

Balance Sheet

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

As of: 05/31/2018

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
Security Deposit Cash	2,485.50
Operating Fund	74,052.98
Total OPERATING CASH	76,538.48
RESERVE ACCOUNTS	
Reserve Fund	133,829.45
Reserve Fund 1st National	80,471.91
Total RESERVE ACCOUNTS	214,301.36
Total Cash	290,839.84
Fixed Assets	
Fixed Assets:Barn	77,640.00
Fixed Assets:Accumulated Depreciation	-17,433.75
Total Fixed Assets	60,206.25
TOTAL ASSETS	351,046.09
LIABILITIES & CAPITAL	
Liabilities	
ACCOUNTS PAYABLE	
Barn Security Deposit	2,485.50
Prepaid Assessments	7,181.90
Total ACCOUNTS PAYABLE	9,667.40
Total Liabilities	9,667.40
Capital	
Capital Stock	
Retained Earnings	330,893.51
Total Capital Stock	330,893.51
Appfolio Opening Balance Equity	-2,410.03
Calculated Retained Earnings	12,895.21
Total Capital	341,378.69
TOTAL LIABILITIES & CAPITAL	351,046.09

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 2018

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
ASSOCIATION INCOME		
HOA Dues	13,950.00	41,580.80
HOA Monthly Dues	0.00	103,560.56
Barn Storage	920.00	10,290.14
Collection Expense Fee Recovery	0.00	469.02
Contribution to Reserves	0.00	1,000.00
Late Fees/Finance Charges	0.00	880.00
Transfer Fee Income	0.00	800.00
Miscellaneous Income	0.00	1,602.16
NSF Charges	0.00	79.55
Total ASSOCIATION INCOME	14,870.00	160,262.23
Total Operating Income	14,870.00	160,262.23
Expense		
ADMINISTRATIVE		
Accounting Fees	0.00	220.00
Bank Charges and Fees	10.00	158.00
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	485.74
Printing and Reproduction	43.00	757.25
Property Management Fee	950.00	10,350.00
Property Transfer Fee	0.00	600.00
Web Site Design & Management	25.00	325.00
Web Site Hosting & Domain	0.00	25.00
Total ADMINISTRATIVE	1,060.21	37,391.89
LANDSCAPE MAINTENANCE		
Aeration	500.00	500.00
Backflow Testing	0.00	375.00
Clean Up Spring/Fall	1,400.00	1,400.00
Irrigation Maintenance	0.00	26,511.33
Lawn Fertilizing/Weed Control	0.00	900.00
Misc. Landscape Mtce	192.00	246.11
Mowing - Landscape Contract	690.00	12,655.00
Snow Removal	180.00	180.00
Tree Trimming/Removal/Replace	0.00	3,731.49
Total LANDSCAPE MAINTENANCE	2,962.00	46,498.93
MAINTENANCE		
Path/Sidewalk Maintenance	0.00	1,257.84

Income Statement

Account Name	Selected Month	Year to Month End
Total MAINTENANCE	0.00	1,257.84
BUILDING/STRUCTURE/MAINTENANCE		
Barn Maintenance	0.00	357.58
Building Maintenance	4,055.92	4,875.92
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	465.00	3,795.00
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	4,520.92	47,191.11
UTILITIES		
Electric	63.09	204.83
Electricity - RFL 10132	0.00	761.97
Total UTILITIES	63.09	966.80
Water		
Water - City of Longmont	1,467.97	20,884.46
Total Water	1,467.97	20,884.46
Total Operating Expense	10,074.19	154,191.03
NOI - Net Operating Income	4,795.81	6,071.20
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	6.22	824.01
Total INTEREST INCOME	6.22	824.01
Other Income		
Other Income:NGLA Grant	0.00	6,000.00
Total Other Income	0.00	6,000.00
Total Other Income	6.22	6,824.01
Net Other Income	6.22	6,824.01
Total Income	14,876.22	167,086.24
Total Expense	10,074.19	154,191.03
Net Income	4,802.03	12,895.21

Annual Budget Comparison

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

As of: May 2018

Additional Account Types: None

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
ASSOCIATION INCOME					
HOA Dues	13,950.00	0.00	41,580.80	0.00	0.00
HOA Monthly Dues	0.00	14,250.00	103,560.56	153,330.00	167,580.00
Barn Storage	920.00	934.00	10,290.14	10,266.00	11,200.00
Collection Expense Fee Recovery	0.00	0.00	469.02	0.00	0.00
Contribution to Reserves	0.00	0.00	1,000.00	0.00	0.00
Late Fees/Finance Charges	0.00	25.00	880.00	275.00	300.00
Transfer Fee Income	0.00	0.00	800.00	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	14,870.00	15,209.00	160,262.23	163,871.00	179,080.00
Total Operating Income	14,870.00	15,209.00	160,262.23	163,871.00	179,080.00
Expense					
ADMINISTRATIVE					
Accounting Fees	0.00	0.00	220.00	225.00	225.00
Bank Charges and Fees	10.00	10.00	158.00	110.00	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	250.00	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	485.74	510.00	550.00
Printing and Reproduction	43.00	45.00	757.25	679.85	725.00
Property Management Fee	950.00	950.00	10,350.00	10,450.00	11,400.00
Property Transfer Fee	0.00	0.00	600.00	0.00	0.00
Web Site Design & Management	25.00	0.00	325.00	0.00	0.00
Web Site Hosting & Domain	0.00	25.00	25.00	275.00	300.00
Total ADMINISTRATIVE	1,060.21	1,320.00	37,391.89	40,349.85	41,420.00
CAPITAL EXPENSES					
Patio/Deck Repair/Replacement	0.00	0.00	0.00	2,500.00	3,500.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	2,500.00	3,500.00
LANDSCAPE MAINTENANCE					
Aeration	500.00	0.00	500.00	0.00	0.00
Backflow Testing	0.00	0.00	375.00	900.00	900.00
Clean Up Spring/Fall	1,400.00	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	13,500.00	16,000.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Landscape Contract	0.00	2,000.00	0.00	12,000.00	14,000.00
Lawn Fertilizing/Weed Control	0.00	0.00	900.00	0.00	0.00
Misc. Landscape Mtce	192.00	0.00	246.11	500.00	500.00
Mowing - Landscape Contract	690.00	0.00	12,655.00	0.00	0.00
Snow Removal	180.00	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	2,962.00	4,500.00	46,498.93	37,900.00	42,400.00
MAINTENANCE					
Misc. Maintenance	0.00	0.00	0.00	400.00	500.00
Path/Sidewalk Maintenance	0.00	0.00	1,257.84	0.00	0.00
Total MAINTENANCE	0.00	0.00	1,257.84	400.00	500.00
BUILDING/STRUCTURE/MAINTENANCE					
Barn Maintenance	0.00	0.00	357.58	400.00	500.00
Building Maintenance	4,055.92	1,000.00	4,875.92	4,000.00	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	3,500.00	4,000.00
Gutter Maintenance	465.00	0.00	3,795.00	3,000.00	3,000.00
Maintenace Roof	0.00	1,500.00	0.00	2,000.00	2,000.00
Painting					
Painting - Buildings	0.00	3,000.00	9,750.00	12,000.00	12,000.00
Painting - Fences	0.00	150.00	0.00	500.00	500.00
Painting/Staining Decks	0.00	1,000.00	3,689.13	3,500.00	3,500.00
Total Painting	0.00	4,150.00	13,439.13	16,000.00	16,000.00
Pest Control - Buildings	0.00	0.00	300.00	750.00	1,000.00
Total BUILDING/STRUCTURE/MAINTENANCE	4,520.92	7,150.00	47,191.11	29,650.00	31,500.00
REPAIRS					
Concrete Repair	0.00	3,000.00	0.00	3,000.00	3,000.00
Total REPAIRS	0.00	3,000.00	0.00	3,000.00	3,000.00
UTILITIES					
Electric	63.09	0.00	204.83	0.00	0.00
Electricity - RFL 10132	0.00	100.00	761.97	1,100.00	1,200.00
Total UTILITIES	63.09	100.00	966.80	1,100.00	1,200.00
Water					
Water - City of Longmont	1,467.97	1,832.00	20,884.46	22,136.00	24,000.00
Total Water	1,467.97	1,832.00	20,884.46	22,136.00	24,000.00
Total Operating Expense	10,074.19	17,902.00	154,191.03	137,035.85	147,520.00
Total Operating Income	14,870.00	15,209.00	160,262.23	163,871.00	179,080.00
Total Operating Expense	10,074.19	17,902.00	154,191.03	137,035.85	147,520.00
NOI - Net Operating Income	4,795.81	-2,693.00	6,071.20	26,835.15	31,560.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Other Income					
INTEREST INCOME					
Interest Income - other	6.22	34.00	824.01	366.00	400.00
Total INTEREST INCOME	6.22	34.00	824.01	366.00	400.00
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	6.22	34.00	6,824.01	6,366.00	6,400.00
Other Expense					
Non Operating Cash Requirements					
Non Operating Cash Requirements:Transfer TO Reserves	0.00	0.00	0.00	15,000.00	30,000.00
Total Non Operating Cash Requirements	0.00	0.00	0.00	15,000.00	30,000.00
Total Other Expense	0.00	0.00	0.00	15,000.00	30,000.00
Net Other Income	6.22	34.00	6,824.01	-8,634.00	-23,600.00
Total Income	14,876.22	15,243.00	167,086.24	170,237.00	185,480.00
Total Expense	10,074.19	17,902.00	154,191.03	152,035.85	177,520.00
Net Income	4,802.03	-2,659.00	12,895.21	18,201.15	7,960.00