

Balance Sheet

Portfolios: Reynolds Farm Condominium Association

As of: 02/29/2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	2,562.50
Operating Fund	1165	17,656.91
Total OPERATING CASH		20,219.41
RESERVE ACCOUNTS		
RFL 1st Bank Reserves 1143	1304	7,915.03
RFL Bank of the West Reserves	1321	201,450.44
Total RESERVE ACCOUNTS		209,365.47
Total Cash		229,584.88
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		289,791.13
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	2,712.50
Prepaid Assessments	2025	7,665.13
Security Clearing	2999	-117.50
Total ACCOUNTS PAYABLE		10,260.13
Total Liabilities		10,260.13
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-51,554.39
Calculated Prior Years Retained Earnings		-25,154.30
Total Capital		279,531.00
TOTAL LIABILITIES & CAPITAL		289,791.13

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 2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	14,816.06	113,325.55
Barn Storage	4040	1,560.00	10,212.37
Chimney Mtce Reimbursement	4100	0.00	0.00
Contribution to Reserves	4115	0.00	2,000.00
Late Fees/Finance Charges	4145	91.08	277.58
Legal & Prof Fee Recovery	4150	0.00	0.00
Transfer Fee Income	4155	0.00	1,000.00
Miscellaneous Income	4165	0.00	30.50
NSF Charges	4170	0.00	0.00
Total ASSOCIATION INCOME		16,467.14	126,846.00
Total Operating Income		16,467.14	126,846.00
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	235.00
Bank Charges and Fees	6015	10.00	80.00
Business Filing Fees	6025	33.00	43.00
Donation Expense	6055	0.00	0.00
Insurance	6070	0.00	20,788.56
Legal Fee	6085	0.00	238.40
NSF Bank Charge	6115	0.00	0.00
Office Supplies	6120	0.00	0.00
Postage and Delivery	6125	11.15	190.95
Printing and Reproduction	6130	29.00	372.25
Professional Fees	6135	860.00	1,720.00
Property Management Fee	6140	1,000.00	7,000.00
Property Transfer Fee	6145	0.00	2,000.00
Taxes	6170	0.00	290.53
Web Site Design & Management	6180	25.00	200.00
Web Site Hosting & Domain	6185	0.00	60.00
Total ADMINISTRATIVE		1,968.15	33,218.69
CAPITAL EXPENSES			
Building Repairs - Reserves	6320	0.00	10,216.25
Patio/Deck Repair/Replacement	6460	27,339.00	43,939.00
Paving & Concrete	6465	0.00	0.00
Tree Replacement	6510	0.00	0.00
Total CAPITAL EXPENSES		27,339.00	54,155.25

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	500.00
Backflow Testing	6840	0.00	300.00
Shrub Trimming/Replacement	6845	0.00	1,525.00
Clean Up Spring/Fall	6850	0.00	1,500.00
Irrigation Maintenance	6880	0.00	11,007.60
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	0.00	2,652.50
Trash Removal & Dump Fees - Landscape	6950	0.00	0.00
Tree Trimming/Removal/Replace	6960	0.00	75.00
Gardens	6979	0.00	700.00
Total LANDSCAPE MAINTENANCE		0.00	27,565.71
MAINTENANCE			
Fence Maintenance	7130	0.00	0.00
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	12,280.00
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	3,981.00	5,420.00
Painting			
Painting - Buildings	7295	0.00	26,263.95
Painting/Staining Decks	7310	-148.00	-148.00
Total Painting		-148.00	26,115.95
Pest Control - Buildings	7315	361.24	1,083.72
Total BUILDING/STRUCTURE/MAINTENANCE		4,194.24	45,094.67
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	225.85	792.98
Storm Drainage	7840	0.00	0.00
Total UTILITIES		225.85	792.98
Water			
Water - City of Longmont	7865	3,040.23	18,228.41

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total Water		3,040.23	18,228.41
Total Operating Expense		36,767.47	183,285.80
NOI - Net Operating Income		-20,300.33	-56,439.80
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	240.05	4,885.41
Interest Income:Interest from Money Market Acct	8060	0.00	0.00
Total INTEREST INCOME		240.05	4,885.41
Other Income			
Other Income:NGLA Grant	8115	0.00	0.00
Reserve Transfer Income	8125	0.00	0.00
Total Other Income		0.00	0.00
Total Other Income		240.05	4,885.41
Net Other Income		240.05	4,885.41
Total Income		16,707.19	131,731.41
Total Expense		36,767.47	183,285.80
Net Income		-20,060.28	-51,554.39

Annual Budget - Comparative

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

As of: Feb 2020

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	14,816.06	14,250.00	566.06	113,325.55	114,000.00	-674.45	171,000.00
Barn Storage	4040	1,560.00	1,614.00	-54.00	10,212.37	11,544.00	-1,331.63	18,000.00
Contribution to Reserves	4115	0.00	0.00	0.00	2,000.00	0.00	2,000.00	0.00
Late Fees/Finance Charges	4145	91.08	0.00	91.08	277.58	0.00	277.58	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	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		16,467.14	15,864.00	603.14	126,846.00	125,544.00	1,302.00	189,000.00
Total Operating Income		16,467.14	15,864.00	603.14	126,846.00	125,544.00	1,302.00	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	80.00	160.00	80.00	240.00
Business Filing Fees	6025	33.00	0.00	-33.00	43.00	35.00	-8.00	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	0.00	0.00	0.00	238.40	600.00	361.60	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	25.00	25.00	50.00
Postage and Delivery	6125	11.15	25.00	13.85	190.95	320.00	129.05	430.00
Printing and Reproduction	6130	29.00	35.00	6.00	372.25	450.00	77.75	600.00
Professional Fees	6135	860.00	0.00	-860.00	1,720.00	860.00	-860.00	1,720.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	7,000.00	8,000.00	1,000.00	12,000.00
Property Transfer Fee	6145	0.00	0.00	0.00	2,000.00	0.00	-2,000.00	0.00
Taxes	6170	0.00	0.00	0.00	290.53	0.00	-290.53	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	60.00	0.00	-60.00	0.00
Total ADMINISTRATIVE		1,968.15	1,105.00	-863.15	33,218.69	36,885.00	3,666.31	42,610.00
CAPITAL EXPENSES		6300						
Building Repairs - Reserves	6320	0.00	0.00	0.00	10,216.25	8,000.00	-2,216.25	8,000.00
Fence Replacement	6400	0.00	0.00	0.00	0.00	2,000.00	2,000.00	3,000.00
Patio/Deck Repair/Replacement	6460	27,339.00	10,000.00	-17,339.00	43,939.00	30,000.00	-13,939.00	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		27,339.00	10,000.00	-17,339.00	54,155.25	40,000.00	-14,155.25	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

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Shrub Trimming/Replacement	6845	0.00	0.00	0.00	1,525.00	0.00	-1,525.00	0.00
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	11,007.60	5,000.00	-6,007.60	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	0.00	1,000.00	1,000.00	2,652.50	2,500.00	-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
Gardens	6979	0.00	0.00	0.00	700.00	0.00	-700.00	0.00
Total LANDSCAPE MAINTENANCE	7100	0.00	1,000.00	1,000.00	27,565.71	14,300.00	-13,265.71	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							
Barn 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	12,280.00	600.00	-11,680.00	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	3,981.00	0.00	-3,981.00	5,420.00	3,500.00	-1,920.00	4,500.00
Painting	7285							
Painting - Buildings	7295	0.00	0.00	0.00	26,263.95	27,000.00	736.05	27,000.00
Painting/Staining Decks	7310	-148.00	0.00	148.00	-148.00	0.00	148.00	4,000.00
Total Painting		-148.00	0.00	148.00	26,115.95	27,000.00	884.05	31,000.00
Pest Control - Buildings	7315	361.24	0.00	-361.24	1,083.72	900.00	-183.72	1,200.00
Total BUILDING/STRUCTURE/MAINTENANCE		4,194.24	0.00	-4,194.24	45,094.67	32,250.00	-12,844.67	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	225.85	85.00	-140.85	792.98	665.00	-127.98	1,000.00
Total UTILITIES		225.85	85.00	-140.85	792.98	665.00	-127.98	1,000.00
Water	7850							
Water - City of Longmont	7865	3,040.23	1,500.00	-1,540.23	18,228.41	17,500.00	-728.41	26,000.00
Total Water		3,040.23	1,500.00	-1,540.23	18,228.41	17,500.00	-728.41	26,000.00
Total Operating Expense		36,767.47	13,690.00	-23,077.47	183,285.80	143,100.00	-40,185.80	223,310.00
Total Operating Income		16,467.14	15,864.00	603.14	126,846.00	125,544.00	1,302.00	189,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense		36,767.47	13,690.00	-23,077.47	183,285.80	143,100.00	-40,185.80	223,310.00
NOI - Net Operating Income		-20,300.33	2,174.00	-22,474.33	-56,439.80	-17,556.00	-38,883.80	-34,310.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	240.05	0.00	240.05	4,885.41	2,500.00	2,385.41	5,000.00
Total INTEREST INCOME		240.05	0.00	240.05	4,885.41	2,500.00	2,385.41	5,000.00
Total Other Income		240.05	0.00	240.05	4,885.41	2,500.00	2,385.41	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		240.05	0.00	240.05	4,885.41	2,500.00	2,385.41	35,000.00
Total Income		16,707.19	15,864.00	843.19	131,731.41	128,044.00	3,687.41	194,000.00
Total Expense		36,767.47	13,690.00	-23,077.47	183,285.80	143,100.00	-40,185.80	193,310.00
Net Income		-20,060.28	2,174.00	-22,234.28	-51,554.39	-15,056.00	-36,498.39	690.00