

## Balance Sheet

Portfolios: Reynolds Farm Condominium Association

As of: 05/31/2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Security Deposit Cash	1005	2,562.50
Operating Fund	1165	56,691.36
<b>Total OPERATING CASH</b>		<b>59,253.86</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: RFL 1st Bank 1143	1304	7,907.75
Reserves: RFL Bank of the West Business	1321	201,897.69
<b>Total RESERVE ACCOUNTS</b>		<b>209,805.44</b>
<b>Total Cash</b>		<b>269,059.30</b>
<b>Fixed Assets</b>		
Fixed Assets:Barn	1810	77,640.00
Fixed Assets:Accumulated Depreciation	1885	-17,433.75
<b>Total Fixed Assets</b>		<b>60,206.25</b>
<b>TOTAL ASSETS</b>		<b>329,265.55</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	2,712.50
Prepaid Assessments	2025	10,085.13
Security Clearing	2999	-367.50
<b>Total ACCOUNTS PAYABLE</b>		<b>12,430.13</b>
<b>Total Liabilities</b>		<b>12,430.13</b>
<b>Capital</b>		
<b>Capital Stock</b>		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
<b>Total Capital Stock</b>		<b>356,239.69</b>
Calculated Retained Earnings		-14,249.97
Calculated Prior Years Retained Earnings		-25,154.30
<b>Total Capital</b>		<b>316,835.42</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>329,265.55</b>

# 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 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
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
HOA Dues	4010	13,980.00	157,361.94
Barn Storage	4040	1,495.00	15,140.00
Chimney Mtce Reimbursement	4100	0.00	0.00
Contribution to Reserves	4115	0.00	2,500.00
Late Fees/Finance Charges	4145	22.08	875.10
Legal & Prof Fee Recovery	4150	0.00	701.40
Transfer Fee Income	4155	0.00	1,500.00
Miscellaneous Income	4165	0.00	30.50
NSF Charges	4170	0.00	0.00
Working Capital	4185	0.00	500.00
<b>Total ASSOCIATION INCOME</b>		<b>15,497.08</b>	<b>178,608.94</b>
<b>Total Operating Income</b>		<b>15,497.08</b>	<b>178,608.94</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	0.00	265.25
Bad Debts - Write off	6010	0.00	0.00
Bank Charges and Fees	6015	-40.00	110.00
Business Filing Fees	6025	0.00	43.00
Donation Expense	6055	0.00	0.00
Insurance	6070	0.00	20,788.56
Legal Fee	6085	0.00	1,040.90
NSF Bank Charge	6115	0.00	0.00
Office Supplies	6120	0.00	0.00
Postage and Delivery	6125	9.50	235.95
Printing and Reproduction	6130	35.00	490.25
Professional Fees	6135	0.00	1,720.00
Property Management Fee	6140	1,000.00	10,000.00
Property Transfer Fee	6145	250.00	2,500.00
Taxes	6170	0.00	290.53
Web Site Design & Management	6180	25.00	275.00
Web Site Hosting & Domain	6185	0.00	90.00
<b>Total ADMINISTRATIVE</b>		<b>1,279.50</b>	<b>37,849.44</b>
<b>CAPITAL EXPENSES</b>			
Building Repairs - Reserves	6320	0.00	10,216.25
Fence Repairs - Perimeter	6395	935.00	935.00
Fence Replacement	6400	0.00	0.00
Patio/Deck Repair/Replacement	6460	0.00	43,939.00

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Paving & Concrete	6465	0.00	0.00
Tree Replacement	6510	0.00	0.00
Tree/Shrub Replacement	6515	173.62	173.62
<b>Total CAPITAL EXPENSES</b>		<b>1,108.62</b>	<b>55,263.87</b>
<b>LANDSCAPE MAINTENANCE</b>			
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	1,575.00	3,075.00
Irrigation Maintenance	6880	37.19	11,044.79
Landscape Contract	6885	903.00	9,683.00
Lawn Fertilizing/Weed Control	6890	0.00	500.00
Misc. Landscape Mtce	6895	687.20	712.81
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	715.00
Gardens	6979	0.00	700.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>3,202.39</b>	<b>31,408.10</b>
<b>MAINTENANCE</b>			
Fence Maintenance	7130	0.00	0.00
Lighting Maintenance	7135	0.00	0.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Barn Maintenance	7205	0.00	0.00
Building Maintenance	7215	0.00	12,590.84
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	5,420.00
<b>Painting</b>			
Painting - Buildings	7295	0.00	26,263.95
Painting/Staining Decks	7310	0.00	-148.00
<b>Total Painting</b>		<b>0.00</b>	<b>26,115.95</b>
Pest Control - Buildings	7315	0.00	1,218.72
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>0.00</b>	<b>45,540.51</b>
<b>REPAIRS</b>			
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
Roof Repair	7585	0.00	0.00
Siding Repair & Replacement	7590	0.00	0.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>4,095.09</b>

## Income Statement

Account Name	Account Number	Selected Month	Year to Month End
<b>UTILITIES</b>			
Electric	7810	80.24	1,016.09
Electricity - RFL 10132	7830	0.00	0.00
Storm Drainage	7840	0.00	0.00
<b>Total UTILITIES</b>		<b>80.24</b>	<b>1,016.09</b>
<b>Water</b>			
Water - City of Longmont	7865	1,556.46	23,032.70
<b>Total Water</b>		<b>1,556.46</b>	<b>23,032.70</b>
<b>Total Operating Expense</b>		<b>7,227.21</b>	<b>198,205.80</b>
<b>NOI - Net Operating Income</b>		<b>8,269.87</b>	<b>-19,596.86</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	114.63	5,346.89
Interest Income:Interest from Money Market Acct	8060	0.00	0.00
<b>Total INTEREST INCOME</b>		<b>114.63</b>	<b>5,346.89</b>
<b>Other Income</b>			
Other Income:NGLA Grant	8115	0.00	0.00
Reserve Transfer Income	8125	0.00	0.00
<b>Total Other Income</b>		<b>0.00</b>	<b>0.00</b>
<b>Total Other Income</b>		<b>114.63</b>	<b>5,346.89</b>
<b>Other Expense</b>			
<b>Non Operating Cash Requirements</b>			
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00
<b>Total Non Operating Cash Requirements</b>		<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>		<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>		<b>114.63</b>	<b>5,346.89</b>
Total Income		15,611.71	183,955.83
Total Expense		7,227.21	198,205.80
<b>Net Income</b>		<b>8,384.50</b>	<b>-14,249.97</b>

## Annual Budget - Comparative

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

As of: May 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
<b>Income</b>								
<b>ASSOCIATION INCOME</b>		<b>4000</b>						
HOA Dues	4010	13,980.00	14,250.00	-270.00	157,361.94	156,750.00	611.94	171,000.00
Barn Storage	4040	1,495.00	1,614.00	-119.00	15,140.00	16,386.00	-1,246.00	18,000.00
Contribution to Reserves	4115	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00
Late Fees/Finance Charges	4145	22.08	0.00	22.08	875.10	0.00	875.10	0.00
Legal & Prof Fee Recovery	4150	0.00	0.00	0.00	701.40	0.00	701.40	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00
Miscellaneous Income	4165	0.00	0.00	0.00	30.50	0.00	30.50	0.00
Working Capital	4185	0.00	0.00	0.00	500.00	0.00	500.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>15,497.08</b>	<b>15,864.00</b>	<b>-366.92</b>	<b>178,608.94</b>	<b>173,136.00</b>	<b>5,472.94</b>	<b>189,000.00</b>
<b>Total Operating Income</b>		<b>15,497.08</b>	<b>15,864.00</b>	<b>-366.92</b>	<b>178,608.94</b>	<b>173,136.00</b>	<b>5,472.94</b>	<b>189,000.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>		<b>6000</b>						
Accounting Fees	6005	0.00	0.00	0.00	265.25	235.00	-30.25	235.00
Bank Charges and Fees	6015	-40.00	20.00	60.00	110.00	220.00	110.00	240.00
Business Filing Fees	6025	0.00	0.00	0.00	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	1,040.90	1,000.00	-40.90	1,000.00
Misc. Admin.	6105	0.00	25.00	25.00	0.00	50.00	50.00	50.00
Postage and Delivery	6125	9.50	25.00	15.50	235.95	395.00	159.05	430.00
Printing and Reproduction	6130	35.00	35.00	0.00	490.25	555.00	64.75	600.00
Professional Fees	6135	0.00	0.00	0.00	1,720.00	1,290.00	-430.00	1,720.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	10,000.00	11,000.00	1,000.00	12,000.00
Property Transfer Fee	6145	250.00	0.00	-250.00	2,500.00	0.00	-2,500.00	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	275.00	275.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	90.00	0.00	-90.00	0.00
<b>Total ADMINISTRATIVE</b>		<b>1,279.50</b>	<b>1,130.00</b>	<b>-149.50</b>	<b>37,849.44</b>	<b>41,055.00</b>	<b>3,205.56</b>	<b>42,610.00</b>
<b>CAPITAL EXPENSES</b>		<b>6300</b>						
Building Repairs - Reserves	6320	0.00	0.00	0.00	10,216.25	8,000.00	-2,216.25	8,000.00
Fence Repairs - Perimeter	6395	935.00	0.00	-935.00	935.00	0.00	-935.00	0.00
Fence Replacement	6400	0.00	500.00	500.00	0.00	3,000.00	3,000.00	3,000.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	43,939.00	40,000.00	-3,939.00	40,000.00
Paving & Concrete	6465	0.00	20,000.00	20,000.00	0.00	20,000.00	20,000.00	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	173.62	300.00	126.38	173.62	300.00	126.38	300.00
<b>Total CAPITAL EXPENSES</b>		<b>1,108.62</b>	<b>20,800.00</b>	<b>19,691.38</b>	<b>55,263.87</b>	<b>71,300.00</b>	<b>16,036.13</b>	<b>77,300.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
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	400.00	100.00	400.00
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	1,575.00	0.00	-1,575.00	3,075.00	1,600.00	-1,475.00	1,600.00
Irrigation Maintenance	6880	37.19	500.00	462.81	11,044.79	7,500.00	-3,544.79	8,000.00
Landscape Contract	6885	903.00	1,187.50	284.50	9,683.00	8,312.50	-1,370.50	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	687.20	250.00	-437.20	712.81	500.00	-212.81	500.00
Snow Removal	6935	0.00	0.00	0.00	2,652.50	3,200.00	547.50	3,200.00
Tree Mtce (Bug Control & Fert)	6955	0.00	1,500.00	1,500.00	0.00	3,000.00	3,000.00	3,000.00
Tree Trimming/Removal/ Replace	6960	0.00	2,000.00	2,000.00	715.00	3,000.00	2,285.00	3,000.00
Gardens	6979	0.00	0.00	0.00	700.00	0.00	-700.00	0.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>3,202.39</b>	<b>5,437.50</b>	<b>2,235.11</b>	<b>31,408.10</b>	<b>27,512.50</b>	<b>-3,895.60</b>	<b>29,200.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Barn Maintenance	7205	0.00	250.00	250.00	0.00	500.00	500.00	500.00
Building Maintenance	7215	0.00	200.00	200.00	12,590.84	1,000.00	-11,590.84	1,000.00
Deck Maintenance	7230	0.00	4,000.00	4,000.00	195.00	4,000.00	3,805.00	4,000.00
Fire System Monitoring & Repair	7250	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	2,000.00
Gutter Maintenance	7260	0.00	1,000.00	1,000.00	5,420.00	4,500.00	-920.00	4,500.00
<b>Painting</b>	<b>7285</b>							
Painting - Buildings	7295	0.00	0.00	0.00	26,263.95	27,000.00	736.05	27,000.00
Painting/Staining Decks	7310	0.00	4,000.00	4,000.00	-148.00	4,000.00	4,148.00	4,000.00
<b>Total Painting</b>		<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>26,115.95</b>	<b>31,000.00</b>	<b>4,884.05</b>	<b>31,000.00</b>
Pest Control - Buildings	7315	0.00	0.00	0.00	1,218.72	1,200.00	-18.72	1,200.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>0.00</b>	<b>10,450.00</b>	<b>10,450.00</b>	<b>45,540.51</b>	<b>44,200.00</b>	<b>-1,340.51</b>	<b>44,200.00</b>
<b>REPAIRS</b>	<b>7500</b>							
Concrete Repair	7510	0.00	1,000.00	1,000.00	995.00	2,000.00	1,005.00	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	500.00	500.00	0.00	1,000.00	1,000.00	1,000.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>4,095.09</b>	<b>3,000.00</b>	<b>-1,095.09</b>	<b>3,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	80.24	85.00	4.76	1,016.09	920.00	-96.09	1,000.00
<b>Total UTILITIES</b>		<b>80.24</b>	<b>85.00</b>	<b>4.76</b>	<b>1,016.09</b>	<b>920.00</b>	<b>-96.09</b>	<b>1,000.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	1,556.46	2,500.00	943.54	23,032.70	23,500.00	467.30	26,000.00
<b>Total Water</b>		<b>1,556.46</b>	<b>2,500.00</b>	<b>943.54</b>	<b>23,032.70</b>	<b>23,500.00</b>	<b>467.30</b>	<b>26,000.00</b>
<b>Total Operating Expense</b>		<b>7,227.21</b>	<b>41,902.50</b>	<b>34,675.29</b>	<b>198,205.80</b>	<b>211,487.50</b>	<b>13,281.70</b>	<b>223,310.00</b>
<b>Total Operating Income</b>		<b>15,497.08</b>	<b>15,864.00</b>	<b>-366.92</b>	<b>178,608.94</b>	<b>173,136.00</b>	<b>5,472.94</b>	<b>189,000.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense		7,227.21	41,902.50	34,675.29	198,205.80	211,487.50	13,281.70	223,310.00
<b>NOI - Net Operating Income</b>		<b>8,269.87</b>	<b>-26,038.50</b>	<b>34,308.37</b>	<b>-19,596.86</b>	<b>-38,351.50</b>	<b>18,754.64</b>	<b>-34,310.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME 8000</b>								
Interest Income - other	8005	114.63	0.00	114.63	5,346.89	3,750.00	1,596.89	5,000.00
<b>Total INTEREST INCOME</b>		<b>114.63</b>	<b>0.00</b>	<b>114.63</b>	<b>5,346.89</b>	<b>3,750.00</b>	<b>1,596.89</b>	<b>5,000.00</b>
<b>Total Other Income</b>		<b>114.63</b>	<b>0.00</b>	<b>114.63</b>	<b>5,346.89</b>	<b>3,750.00</b>	<b>1,596.89</b>	<b>5,000.00</b>
<b>Other Expense</b>								
<b>Non Operating Cash Requirements 9000</b>								
Non Operating Cash Requirements:Transfer FROM Reserves	9005	0.00	-40,000.00	-40,000.00	0.00	-40,000.00	-40,000.00	-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
<b>Total Non Operating Cash Requirements</b>		<b>0.00</b>	<b>-40,000.00</b>	<b>-40,000.00</b>	<b>0.00</b>	<b>-40,000.00</b>	<b>-40,000.00</b>	<b>-30,000.00</b>
<b>Total Other Expense</b>		<b>0.00</b>	<b>-40,000.00</b>	<b>-40,000.00</b>	<b>0.00</b>	<b>-40,000.00</b>	<b>-40,000.00</b>	<b>-30,000.00</b>
<b>Net Other Income</b>		<b>114.63</b>	<b>40,000.00</b>	<b>-39,885.37</b>	<b>5,346.89</b>	<b>43,750.00</b>	<b>-38,403.11</b>	<b>35,000.00</b>
Total Income		15,611.71	15,864.00	-252.29	183,955.83	176,886.00	7,069.83	194,000.00
Total Expense		7,227.21	1,902.50	-5,324.71	198,205.80	171,487.50	-26,718.30	193,310.00
<b>Net Income</b>		<b>8,384.50</b>	<b>13,961.50</b>	<b>-5,577.00</b>	<b>-14,249.97</b>	<b>5,398.50</b>	<b>-19,648.47</b>	<b>690.00</b>