

Balance Sheet

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

As of: 08/31/2018

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
Security Deposit Cash	2,485.50
Operating Fund	52,530.10
Total OPERATING CASH	55,015.60
RESERVE ACCOUNTS	
RFL Certificate	159,174.68
RFL Prime Svgs	80,723.97
Total RESERVE ACCOUNTS	239,898.65
Total Cash	294,914.25
Fixed Assets	
Fixed Assets:Barn	77,640.00
Fixed Assets:Accumulated Depreciation	-17,433.75
Total Fixed Assets	60,206.25
TOTAL ASSETS	355,120.50
LIABILITIES & CAPITAL	
Liabilities	
ACCOUNTS PAYABLE	
Barn Security Deposit	2,635.50
Prepaid Assessments	7,418.10
Total ACCOUNTS PAYABLE	10,053.60
Total Liabilities	10,053.60
Capital	
Capital Stock	
Retained Earnings	330,893.51
Total Capital Stock	330,893.51
Appfolio Opening Balance Equity	-2,410.03
Calculated Retained Earnings	-4,903.69
Calculated Prior Years Retained Earnings	21,487.11
Total Capital	345,066.90
TOTAL LIABILITIES & CAPITAL	355,120.50

Income Statement

Trio Property Management

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

As of: Aug 2018

Accounting Basis: Cash

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
ASSOCIATION INCOME		
HOA Dues	16,004.19	30,322.19
Barn Storage	948.24	1,800.00
Chimney Mtce Reimbursement	401.40	679.95
Late Fees/Finance Charges	22.50	42.50
Total ASSOCIATION INCOME	17,376.33	32,844.64
Total Operating Income	17,376.33	32,844.64
Expense		
ADMINISTRATIVE		
Bank Charges and Fees	22.00	32.00
Insurance	19,958.00	19,958.00
Legal Fee	418.00	461.01
Postage and Delivery	104.40	136.11
Printing and Reproduction	96.75	138.50
Professional Fees	225.00	225.00
Property Management Fee	1,000.00	2,000.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	50.00
Total ADMINISTRATIVE	21,849.15	23,200.62
CAPITAL EXPENSES		
Tree Replacement	0.00	107.96
Total CAPITAL EXPENSES	0.00	107.96
LANDSCAPE MAINTENANCE		
Backflow Testing	0.00	375.00
Irrigation Maintenance	1,280.01	1,394.90
Landscape Contract	1,725.00	2,760.00
Tree Trimming/Removal/Replace	2,890.00	2,890.00
Total LANDSCAPE MAINTENANCE	5,895.01	7,419.90
BUILDING/STRUCTURE/MAINTENANCE		
Building Maintenance	0.00	11.91
Chimney Cleaning Maintenance	0.00	835.00
Total BUILDING/STRUCTURE/MAINTENANCE	0.00	846.91
REPAIRS		
Fence Repair	910.00	910.00
Irrigation Repair	715.73	731.04
Total REPAIRS	1,625.73	1,641.04
UTILITIES		
Electric	103.40	186.26
Total UTILITIES	103.40	186.26
Water		
Water - City of Longmont	2,677.87	4,820.52

Income Statement

Account Name	Selected Month	Year to Month End
Total Water	2,677.87	4,820.52
Total Operating Expense	32,151.16	38,223.21
NOI - Net Operating Income	-14,774.83	-5,378.57
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	293.03	474.88
Total INTEREST INCOME	293.03	474.88
Total Other Income	293.03	474.88
Net Other Income	293.03	474.88
Total Income	17,669.36	33,319.52
Total Expense	32,151.16	38,223.21
Net Income	-14,481.80	-4,903.69

Annual Budget Comparison

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

As of: Aug 2018

Additional Account Types: None

Accounting Basis: Cash

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
ASSOCIATION INCOME							
HOA Dues	16,004.19	14,250.00	1,754.19	30,322.19	28,500.00	1,822.19	171,000.00
Barn Storage	948.24	930.00	18.24	1,800.00	1,860.00	-60.00	11,200.00
Chimney Mtce Reimbursement	401.40	0.00	401.40	679.95	0.00	679.95	0.00
Late Fees/Finance Charges	22.50	25.00	-2.50	42.50	50.00	-7.50	300.00
Total ASSOCIATION INCOME	17,376.33	15,205.00	2,171.33	32,844.64	30,410.00	2,434.64	182,500.00
Total Operating Income	17,376.33	15,205.00	2,171.33	32,844.64	30,410.00	2,434.64	182,500.00
Expense							
ADMINISTRATIVE							
Accounting Fees	0.00	235.00	235.00	0.00	235.00	235.00	235.00
Bank Charges and Fees	22.00	10.00	-12.00	32.00	20.00	-12.00	120.00
Business Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Insurance	19,958.00	26,000.00	6,042.00	19,958.00	26,000.00	6,042.00	26,000.00
Legal Fee	418.00	0.00	-418.00	461.01	0.00	-461.01	1,000.00
Misc. Admin.	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Misc. Office Expenses & Supplies	0.00	25.00	25.00	0.00	25.00	25.00	50.00
Postage and Delivery	104.40	50.00	-54.40	136.11	150.00	13.89	450.00
Printing and Reproduction	96.75	50.00	-46.75	138.50	200.00	61.50	550.00
Professional Fees	225.00	0.00	-225.00	225.00	0.00	-225.00	0.00
Property Management Fee	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00	12,000.00
Property Transfer Fee	0.00	0.00	0.00	200.00	0.00	-200.00	0.00
Web Site Design & Management	25.00	25.00	0.00	50.00	50.00	0.00	300.00
Total ADMINISTRATIVE	21,849.15	27,395.00	5,545.85	23,200.62	28,680.00	5,479.38	40,805.00
CAPITAL EXPENSES							
Patio/Deck Repair/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Tree Replacement	0.00	0.00	0.00	107.96	0.00	-107.96	0.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	107.96	0.00	-107.96	2,000.00
LANDSCAPE MAINTENANCE							
Aeration	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Backflow Testing	0.00	0.00	0.00	375.00	0.00	-375.00	400.00
Clean Up Spring/Fall	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00
Common Area Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Irrigation Maintenance	1,280.01	3,000.00	1,719.99	1,394.90	6,000.00	4,605.10	16,000.00
Landscape Contract	1,725.00	1,500.00	-225.00	2,760.00	3,000.00	240.00	8,000.00
Lawn Fertilizing/Weed Control	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Misc. Landscape Mtce	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Tree Trimming/Removal/Replace	2,890.00	0.00	-2,890.00	2,890.00	1,000.00	-1,890.00	4,000.00
Total LANDSCAPE MAINTENANCE	5,895.01	4,500.00	-1,395.01	7,419.90	10,000.00	2,580.10	35,500.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
MAINTENANCE							
Misc. Maintenance	0.00	200.00	200.00	0.00	200.00	200.00	500.00
Total MAINTENANCE	0.00	200.00	200.00	0.00	200.00	200.00	500.00
BUILDING/STRUCTURE/MAINTENANCE							
Barn Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Building Maintenance	0.00	1,500.00	1,500.00	11.91	3,000.00	2,988.09	8,000.00
Chimney Cleaning Maintenance	0.00	0.00	0.00	835.00	0.00	-835.00	0.00
Deck Maintenance	0.00	0.00	0.00	0.00	500.00	500.00	5,000.00
Fence Maintenance - Buildings	0.00	500.00	500.00	0.00	500.00	500.00	4,000.00
Gutter Maintenance	0.00	500.00	500.00	0.00	500.00	500.00	4,500.00
Painting							
Painting - Buildings	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00
Painting - Fences	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Painting/Staining Decks	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Total Painting	0.00	0.00	0.00	0.00	0.00	0.00	16,500.00
Pest Control - Buildings	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total BUILDING/STRUCTURE/MAINTENANCE	0.00	2,500.00	2,500.00	846.91	4,500.00	3,653.09	39,000.00
REPAIRS							
Concrete Repair	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Fence Repair	910.00	0.00	-910.00	910.00	0.00	-910.00	0.00
Irrigation Repair	715.73	0.00	-715.73	731.04	0.00	-731.04	0.00
Total REPAIRS	1,625.73	0.00	-1,625.73	1,641.04	0.00	-1,641.04	2,000.00
UTILITIES							
Electric	103.40	100.00	-3.40	186.26	200.00	13.74	1,200.00
Total UTILITIES	103.40	100.00	-3.40	186.26	200.00	13.74	1,200.00
Water							
Water - City of Longmont	2,677.87	2,800.00	122.13	4,820.52	5,300.00	479.48	27,000.00
Total Water	2,677.87	2,800.00	122.13	4,820.52	5,300.00	479.48	27,000.00
Total Operating Expense	32,151.16	37,495.00	5,343.84	38,223.21	48,880.00	10,656.79	148,005.00
Total Operating Income	17,376.33	15,205.00	2,171.33	32,844.64	30,410.00	2,434.64	182,500.00
Total Operating Expense	32,151.16	37,495.00	5,343.84	38,223.21	48,880.00	10,656.79	148,005.00
NOI - Net Operating Income	-14,774.83	-22,290.00	7,515.17	-5,378.57	-18,470.00	13,091.43	34,495.00
Other Income							
INTEREST INCOME							
Interest Income - other	293.03	250.00	43.03	474.88	500.00	-25.12	3,000.00
Total INTEREST INCOME	293.03	250.00	43.03	474.88	500.00	-25.12	3,000.00
Other Income							
Other Income:NGLA Grant	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Total Other Income	293.03	250.00	43.03	474.88	500.00	-25.12	9,000.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Expense							
Non Operating Cash Requirements							
Non Operating Cash Requirements:Transfer TO Reserves	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
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	293.03	250.00	43.03	474.88	500.00	-25.12	-21,000.00
Total Income	17,669.36	15,455.00	2,214.36	33,319.52	30,910.00	2,409.52	191,500.00
Total Expense	32,151.16	37,495.00	5,343.84	38,223.21	48,880.00	10,656.79	178,005.00
Net Income	-14,481.80	-22,040.00	7,558.20	-4,903.69	-17,970.00	13,066.31	13,495.00