

Balance Sheet

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

As of: 04/30/2021 (End of Last Month)

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	2,157.50
Operating Fund	1165	64,004.21
Total OPERATING CASH		66,161.71
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	38,693.35
Reserves: RFL Bank of the West Business	1321	106,789.65
Total RESERVE ACCOUNTS		145,483.00
Total Cash		211,644.71
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		271,850.96
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	2,757.50
Security Clearing	2999	-17.50
Total ACCOUNTS PAYABLE		2,740.00
Prepaid Assessments	2025	13,364.50
Total Liabilities		16,104.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-65,377.09
Calculated Prior Years Retained Earnings		-35,116.14
Total Capital		255,746.46
TOTAL LIABILITIES & CAPITAL		271,850.96

Income Statement

Trio Property Management

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

As of: Apr 2021

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	13,750.00	140,306.87
Barn Storage	4040	1,085.00	12,850.00
Contribution to Reserves	4115	0.00	500.00
Late Fees/Finance Charges	4145	0.00	234.37
Legal & Prof Fee Recovery	4150	0.00	0.00
Transfer Fee Income	4155	0.00	500.00
Member Service Reimbursement	4160	0.00	-180.00
Miscellaneous Income	4165	0.00	0.00
NSF Charges	4170	0.00	20.00
Working Capital	4185	0.00	500.00
Total ASSOCIATION INCOME		14,835.00	154,731.24
Total Operating Income		14,835.00	154,731.24
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	376.51
Bank Charges and Fees	6015	0.00	12.00
Business Filing Fees	6025	0.00	48.00
Insurance	6070	0.00	33,828.00
Legal Fee	6085	140.00	1,060.00
Misc. Admin.	6105	25.98	25.98
Misc. Office Expenses & Supplies	6110	0.00	43.78
Postage and Delivery	6125	11.75	276.85
Printing and Reproduction	6130	25.00	534.55
Professional Fees	6135	0.00	0.00
Property Management Fee	6140	1,000.00	10,255.00
Property Transfer Fee	6145	0.00	500.00
Taxes	6170	0.00	969.00
Web Site Design & Management	6180	25.00	250.00
Web Site Hosting & Domain	6185	0.00	226.00
Total ADMINISTRATIVE		1,227.73	48,405.67
CAPITAL EXPENSES			
Building Repairs	6315	0.00	789.20
Building Repairs - Reserves	6320	0.00	0.00
Fence Repairs - Patio	6390	0.00	1,686.10
Fence Replacement	6400	0.00	900.00
Patio/Deck Repair/Replacement	6460	0.00	8,834.00
Roof Repair/Replacement	6495	0.00	95,563.80

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total CAPITAL EXPENSES		0.00	107,773.10
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	0.00
Backflow Testing	6840	0.00	597.49
Shrub Trimming/Replacement	6845	0.00	135.00
Clean Up Spring/Fall	6850	0.00	3,210.00
Irrigation Maintenance	6880	220.73	6,535.02
Landscape Contract	6885	0.00	8,610.00
Lawn Fertilizing/Weed Control	6890	0.00	525.00
Misc. Landscape Mtce	6895	5,473.25	5,853.25
Snow Removal	6935	0.00	1,085.00
Tree Trimming/Removal/Replace	6960	0.00	2,670.00
Gardens	6979	0.00	0.00
Total LANDSCAPE MAINTENANCE		5,693.98	29,220.76
MAINTENANCE			
Fence Maintenance	7130	0.00	51.55
Misc. Maintenance	7140	0.00	864.00
Total MAINTENANCE		0.00	915.55
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	2,160.00
Buildings & Structures Misc	7220	0.00	135.00
Deck Maintenance	7230	0.00	0.00
Gutter Maintenance	7260	208.44	3,108.44
Maintenance Roof	7275	0.00	11,334.20
Painting			
Painting - Buildings	7295	0.00	0.00
Painting/Staining Decks	7310	0.00	0.00
Total Painting		0.00	0.00
Pest Control - Buildings	7315	0.00	0.00
Total BUILDING/STRUCTURE/MAINTENANCE		208.44	16,737.64
REPAIRS			
Concrete Repair	7510	0.00	0.00
Electrical Repair	7520	0.00	0.00
Irrigation Repair	7530	0.00	0.00
Total REPAIRS		0.00	0.00
UTILITIES			
Electric	7810	153.84	769.86
Total UTILITIES		153.84	769.86
Water			
Water - City of Longmont	7865	3,354.80	22,658.10
Total Water		3,354.80	22,658.10
Total Operating Expense		10,638.79	226,480.68
NOI - Net Operating Income		4,196.21	-71,749.44

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	14.31	372.35
Total INTEREST INCOME		14.31	372.35
Other Income			
Other Income:NGLA Grant	8115	0.00	6,000.00
Total Other Income		0.00	6,000.00
Total Other Income		14.31	6,372.35
Net Other Income		14.31	6,372.35
Total Income		14,849.31	161,103.59
Total Expense		10,638.79	226,480.68
Net Income		4,210.52	-65,377.09

Annual Budget - Comparative

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

As of: Apr 2021

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	13,750.00	14,000.00	-250.00	140,306.87	143,000.00	-2,693.13	171,000.00
Barn Storage	4040	1,085.00	1,500.00	-415.00	12,850.00	15,000.00	-2,150.00	18,000.00
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	0.00	0.00	234.37	0.00	234.37	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Member Service Reimbursement	4160	0.00	0.00	0.00	-180.00	0.00	-180.00	0.00
NSF Charges	4170	0.00	0.00	0.00	20.00	0.00	20.00	0.00
Working Capital	4185	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Total ASSOCIATION INCOME		14,835.00	15,500.00	-665.00	154,731.24	158,000.00	-3,268.76	189,000.00
Total Operating Income		14,835.00	15,500.00	-665.00	154,731.24	158,000.00	-3,268.76	189,000.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	376.51	300.00	-76.51	300.00
Bank Charges and Fees	6015	0.00	15.00	15.00	12.00	165.00	153.00	200.00
Business Filing Fees	6025	0.00	0.00	0.00	48.00	50.00	2.00	50.00
Insurance	6070	0.00	0.00	0.00	33,828.00	22,000.00	-11,828.00	22,000.00
Legal Fee	6085	140.00	0.00	-140.00	1,060.00	500.00	-560.00	500.00
Misc. Admin.	6105	25.98	0.00	-25.98	25.98	50.00	24.02	50.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	43.78	0.00	-43.78	0.00
Postage and Delivery	6125	11.75	25.00	13.25	276.85	290.00	13.15	350.00
Printing and Reproduction	6130	25.00	30.00	5.00	534.55	495.00	-39.55	600.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	10,255.00	10,000.00	-255.00	12,000.00
Property Transfer Fee	6145	0.00	0.00	0.00	500.00	0.00	-500.00	0.00
Taxes	6170	0.00	0.00	0.00	969.00	300.00	-669.00	300.00
Web Site Design & Management	6180	25.00	25.00	0.00	250.00	250.00	0.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	226.00	100.00	-126.00	100.00
Total ADMINISTRATIVE		1,227.73	1,095.00	-132.73	48,405.67	34,500.00	-13,905.67	36,750.00
CAPITAL EXPENSES	6300							
Building Repairs	6315	0.00	0.00	0.00	789.20	0.00	-789.20	0.00
Building Repairs - Reserves	6320	0.00	0.00	0.00	0.00	8,000.00	8,000.00	8,000.00
Fence Repairs - Patio	6390	0.00	0.00	0.00	1,686.10	0.00	-1,686.10	0.00
Fence Replacement	6400	0.00	0.00	0.00	900.00	0.00	-900.00	0.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	8,834.00	0.00	-8,834.00	0.00
Paving & Concrete	6465	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Roof Repair/Replacement	6495	0.00	0.00	0.00	95,563.80	100,000.00	4,436.20	100,000.00
Tree/Shrub Replacement	6515	0.00	300.00	300.00	0.00	300.00	300.00	300.00
Total CAPITAL EXPENSES		0.00	300.00	300.00	107,773.10	108,300.00	526.90	114,300.00
LANDSCAPE MAINTENANCE	6830							
Backflow Testing	6840	0.00	0.00	0.00	597.49	400.00	-197.49	400.00
Shrub Trimming/Replacement	6845	0.00	0.00	0.00	135.00	0.00	-135.00	0.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	3,210.00	3,000.00	-210.00	4,950.00
Irrigation Maintenance	6880	220.73	500.00	279.27	6,535.02	5,500.00	-1,035.02	9,000.00
Landscape Contract	6885	0.00	0.00	0.00	8,610.00	6,800.00	-1,810.00	9,500.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	525.00	0.00	-525.00	0.00
Misc. Landscape Mtce	6895	5,473.25	0.00	-5,473.25	5,853.25	1,000.00	-4,853.25	1,500.00
Snow Removal	6935	0.00	0.00	0.00	1,085.00	3,200.00	2,115.00	3,200.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	2,670.00	1,000.00	-1,670.00	3,000.00
Total LANDSCAPE MAINTENANCE		5,693.98	500.00	-5,193.98	29,220.76	20,900.00	-8,320.76	33,050.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	51.55	0.00	-51.55	0.00
Misc. Maintenance	7140	0.00	0.00	0.00	864.00	0.00	-864.00	0.00
Total MAINTENANCE		0.00	0.00	0.00	915.55	0.00	-915.55	0.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	0.00	0.00	0.00	350.00	350.00	500.00
Building Maintenance	7215	0.00	750.00	750.00	2,160.00	2,250.00	90.00	3,000.00
Buildings & Structures Misc	7220	0.00	0.00	0.00	135.00	0.00	-135.00	0.00
Deck Maintenance	7230	0.00	0.00	0.00	0.00	1,500.00	1,500.00	4,000.00
Gutter Maintenance	7260	208.44	0.00	-208.44	3,108.44	4,000.00	891.56	4,500.00
Maintenace Roof	7275	0.00	0.00	0.00	11,334.20	0.00	-11,334.20	0.00
Painting	7285							
Painting/Staining Decks	7310	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
Total Painting		0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	300.00	300.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		208.44	750.00	541.56	16,737.64	12,400.00	-4,337.64	16,500.00
REPAIRS	7500							
Concrete Repair	7510	0.00	0.00	0.00	0.00	1,000.00	1,000.00	2,000.00
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	0.00	1,500.00	1,500.00	3,000.00
UTILITIES	7800							
Electric	7810	153.84	100.00	-53.84	769.86	1,000.00	230.14	1,200.00
Total UTILITIES		153.84	100.00	-53.84	769.86	1,000.00	230.14	1,200.00
Water	7850							
Water - City of Longmont	7865	3,354.80	1,600.00	-1,754.80	22,658.10	24,100.00	1,441.90	27,500.00
Total Water		3,354.80	1,600.00	-1,754.80	22,658.10	24,100.00	1,441.90	27,500.00
Total Operating Expense		10,638.79	4,345.00	-6,293.79	226,480.68	202,700.00	-23,780.68	232,300.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Income		14,835.00	15,500.00	-665.00	154,731.24	158,000.00	-3,268.76	189,000.00
Total Operating Expense		10,638.79	4,345.00	-6,293.79	226,480.68	202,700.00	-23,780.68	232,300.00
NOI - Net Operating Income		<u>4,196.21</u>	<u>11,155.00</u>	<u>-6,958.79</u>	<u>-71,749.44</u>	<u>-44,700.00</u>	<u>-27,049.44</u>	<u>-43,300.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	14.31	350.00	-335.69	372.35	3,500.00	-3,127.65	4,200.00
Total INTEREST INCOME		<u>14.31</u>	<u>350.00</u>	<u>-335.69</u>	<u>372.35</u>	<u>3,500.00</u>	<u>-3,127.65</u>	<u>4,200.00</u>
Other Income	8100							
Other Income:NGLA Grant	8115	0.00	0.00	0.00	6,000.00	0.00	6,000.00	0.00
Total Other Income		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
Total Other Income		<u>14.31</u>	<u>350.00</u>	<u>-335.69</u>	<u>6,372.35</u>	<u>3,500.00</u>	<u>2,872.35</u>	<u>4,200.00</u>
Net Other Income		<u>14.31</u>	<u>350.00</u>	<u>-335.69</u>	<u>6,372.35</u>	<u>3,500.00</u>	<u>2,872.35</u>	<u>4,200.00</u>
Total Income		14,849.31	15,850.00	-1,000.69	161,103.59	161,500.00	-396.41	193,200.00
Total Expense		10,638.79	4,345.00	-6,293.79	226,480.68	202,700.00	-23,780.68	232,300.00
Net Income		<u>4,210.52</u>	<u>11,505.00</u>	<u>-7,294.48</u>	<u>-65,377.09</u>	<u>-41,200.00</u>	<u>-24,177.09</u>	<u>-39,100.00</u>