

## Balance Sheet

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

As of: 05/31/2021 (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
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Security Deposit Cash	1005	1,257.50
Operating Fund	1165	69,698.82
<b>Total OPERATING CASH</b>		<b>70,956.32</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: RFL 1st Bank 1143	1304	43,848.02
Reserves: RFL Bank of the West Business	1321	106,802.67
<b>Total RESERVE ACCOUNTS</b>		<b>150,650.69</b>
<b>Total Cash</b>		<b>221,607.01</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>281,813.26</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	2,757.50
Security Clearing	2999	-1,117.50
<b>Total ACCOUNTS PAYABLE</b>		<b>1,640.00</b>
Prepaid Assessments	2025	12,344.50
<b>Total Liabilities</b>		<b>13,984.50</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		-53,294.79
Calculated Prior Years Retained Earnings		-35,116.14
<b>Total Capital</b>		<b>267,828.76</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>281,813.26</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 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
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
HOA Dues	4010	14,173.67	154,480.54
Barn Storage	4040	1,135.00	13,985.00
Contribution to Reserves	4115	0.00	500.00
Late Fees/Finance Charges	4145	26.33	260.70
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
<b>Total ASSOCIATION INCOME</b>		<b>15,335.00</b>	<b>170,066.24</b>
<b>Total Operating Income</b>		<b>15,335.00</b>	<b>170,066.24</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
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	210.00	1,270.00
Misc. Admin.	6105	0.00	25.98
Misc. Office Expenses & Supplies	6110	0.00	43.78
Postage and Delivery	6125	43.65	320.50
Printing and Reproduction	6130	78.75	613.30
Professional Fees	6135	0.00	0.00
Property Management Fee	6140	1,000.00	11,255.00
Property Transfer Fee	6145	0.00	500.00
Taxes	6170	0.00	969.00
Web Site Design & Management	6180	61.00	311.00
Web Site Hosting & Domain	6185	0.00	226.00
<b>Total ADMINISTRATIVE</b>		<b>1,393.40</b>	<b>49,799.07</b>
<b>CAPITAL EXPENSES</b>			
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 Repairs - Perimeter	6395	0.00	0.00
Fence Replacement	6400	0.00	900.00
Patio/Deck Repair/Replacement	6460	0.00	8,834.00

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Roof Repair/Replacement	6495	0.00	95,563.80
Tree/Shrub Replacement	6515	0.00	0.00
<b>Total CAPITAL EXPENSES</b>		<b>0.00</b>	<b>107,773.10</b>
<b>LANDSCAPE MAINTENANCE</b>			
Aeration	6835	525.00	525.00
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	0.00	6,535.02
Landscape Contract	6885	0.00	8,610.00
Lawn Fertilizing/Weed Control	6890	0.00	525.00
Misc. Landscape Mtce	6895	0.00	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
<b>Total LANDSCAPE MAINTENANCE</b>		<b>525.00</b>	<b>29,745.76</b>
<b>MAINTENANCE</b>			
Fence Maintenance	7130	0.00	51.55
Misc. Maintenance	7140	0.00	864.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>915.55</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Building Maintenance	7215	1,010.00	3,170.00
Buildings & Structures Misc	7220	0.00	135.00
Deck Maintenance	7230	0.00	0.00
Gutter Maintenance	7260	0.00	3,108.44
Maintenace Roof	7275	308.00	11,642.20
<b>Painting</b>			
Painting - Buildings	7295	0.00	0.00
Painting/Staining Decks	7310	0.00	0.00
<b>Total Painting</b>		<b>0.00</b>	<b>0.00</b>
Pest Control - Buildings	7315	0.00	0.00
<b>Total BUILDING/STRUCTURE/MAINTENANCE</b>		<b>1,318.00</b>	<b>18,055.64</b>
<b>REPAIRS</b>			
Concrete Repair	7510	0.00	0.00
Electrical Repair	7520	0.00	0.00
Irrigation Repair	7530	0.00	0.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>0.00</b>
<b>UTILITIES</b>			
Electric	7810	30.51	800.37
<b>Total UTILITIES</b>		<b>30.51</b>	<b>800.37</b>
<b>Water</b>			
Water - City of Longmont	7865	0.00	22,658.10
<b>Total Water</b>		<b>0.00</b>	<b>22,658.10</b>
<b>Total Operating Expense</b>		<b>3,266.91</b>	<b>229,747.59</b>

## Income Statement

Account Name	Account Number	Selected Month	Year to Month End
<b>NOI - Net Operating Income</b>		<b>12,068.09</b>	<b>-59,681.35</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	14.21	386.56
<b>Total INTEREST INCOME</b>		<b>14.21</b>	<b>386.56</b>
<b>Other Income</b>			
Other Income:NGLA Grant	8115	0.00	6,000.00
<b>Total Other Income</b>		<b>0.00</b>	<b>6,000.00</b>
<b>Total Other Income</b>		<b>14.21</b>	<b>6,386.56</b>
<b>Net Other Income</b>		<b>14.21</b>	<b>6,386.56</b>
<b>Total Income</b>		<b>15,349.21</b>	<b>176,452.80</b>
<b>Total Expense</b>		<b>3,266.91</b>	<b>229,747.59</b>
<b>Net Income</b>		<b>12,082.30</b>	<b>-53,294.79</b>

## Annual Budget - Comparative

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

As of: May 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
<b>Income</b>								
<b>ASSOCIATION INCOME</b>		<b>4000</b>						
HOA Dues	4010	14,173.67	14,000.00	173.67	154,480.54	157,000.00	-2,519.46	171,000.00
Barn Storage	4040	1,135.00	1,500.00	-365.00	13,985.00	16,500.00	-2,515.00	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	26.33	0.00	26.33	260.70	0.00	260.70	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
<b>Total ASSOCIATION INCOME</b>		<b>15,335.00</b>	<b>15,500.00</b>	<b>-165.00</b>	<b>170,066.24</b>	<b>173,500.00</b>	<b>-3,433.76</b>	<b>189,000.00</b>
<b>Total Operating Income</b>		<b>15,335.00</b>	<b>15,500.00</b>	<b>-165.00</b>	<b>170,066.24</b>	<b>173,500.00</b>	<b>-3,433.76</b>	<b>189,000.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>		<b>6000</b>						
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	180.00	168.00	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	210.00	0.00	-210.00	1,270.00	500.00	-770.00	500.00
Misc. Admin.	6105	0.00	0.00	0.00	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	43.65	25.00	-18.65	320.50	315.00	-5.50	350.00
Printing and Reproduction	6130	78.75	30.00	-48.75	613.30	525.00	-88.30	600.00
Property Management Fee	6140	1,000.00	1,000.00	0.00	11,255.00	11,000.00	-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	61.00	25.00	-36.00	311.00	275.00	-36.00	300.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	226.00	100.00	-126.00	100.00
<b>Total ADMINISTRATIVE</b>		<b>1,393.40</b>	<b>1,095.00</b>	<b>-298.40</b>	<b>49,799.07</b>	<b>35,595.00</b>	<b>-14,204.07</b>	<b>36,750.00</b>
<b>CAPITAL EXPENSES</b>		<b>6300</b>						
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	6,000.00	6,000.00	0.00	6,000.00	6,000.00	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	0.00	0.00	0.00	300.00	300.00	300.00
<b>Total CAPITAL EXPENSES</b>		<b>0.00</b>	<b>6,000.00</b>	<b>6,000.00</b>	<b>107,773.10</b>	<b>114,300.00</b>	<b>6,526.90</b>	<b>114,300.00</b>
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
Aeration	6835	525.00	0.00	-525.00	525.00	0.00	-525.00	0.00
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	1,950.00	1,950.00	3,210.00	4,950.00	1,740.00	4,950.00
Irrigation Maintenance	6880	0.00	1,500.00	1,500.00	6,535.02	7,000.00	464.98	9,000.00
Landscape Contract	6885	0.00	1,350.00	1,350.00	8,610.00	8,150.00	-460.00	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	0.00	250.00	250.00	5,853.25	1,250.00	-4,603.25	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	1,500.00	1,500.00	2,670.00	2,500.00	-170.00	3,000.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>525.00</b>	<b>6,550.00</b>	<b>6,025.00</b>	<b>29,745.76</b>	<b>27,450.00</b>	<b>-2,295.76</b>	<b>33,050.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
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
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>915.55</b>	<b>0.00</b>	<b>-915.55</b>	<b>0.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Barn Maintenance	7205	0.00	150.00	150.00	0.00	500.00	500.00	500.00
Building Maintenance	7215	1,010.00	0.00	-1,010.00	3,170.00	2,250.00	-920.00	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	1,500.00	1,500.00	0.00	3,000.00	3,000.00	4,000.00
Gutter Maintenance	7260	0.00	500.00	500.00	3,108.44	4,500.00	1,391.56	4,500.00
Maintenace Roof	7275	308.00	0.00	-308.00	11,642.20	0.00	-11,642.20	0.00
<b>Painting</b>	<b>7285</b>							
Painting/Staining Decks	7310	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
<b>Total Painting</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>4,000.00</b>
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	300.00	300.00	500.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>1,318.00</b>	<b>2,150.00</b>	<b>832.00</b>	<b>18,055.64</b>	<b>14,550.00</b>	<b>-3,505.64</b>	<b>16,500.00</b>
<b>REPAIRS</b>	<b>7500</b>							
Concrete Repair	7510	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	2,000.00
Roof Repair	7585	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>3,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	30.51	100.00	69.49	800.37	1,100.00	299.63	1,200.00
<b>Total UTILITIES</b>		<b>30.51</b>	<b>100.00</b>	<b>69.49</b>	<b>800.37</b>	<b>1,100.00</b>	<b>299.63</b>	<b>1,200.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	0.00	1,600.00	1,600.00	22,658.10	25,700.00	3,041.90	27,500.00
<b>Total Water</b>		<b>0.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>22,658.10</b>	<b>25,700.00</b>	<b>3,041.90</b>	<b>27,500.00</b>
<b>Total Operating Expense</b>		<b>3,266.91</b>	<b>18,495.00</b>	<b>15,228.09</b>	<b>229,747.59</b>	<b>221,195.00</b>	<b>-8,552.59</b>	<b>232,300.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Income		15,335.00	15,500.00	-165.00	170,066.24	173,500.00	-3,433.76	189,000.00
Total Operating Expense		3,266.91	18,495.00	15,228.09	229,747.59	221,195.00	-8,552.59	232,300.00
<b>NOI - Net Operating Income</b>		<b>12,068.09</b>	<b>-2,995.00</b>	<b>15,063.09</b>	<b>-59,681.35</b>	<b>-47,695.00</b>	<b>-11,986.35</b>	<b>-43,300.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	14.21	350.00	-335.79	386.56	3,850.00	-3,463.44	4,200.00
<b>Total INTEREST INCOME</b>		<b>14.21</b>	<b>350.00</b>	<b>-335.79</b>	<b>386.56</b>	<b>3,850.00</b>	<b>-3,463.44</b>	<b>4,200.00</b>
<b>Other Income</b>	<b>8100</b>							
Other Income:NGLA Grant	8115	0.00	0.00	0.00	6,000.00	0.00	6,000.00	0.00
<b>Total Other Income</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,000.00</b>	<b>0.00</b>	<b>6,000.00</b>	<b>0.00</b>
<b>Total Other Income</b>		<b>14.21</b>	<b>350.00</b>	<b>-335.79</b>	<b>6,386.56</b>	<b>3,850.00</b>	<b>2,536.56</b>	<b>4,200.00</b>
<b>Net Other Income</b>		<b>14.21</b>	<b>350.00</b>	<b>-335.79</b>	<b>6,386.56</b>	<b>3,850.00</b>	<b>2,536.56</b>	<b>4,200.00</b>
Total Income		15,349.21	15,850.00	-500.79	176,452.80	177,350.00	-897.20	193,200.00
Total Expense		3,266.91	18,495.00	15,228.09	229,747.59	221,195.00	-8,552.59	232,300.00
<b>Net Income</b>		<b>12,082.30</b>	<b>-2,645.00</b>	<b>14,727.30</b>	<b>-53,294.79</b>	<b>-43,845.00</b>	<b>-9,449.79</b>	<b>-39,100.00</b>