

Balance Sheet

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

As of: 06/30/2018

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
Security Deposit Cash	2,485.50
Operating Fund	58,668.99
Total OPERATING CASH	61,154.49
RESERVE ACCOUNTS	
RFL Certificate	158,711.28
Reserve Fund 1st National	80,723.97
Total RESERVE ACCOUNTS	239,435.25
Total Cash	300,589.74
Fixed Assets	
Fixed Assets:Barn	77,640.00
Fixed Assets:Accumulated Depreciation	-17,433.75
Total Fixed Assets	60,206.25
TOTAL ASSETS	360,795.99
LIABILITIES & CAPITAL	
Liabilities	
ACCOUNTS PAYABLE	
Barn Security Deposit	2,485.50
Prepaid Assessments	7,089.90
Total ACCOUNTS PAYABLE	9,575.40
Total Liabilities	9,575.40
Capital	
Capital Stock	
Retained Earnings	330,893.51
Total Capital Stock	330,893.51
Appfolio Opening Balance Equity	-2,410.03
Calculated Retained Earnings	22,737.11
Total Capital	351,220.59
TOTAL LIABILITIES & CAPITAL	360,795.99

Income Statement

Trio Property Management

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

As of: Jun 2018

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
ASSOCIATION INCOME		
HOA Dues	16,880.00	58,460.80
HOA Monthly Dues	0.00	103,560.56
Barn Storage	990.00	11,280.14
Collection Expense Fee Recovery	0.00	469.02
Contribution to Reserves	500.00	1,500.00
Late Fees/Finance Charges	140.00	1,020.00
Legal & Prof Fee Recovery	43.01	43.01
Transfer Fee Income	200.00	1,000.00
Member Service Reimbursement	123.24	123.24
Miscellaneous Income	0.00	1,602.16
NSF Charges	0.00	79.55
Total ASSOCIATION INCOME	18,876.25	179,138.48
Total Operating Income	18,876.25	179,138.48
Expense		
ADMINISTRATIVE		
Accounting Fees	0.00	220.00
Bank Charges and Fees	206.29	364.29
Business Filing Fees	0.00	20.00
Insurance	0.00	23,234.00
Legal Fee	0.00	1,168.36
Misc. Admin.	0.00	38.54
Office Supplies	0.00	10.00
Postage and Delivery	32.21	517.95
Printing and Reproduction	38.75	796.00
Property Management Fee	950.00	11,300.00
Property Transfer Fee	0.00	600.00
Web Site Design & Management	25.00	350.00
Web Site Hosting & Domain	0.00	25.00
Total ADMINISTRATIVE	1,252.25	38,644.14
LANDSCAPE MAINTENANCE		
Aeration	0.00	500.00
Backflow Testing	0.00	375.00
Clean Up Spring/Fall	0.00	1,400.00
Irrigation Maintenance	0.00	26,511.33
Landscape Contract	1,380.00	1,380.00
Lawn Fertilizing/Weed Control	492.00	1,392.00
Misc. Landscape Mtce	0.00	246.11
Mowing - Landscape Contract	0.00	12,655.00
Snow Removal	0.00	180.00
Tree Trimming/Removal/Replace	0.00	3,731.49

Income Statement

Account Name	Selected Month	Year to Month End
Total LANDSCAPE MAINTENANCE	1,872.00	48,370.93
MAINTENANCE		
Path/Sidewalk Maintenance	0.00	1,257.84
Total MAINTENANCE	0.00	1,257.84
BUILDING/STRUCTURE/MAINTENANCE		
Barn Maintenance	90.00	447.58
Building Maintenance	375.00	5,250.92
Buildings & Structures Misc	0.00	8,714.94
Deck Maintenance	0.00	11,720.54
Fence Maintenance - Buildings	0.00	3,988.00
Gutter Maintenance	65.00	3,860.00
Painting		
Painting - Buildings	0.00	9,750.00
Painting/Staining Decks	0.00	3,689.13
Total Painting	0.00	13,439.13
Pest Control - Buildings	0.00	300.00
Total BUILDING/STRUCTURE/MAINTENANCE	530.00	47,721.11
REPAIRS		
Irrigation Repair	4,129.32	4,129.32
Total REPAIRS	4,129.32	4,129.32
UTILITIES		
Electric	0.00	204.83
Electricity - RFL 10132	52.45	814.42
Total UTILITIES	52.45	1,019.25
Water		
Water - City of Longmont	1,533.75	22,418.21
Total Water	1,533.75	22,418.21
Total Operating Expense	9,369.77	163,560.80
NOI - Net Operating Income	9,506.48	15,577.68
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	335.42	1,159.43
Total INTEREST INCOME	335.42	1,159.43
Other Income		
Other Income:NGLA Grant	0.00	6,000.00
Total Other Income	0.00	6,000.00
Total Other Income	335.42	7,159.43
Net Other Income	335.42	7,159.43
Total Income	19,211.67	186,297.91
Total Expense	9,369.77	163,560.80

Income Statement

Account Name	Selected Month	Year to Month End
Net Income	9,841.90	22,737.11

Annual Budget Comparison

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

As of: Jun 2018

Additional Account Types: None

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
ASSOCIATION INCOME					
HOA Dues	16,880.00	0.00	58,460.80	0.00	0.00
HOA Monthly Dues	0.00	14,250.00	103,560.56	167,580.00	167,580.00
Barn Storage	990.00	934.00	11,280.14	11,200.00	11,200.00
Collection Expense Fee Recovery	0.00	0.00	469.02	0.00	0.00
Contribution to Reserves	500.00	0.00	1,500.00	0.00	0.00
Late Fees/Finance Charges	140.00	25.00	1,020.00	300.00	300.00
Legal & Prof Fee Recovery	43.01	0.00	43.01	0.00	0.00
Transfer Fee Income	200.00	0.00	1,000.00	0.00	0.00
Member Service Reimbursement	123.24	0.00	123.24	0.00	0.00
Miscellaneous Income	0.00	0.00	1,602.16	0.00	0.00
NSF Charges	0.00	0.00	79.55	0.00	0.00
Total ASSOCIATION INCOME	18,876.25	15,209.00	179,138.48	179,080.00	179,080.00
Total Operating Income	18,876.25	15,209.00	179,138.48	179,080.00	179,080.00
Expense					
ADMINISTRATIVE					
Accounting Fees	0.00	0.00	220.00	225.00	225.00
Bank Charges and Fees	206.29	10.00	364.29	120.00	120.00
Business Filing Fees	0.00	0.00	20.00	0.00	0.00
Insurance	0.00	0.00	23,234.00	27,000.00	27,000.00
Legal Fee	0.00	0.00	1,168.36	1,000.00	1,000.00
Misc. Admin.	0.00	0.00	38.54	50.00	50.00
Misc. Office Expenses & Supplies	0.00	0.00	0.00	50.00	50.00
Office Supplies	0.00	0.00	10.00	0.00	0.00
Postage and Delivery	32.21	40.00	517.95	550.00	550.00
Printing and Reproduction	38.75	45.15	796.00	725.00	725.00
Property Management Fee	950.00	950.00	11,300.00	11,400.00	11,400.00
Property Transfer Fee	0.00	0.00	600.00	0.00	0.00
Web Site Design & Management	25.00	0.00	350.00	0.00	0.00
Web Site Hosting & Domain	0.00	25.00	25.00	300.00	300.00
Total ADMINISTRATIVE	1,252.25	1,070.15	38,644.14	41,420.00	41,420.00
CAPITAL EXPENSES					
Patio/Deck Repair/Replacement	0.00	1,000.00	0.00	3,500.00	3,500.00
Total CAPITAL EXPENSES	0.00	1,000.00	0.00	3,500.00	3,500.00
LANDSCAPE MAINTENANCE					
Aeration	0.00	0.00	500.00	0.00	0.00
Backflow Testing	0.00	0.00	375.00	900.00	900.00
Clean Up Spring/Fall	0.00	0.00	1,400.00	0.00	0.00
Common Area Maintenance	0.00	0.00	0.00	500.00	500.00
Irrigation Maintenance	0.00	2,500.00	26,511.33	16,000.00	16,000.00
Landscape Contract	1,380.00	2,000.00	1,380.00	14,000.00	14,000.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Lawn Fertilizing/Weed Control	492.00	0.00	1,392.00	0.00	0.00
Misc. Landscape Mtce	0.00	0.00	246.11	500.00	500.00
Mowing - Landscape Contract	0.00	0.00	12,655.00	0.00	0.00
Snow Removal	0.00	0.00	180.00	3,500.00	3,500.00
Tree Trimming/Removal/Replace	0.00	0.00	3,731.49	7,000.00	7,000.00
Total LANDSCAPE MAINTENANCE	1,872.00	4,500.00	48,370.93	42,400.00	42,400.00
MAINTENANCE					
Misc. Maintenance	0.00	100.00	0.00	500.00	500.00
Path/Sidewalk Maintenance	0.00	0.00	1,257.84	0.00	0.00
Total MAINTENANCE	0.00	100.00	1,257.84	500.00	500.00
BUILDING/STRUCTURE/MAINTENANCE					
Barn Maintenance	90.00	100.00	447.58	500.00	500.00
Building Maintenance	375.00	1,000.00	5,250.92	5,000.00	5,000.00
Buildings & Structures Misc	0.00	0.00	8,714.94	0.00	0.00
Deck Maintenance	0.00	0.00	11,720.54	0.00	0.00
Fence Maintenance - Buildings	0.00	500.00	3,988.00	4,000.00	4,000.00
Gutter Maintenance	65.00	0.00	3,860.00	3,000.00	3,000.00
Maintenace Roof	0.00	0.00	0.00	2,000.00	2,000.00
Painting					
Painting - Buildings	0.00	0.00	9,750.00	12,000.00	12,000.00
Painting - Fences	0.00	0.00	0.00	500.00	500.00
Painting/Staining Decks	0.00	0.00	3,689.13	3,500.00	3,500.00
Total Painting	0.00	0.00	13,439.13	16,000.00	16,000.00
Pest Control - Buildings	0.00	250.00	300.00	1,000.00	1,000.00
Total BUILDING/STRUCTURE/MAINTENANCE	530.00	1,850.00	47,721.11	31,500.00	31,500.00
REPAIRS					
Concrete Repair	0.00	0.00	0.00	3,000.00	3,000.00
Irrigation Repair	4,129.32	0.00	4,129.32	0.00	0.00
Total REPAIRS	4,129.32	0.00	4,129.32	3,000.00	3,000.00
UTILITIES					
Electric	0.00	0.00	204.83	0.00	0.00
Electricity - RFL 10132	52.45	100.00	814.42	1,200.00	1,200.00
Total UTILITIES	52.45	100.00	1,019.25	1,200.00	1,200.00
Water					
Water - City of Longmont	1,533.75	1,864.00	22,418.21	24,000.00	24,000.00
Total Water	1,533.75	1,864.00	22,418.21	24,000.00	24,000.00
Total Operating Expense	9,369.77	10,484.15	163,560.80	147,520.00	147,520.00
Total Operating Income	18,876.25	15,209.00	179,138.48	179,080.00	179,080.00
Total Operating Expense	9,369.77	10,484.15	163,560.80	147,520.00	147,520.00
NOI - Net Operating Income	9,506.48	4,724.85	15,577.68	31,560.00	31,560.00
Other Income					
INTEREST INCOME					
Interest Income - other	335.42	34.00	1,159.43	400.00	400.00
Total INTEREST INCOME	335.42	34.00	1,159.43	400.00	400.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Other Income					
Other Income:NGLA Grant	0.00	0.00	6,000.00	6,000.00	6,000.00
Total Other Income	0.00	0.00	6,000.00	6,000.00	6,000.00
Total Other Income	335.42	34.00	7,159.43	6,400.00	6,400.00
Other Expense					
Non Operating Cash Requirements					
Non Operating Cash Requirements:Transfer TO Reserves	0.00	15,000.00	0.00	30,000.00	30,000.00
Total Non Operating Cash Requirements	0.00	15,000.00	0.00	30,000.00	30,000.00
Total Other Expense	0.00	15,000.00	0.00	30,000.00	30,000.00
Net Other Income	335.42	-14,966.00	7,159.43	-23,600.00	-23,600.00
Total Income	19,211.67	15,243.00	186,297.91	185,480.00	185,480.00
Total Expense	9,369.77	25,484.15	163,560.80	177,520.00	177,520.00
Net Income	9,841.90	-10,241.15	22,737.11	7,960.00	7,960.00