u>-58.27</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	22,160.00	0.00	-22,160.00	30,000.00
Total Non Operating Cash Requirements		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,160.00</u>	<u>0.00</u>	<u>-22,160.00</u>	<u>30,000.00</u>
Total Other Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,160.00</u>	<u>0.00</u>	<u>-22,160.00</u>	<u>30,000.00</u>
Net Other Income		<u>10.38</u>	<u>250.00</u>	<u>-239.62</u>	<u>-13,468.27</u>	<u>8,750.00</u>	<u>-22,218.27</u>	<u>-21,000.00</u>
Total Income		14,503.88	15,475.00	-971.12	180,363.88	176,025.00	4,338.88	191,500.00
Total Expense		45,372.27	21,110.00	-24,262.27	195,906.12	131,295.00	-64,611.12	178,005.00
Net Income		<u>-30,868.39</u>	<u>-5,635.00</u>	<u>-25,233.39</u>	<u>-15,542.24</u>	<u>44,730.00</u>	<u>-60,272.24</u>	<u>13,495.00</u>