

## Balance Sheet

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

As of: 07/31/2018

Accounting Basis: Cash

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>OPERATING CASH</b>	
Security Deposit Cash	2,485.50
Operating Fund	68,447.57
<b>Total OPERATING CASH</b>	<b>70,933.07</b>
<b>RESERVE ACCOUNTS</b>	
RFL Certificate	158,711.28
RFL Prime Svgs	80,723.97
<b>Total RESERVE ACCOUNTS</b>	<b>239,435.25</b>
<b>Total Cash</b>	<b>310,368.32</b>
<b>Fixed Assets</b>	
Fixed Assets:Barn	77,640.00
Fixed Assets:Accumulated Depreciation	-17,433.75
<b>Total Fixed Assets</b>	<b>60,206.25</b>
<b>TOTAL ASSETS</b>	<b>370,574.57</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>ACCOUNTS PAYABLE</b>	
Barn Security Deposit	2,485.50
Prepaid Assessments	7,466.34
<b>Total ACCOUNTS PAYABLE</b>	<b>9,951.84</b>
<b>Total Liabilities</b>	<b>9,951.84</b>
<b>Capital</b>	
<b>Capital Stock</b>	
Retained Earnings	330,893.51
<b>Total Capital Stock</b>	<b>330,893.51</b>
Appfolio Opening Balance Equity	-2,410.03
Calculated Retained Earnings	9,402.14
Calculated Prior Years Retained Earnings	22,737.11
<b>Total Capital</b>	<b>360,622.73</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>370,574.57</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: Jul 2018

Accounting Basis: Cash

Account Name	Selected Month	Year to Month End
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
<b>ASSOCIATION INCOME</b>		
HOA Dues	14,318.00	14,318.00
Barn Storage	851.76	851.76
Chimney Mtce Reimbursement	278.55	278.55
Late Fees/Finance Charges	20.00	20.00
<b>Total ASSOCIATION INCOME</b>	<b>15,468.31</b>	<b>15,468.31</b>
<b>Total Operating Income</b>	<b>15,468.31</b>	<b>15,468.31</b>
<b>Expense</b>		
<b>ADMINISTRATIVE</b>		
Bank Charges and Fees	10.00	10.00
Legal Fee	43.01	43.01
Postage and Delivery	31.71	31.71
Printing and Reproduction	41.75	41.75
Property Management Fee	1,000.00	1,000.00
Property Transfer Fee	200.00	200.00
Web Site Design & Management	25.00	25.00
<b>Total ADMINISTRATIVE</b>	<b>1,351.47</b>	<b>1,351.47</b>
<b>CAPITAL EXPENSES</b>		
Tree Replacement	107.96	107.96
<b>Total CAPITAL EXPENSES</b>	<b>107.96</b>	<b>107.96</b>
<b>LANDSCAPE MAINTENANCE</b>		
Backflow Testing	375.00	375.00
Irrigation Maintenance	114.89	114.89
Landscape Contract	1,035.00	1,035.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>1,524.89</b>	<b>1,524.89</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>		
Building Maintenance	11.91	11.91
Chimney Cleaning Maintenance	835.00	835.00
<b>Total BUILDING/STRUCTURE/MAINTENANCE</b>	<b>846.91</b>	<b>846.91</b>
<b>REPAIRS</b>		
Irrigation Repair	15.31	15.31
<b>Total REPAIRS</b>	<b>15.31</b>	<b>15.31</b>
<b>UTILITIES</b>		
Electric	82.86	82.86
<b>Total UTILITIES</b>	<b>82.86</b>	<b>82.86</b>
<b>Water</b>		
Water - City of Longmont	2,142.65	2,142.65
<b>Total Water</b>	<b>2,142.65</b>	<b>2,142.65</b>
<b>Total Operating Expense</b>	<b>6,072.05</b>	<b>6,072.05</b>

## Income Statement

Account Name	Selected Month	Year to Month End
NOI - Net Operating Income	9,396.26	9,396.26
<b>Other Income &amp; Expense</b>		
<b>Other Income</b>		
<b>INTEREST INCOME</b>		
Interest Income - other	5.88	5.88
<b>Total INTEREST INCOME</b>	<b>5.88</b>	<b>5.88</b>
<b>Total Other Income</b>	<b>5.88</b>	<b>5.88</b>
<b>Net Other Income</b>	<b>5.88</b>	<b>5.88</b>
Total Income	15,474.19	15,474.19
Total Expense	6,072.05	6,072.05
<b>Net Income</b>	<b>9,402.14</b>	<b>9,402.14</b>

## Annual Budget Comparison

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

As of: Jul 2018

Additional Account Types: None

Accounting Basis: Cash

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
<b>ASSOCIATION INCOME</b>							
HOA Dues	14,318.00	0.00	14,318.00	14,318.00	0.00	14,318.00	0.00
Barn Storage	851.76	0.00	851.76	851.76	0.00	851.76	0.00
Chimney Mtce Reimbursement	278.55	0.00	278.55	278.55	0.00	278.55	0.00
Late Fees/Finance Charges	20.00	0.00	20.00	20.00	0.00	20.00	0.00
<b>Total ASSOCIATION INCOME</b>	<b>15,468.31</b>	<b>0.00</b>	<b>15,468.31</b>	<b>15,468.31</b>	<b>0.00</b>	<b>15,468.31</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>15,468.31</b>	<b>0.00</b>	<b>15,468.31</b>	<b>15,468.31</b>	<b>0.00</b>	<b>15,468.31</b>	<b>0.00</b>
<b>Expense</b>							
<b>ADMINISTRATIVE</b>							
Bank Charges and Fees	10.00	0.00	-10.00	10.00	0.00	-10.00	0.00
Legal Fee	43.01	0.00	-43.01	43.01	0.00	-43.01	0.00
Postage and Delivery	31.71	0.00	-31.71	31.71	0.00	-31.71	0.00
Printing and Reproduction	41.75	0.00	-41.75	41.75	0.00	-41.75	0.00
Property Management Fee	1,000.00	0.00	-1,000.00	1,000.00	0.00	-1,000.00	0.00
Property Transfer Fee	200.00	0.00	-200.00	200.00	0.00	-200.00	0.00
Web Site Design & Management	25.00	0.00	-25.00	25.00	0.00	-25.00	0.00
<b>Total ADMINISTRATIVE</b>	<b>1,351.47</b>	<b>0.00</b>	<b>-1,351.47</b>	<b>1,351.47</b>	<b>0.00</b>	<b>-1,351.47</b>	<b>0.00</b>
<b>CAPITAL EXPENSES</b>							
Tree Replacement	107.96	0.00	-107.96	107.96	0.00	-107.96	0.00
<b>Total CAPITAL EXPENSES</b>	<b>107.96</b>	<b>0.00</b>	<b>-107.96</b>	<b>107.96</b>	<b>0.00</b>	<b>-107.96</b>	<b>0.00</b>
<b>LANDSCAPE MAINTENANCE</b>							
Backflow Testing	375.00	0.00	-375.00	375.00	0.00	-375.00	0.00
Irrigation Maintenance	114.89	0.00	-114.89	114.89	0.00	-114.89	0.00
Landscape Contract	1,035.00	0.00	-1,035.00	1,035.00	0.00	-1,035.00	0.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>1,524.89</b>	<b>0.00</b>	<b>-1,524.89</b>	<b>1,524.89</b>	<b>0.00</b>	<b>-1,524.89</b>	<b>0.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>							
Building Maintenance	11.91	0.00	-11.91	11.91	0.00	-11.91	0.00
Chimney Cleaning Maintenance	835.00	0.00	-835.00	835.00	0.00	-835.00	0.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>846.91</b>	<b>0.00</b>	<b>-846.91</b>	<b>846.91</b>	<b>0.00</b>	<b>-846.91</b>	<b>0.00</b>
<b>REPAIRS</b>							
Irrigation Repair	15.31	0.00	-15.31	15.31	0.00	-15.31	0.00
<b>Total REPAIRS</b>	<b>15.31</b>	<b>0.00</b>	<b>-15.31</b>	<b>15.31</b>	<b>0.00</b>	<b>-15.31</b>	<b>0.00</b>
<b>UTILITIES</b>							
Electric	82.86	0.00	-82.86	82.86	0.00	-82.86	0.00
<b>Total UTILITIES</b>	<b>82.86</b>	<b>0.00</b>	<b>-82.86</b>	<b>82.86</b>	<b>0.00</b>	<b>-82.86</b>	<b>0.00</b>
<b>Water</b>							
Water - City of Longmont	2,142.65	0.00	-2,142.65	2,142.65	0.00	-2,142.65	0.00

## Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total Water</b>	<u>2,142.65</u>	<u>0.00</u>	<u>-2,142.65</u>	<u>2,142.65</u>	<u>0.00</u>	<u>-2,142.65</u>	<u>0.00</u>
<b>Total Operating Expense</b>	<u>6,072.05</u>	<u>0.00</u>	<u>-6,072.05</u>	<u>6,072.05</u>	<u>0.00</u>	<u>-6,072.05</u>	<u>0.00</u>
Total Operating Income	15,468.31	0.00	15,468.31	15,468.31	0.00	15,468.31	0.00
Total Operating Expense	<u>6,072.05</u>	<u>0.00</u>	<u>-6,072.05</u>	<u>6,072.05</u>	<u>0.00</u>	<u>-6,072.05</u>	<u>0.00</u>
<b>NOI - Net Operating Income</b>	<u>9,396.26</u>	<u>0.00</u>	<u>9,396.26</u>	<u>9,396.26</u>	<u>0.00</u>	<u>9,396.26</u>	<u>0.00</u>
<b>Other Income</b>							
<b>INTEREST INCOME</b>							
Interest Income - other	<u>5.88</u>	<u>0.00</u>	<u>5.88</u>	<u>5.88</u>	<u>0.00</u>	<u>5.88</u>	<u>0.00</u>
<b>Total INTEREST INCOME</b>	<u>5.88</u>	<u>0.00</u>	<u>5.88</u>	<u>5.88</u>	<u>0.00</u>	<u>5.88</u>	<u>0.00</u>
<b>Total Other Income</b>	<u>5.88</u>	<u>0.00</u>	<u>5.88</u>	<u>5.88</u>	<u>0.00</u>	<u>5.88</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>5.88</u>	<u>0.00</u>	<u>5.88</u>	<u>5.88</u>	<u>0.00</u>	<u>5.88</u>	<u>0.00</u>
Total Income	15,474.19	0.00	15,474.19	15,474.19	0.00	15,474.19	0.00
Total Expense	<u>6,072.05</u>	<u>0.00</u>	<u>-6,072.05</u>	<u>6,072.05</u>	<u>0.00</u>	<u>-6,072.05</u>	<u>0.00</u>
<b>Net Income</b>	<u>9,402.14</u>	<u>0.00</u>	<u>9,402.14</u>	<u>9,402.14</u>	<u>0.00</u>	<u>9,402.14</u>	<u>0.00</u>