

Balance Sheet

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

As of: 11/30/2018

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
Security Deposit Cash	2,635.50
Operating Fund	64,191.39
Total OPERATING CASH	66,826.89
RESERVE ACCOUNTS	
RFL Certificate	159,741.80
RFL Prime Svgs	81,056.72
Total RESERVE ACCOUNTS	240,798.52
Total Cash	307,625.41
Fixed Assets	
Fixed Assets:Barn	77,640.00
Fixed Assets:Accumulated Depreciation	-17,433.75
Total Fixed Assets	60,206.25
TOTAL ASSETS	367,831.66
LIABILITIES & CAPITAL	
Liabilities	
ACCOUNTS PAYABLE	
Barn Security Deposit	2,635.50
Prepaid Assessments	7,673.10
Security Clearing	-6,840.00
Total ACCOUNTS PAYABLE	3,468.60
Total Liabilities	3,468.60
Capital	
Capital Stock	
Retained Earnings	330,893.51
Total Capital Stock	330,893.51
Appfolio Opening Balance Equity	3,186.18
Calculated Retained Earnings	14,392.47
Calculated Prior Years Retained Earnings	15,890.90
Total Capital	364,363.06
TOTAL LIABILITIES & CAPITAL	367,831.66

Income Statement

Trio Property Management

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

As of: Nov 2018

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
ASSOCIATION INCOME		
HOA Dues	14,762.74	71,951.79
Barn Storage	980.00	4,710.00
Chimney Mtce Reimbursement	30.95	1,473.75
Contribution to Reserves	500.00	500.00
Late Fees/Finance Charges	69.76	112.26
Legal & Prof Fee Recovery	0.00	418.00
Transfer Fee Income	200.00	200.00
Total ASSOCIATION INCOME	16,543.45	79,365.80
Total Operating Income	16,543.45	79,365.80
Expense		
ADMINISTRATIVE		
Bank Charges and Fees	0.00	42.00
Business Filing Fees	0.00	10.00
Donation Expense	100.00	100.00
Insurance	0.00	19,958.00
Legal Fee	65.00	526.01
Office Supplies	0.00	50.00
Postage and Delivery	32.21	244.64
Printing and Reproduction	62.15	347.56
Professional Fees	0.00	225.00
Property Management Fee	1,000.00	5,000.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	125.00
Web Site Hosting & Domain	75.00	75.00
Total ADMINISTRATIVE	1,359.36	26,903.21
CAPITAL EXPENSES		
Building Repairs - Reserves	1,906.55	1,906.55
Paving & Concrete	0.00	765.00
Tree Replacement	0.00	452.31
Total CAPITAL EXPENSES	1,906.55	3,123.86
LANDSCAPE MAINTENANCE		
Backflow Testing	0.00	375.00
Clean Up Spring/Fall	1,600.00	1,600.00
Irrigation Maintenance	54.67	1,449.57
Landscape Contract	1,682.00	7,202.00
Trash Removal & Dump Fees - Landscape	0.00	175.00
Tree Trimming/Removal/Replace	450.00	6,665.00
Total LANDSCAPE MAINTENANCE	3,786.67	17,466.57

Income Statement

Account Name	Selected Month	Year to Month End
BUILDING/STRUCTURE/MAINTENANCE		
Barn Maintenance	36.81	36.81
Building Maintenance	140.49	152.40
Chimney Cleaning Maintenance	0.00	1,710.00
Deck Maintenance	1,225.00	1,225.00
Fence Maintenance - Buildings	0.00	540.00
Gutter Maintenance	780.00	1,010.00
Total BUILDING/STRUCTURE/MAINTENANCE	2,182.30	4,674.21
REPAIRS		
Fence Repair	0.00	910.00
Irrigation Repair	271.40	1,082.52
Total REPAIRS	271.40	1,992.52
UTILITIES		
Electric	99.80	500.42
Total UTILITIES	99.80	500.42
Water		
Water - City of Longmont	2,107.34	11,713.29
Total Water	2,107.34	11,713.29
Total Operating Expense	11,713.42	66,374.08
NOI - Net Operating Income	4,830.03	12,991.72
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	10.60	1,400.75
Total INTEREST INCOME	10.60	1,400.75
Total Other Income	10.60	1,400.75
Net Other Income	10.60	1,400.75
Total Income	16,554.05	80,766.55
Total Expense	11,713.42	66,374.08
Net Income	4,840.63	14,392.47

Annual Budget Comparison

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

As of: Nov 2018

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
ASSOCIATION INCOME							
HOA Dues	14,762.74	14,250.00	512.74	71,951.79	71,250.00	701.79	171,000.00
Barn Storage	980.00	930.00	50.00	4,710.00	4,650.00	60.00	11,200.00
Chimney Mtce Reimbursement	30.95	0.00	30.95	1,473.75	0.00	1,473.75	0.00
Contribution to Reserves	500.00	0.00	500.00	500.00	0.00	500.00	0.00
Late Fees/Finance Charges	69.76	25.00	44.76	112.26	125.00	-12.74	300.00
Legal & Prof Fee Recovery	0.00	0.00	0.00	418.00	0.00	418.00	0.00
Transfer Fee Income	200.00	0.00	200.00	200.00	0.00	200.00	0.00
Total ASSOCIATION INCOME	16,543.45	15,205.00	1,338.45	79,365.80	76,025.00	3,340.80	182,500.00
Total Operating Income	16,543.45	15,205.00	1,338.45	79,365.80	76,025.00	3,340.80	182,500.00
Expense							
ADMINISTRATIVE							
Accounting Fees	0.00	0.00	0.00	0.00	235.00	235.00	235.00
Bank Charges and Fees	0.00	10.00	10.00	42.00	50.00	8.00	120.00
Business Filing Fees	0.00	0.00	0.00	10.00	10.00	0.00	50.00
Donation Expense	100.00	0.00	-100.00	100.00	0.00	-100.00	0.00
Insurance	0.00	0.00	0.00	19,958.00	26,000.00	6,042.00	26,000.00
Legal Fee	65.00	0.00	-65.00	526.01	250.00	-276.01	1,000.00
Misc. Admin.	0.00	0.00	0.00	0.00	25.00	25.00	50.00
Misc. Office Expenses & Supplies	0.00	0.00	0.00	0.00	25.00	25.00	50.00
Office Supplies	0.00	0.00	0.00	50.00	0.00	-50.00	0.00
Postage and Delivery	32.21	25.00	-7.21	244.64	250.00	5.36	450.00
Printing and Reproduction	62.15	25.00	-37.15	347.56	325.00	-22.56	550.00
Professional Fees	0.00	0.00	0.00	225.00	0.00	-225.00	0.00
Property Management Fee	1,000.00	1,000.00	0.00	5,000.00	5,000.00	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	125.00	125.00	0.00	300.00
Web Site Hosting & Domain	75.00	0.00	-75.00	75.00	0.00	-75.00	0.00
Total ADMINISTRATIVE	1,359.36	1,085.00	-274.36	26,903.21	32,295.00	5,391.79	40,805.00
CAPITAL EXPENSES							
Building Repairs - Reserves	1,906.55	0.00	-1,906.55	1,906.55	0.00	-1,906.55	0.00
Patio/Deck Repair/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Paving & Concrete	0.00	0.00	0.00	765.00	0.00	-765.00	0.00
Tree Replacement	0.00	0.00	0.00	452.31	0.00	-452.31	0.00
Total CAPITAL EXPENSES	1,906.55	0.00	-1,906.55	3,123.86	0.00	-3,123.86	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	1,600.00	500.00	-1,100.00	1,600.00	500.00	-1,100.00	1,600.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Common Area Maintenance	0.00	0.00	0.00	0.00	250.00	250.00	500.00
Irrigation Maintenance	54.67	500.00	445.33	1,449.57	9,000.00	7,550.43	16,000.00
Landscape Contract	1,682.00	0.00	-1,682.00	7,202.00	4,500.00	-2,702.00	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	200.00	200.00	500.00
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Trash Removal & Dump Fees - Landscape	0.00	0.00	0.00	175.00	0.00	-175.00	0.00
Tree Trimming/Removal/Replace	450.00	0.00	-450.00	6,665.00	1,500.00	-5,165.00	4,000.00
Total LANDSCAPE MAINTENANCE	3,786.67	1,000.00	-2,786.67	17,466.57	15,950.00	-1,516.57	35,500.00
MAINTENANCE							
Misc. Maintenance	0.00	0.00	0.00	0.00	200.00	200.00	500.00
Total MAINTENANCE	0.00	0.00	0.00	0.00	200.00	200.00	500.00
BUILDING/STRUCTURE/MAINTENANCE							
Barn Maintenance	36.81	0.00	-36.81	36.81	200.00	163.19	500.00
Building Maintenance	140.49	500.00	359.51	152.40	4,500.00	4,347.60	8,000.00
Chimney Cleaning Maintenance	0.00	0.00	0.00	1,710.00	0.00	-1,710.00	0.00
Deck Maintenance	1,225.00	0.00	-1,225.00	1,225.00	500.00	-725.00	5,000.00
Fence Maintenance - Buildings	0.00	0.00	0.00	540.00	2,000.00	1,460.00	4,000.00
Gutter Maintenance	780.00	0.00	-780.00	1,010.00	500.00	-510.00	4,500.00
Painting							
Painting - Buildings	0.00	0.00	0.00	0.00	6,000.00	6,000.00	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	1,500.00	1,500.00	4,000.00
Total Painting	0.00	0.00	0.00	0.00	7,500.00	7,500.00	16,500.00
Pest Control - Buildings	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE	2,182.30	500.00	-1,682.30	4,674.21	15,200.00	10,525.79	39,000.00
REPAIRS							
Concrete Repair	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Fence Repair	0.00	0.00	0.00	910.00	0.00	-910.00	0.00
Irrigation Repair	271.40	0.00	-271.40	1,082.52	0.00	-1,082.52	0.00
Total REPAIRS	271.40	0.00	-271.40	1,992.52	0.00	-1,992.52	2,000.00
UTILITIES							
Electric	99.80	100.00	0.20	500.42	500.00	-0.42	1,200.00
Total UTILITIES	99.80	100.00	0.20	500.42	500.00	-0.42	1,200.00
Water							
Water - City of Longmont	2,107.34	2,000.00	-107.34	11,713.29	13,000.00	1,286.71	27,000.00
Total Water	2,107.34	2,000.00	-107.34	11,713.29	13,000.00	1,286.71	27,000.00
Total Operating Expense	11,713.42	4,685.00	-7,028.42	66,374.08	77,145.00	10,770.92	148,005.00
Total Operating Income	16,543.45	15,205.00	1,338.45	79,365.80	76,025.00	3,340.80	182,500.00
Total Operating Expense	11,713.42	4,685.00	-7,028.42	66,374.08	77,145.00	10,770.92	148,005.00
NOI - Net Operating Income	4,830.03	10,520.00	-5,689.97	12,991.72	-1,120.00	14,111.72	34,495.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income							
INTEREST INCOME							
Interest Income - other	10.60	250.00	-239.40	1,400.75	1,250.00	150.75	3,000.00
Total INTEREST INCOME	10.60	250.00	-239.40	1,400.75	1,250.00	150.75	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	10.60	250.00	-239.40	1,400.75	1,250.00	150.75	9,000.00
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	10.60	250.00	-239.40	1,400.75	1,250.00	150.75	-21,000.00
Total Income	16,554.05	15,455.00	1,099.05	80,766.55	77,275.00	3,491.55	191,500.00
Total Expense	11,713.42	4,685.00	-7,028.42	66,374.08	77,145.00	10,770.92	178,005.00
Net Income	4,840.63	10,770.00	-5,929.37	14,392.47	130.00	14,262.47	13,495.00