

Balance Sheet

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

As of: 10/31/2018

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
Security Deposit Cash	2,635.50
Operating Fund	64,745.76
Total OPERATING CASH	67,381.26
RESERVE ACCOUNTS	
RFL Certificate	159,174.68
RFL Prime Svgs	81,056.72
Total RESERVE ACCOUNTS	240,231.40
Total Cash	307,612.66
Fixed Assets	
Fixed Assets:Barn	77,640.00
Fixed Assets:Accumulated Depreciation	-17,433.75
Total Fixed Assets	60,206.25
TOTAL ASSETS	367,818.91
LIABILITIES & CAPITAL	
Liabilities	
ACCOUNTS PAYABLE	
Barn Security Deposit	2,635.50
Prepaid Assessments	6,228.10
Total ACCOUNTS PAYABLE	8,863.60
Total Liabilities	8,863.60
Capital	
Capital Stock	
Retained Earnings	330,893.51
Total Capital Stock	330,893.51
Appfolio Opening Balance Equity	3,186.18
Calculated Retained Earnings	8,984.72
Calculated Prior Years Retained Earnings	15,890.90
Total Capital	358,955.31
TOTAL LIABILITIES & CAPITAL	367,818.91

Income Statement

Trio Property Management

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

As of: Oct 2018

Accounting Basis: Cash

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
ASSOCIATION INCOME		
HOA Dues	13,009.05	57,189.05
Barn Storage	950.00	3,730.00
Chimney Mtce Reimbursement	145.00	1,442.80
Late Fees/Finance Charges	0.00	42.50
Legal & Prof Fee Recovery	290.95	418.00
Total ASSOCIATION INCOME	14,395.00	62,822.35
Total Operating Income	14,395.00	62,822.35
Expense		
ADMINISTRATIVE		
Bank Charges and Fees	0.00	42.00
Business Filing Fees	0.00	10.00
Insurance	0.00	19,958.00
Legal Fee	0.00	461.01
Office Supplies	0.00	50.00
Postage and Delivery	33.21	212.43
Printing and Reproduction	41.50	285.41
Professional Fees	0.00	225.00
Property Management Fee	1,000.00	4,000.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	100.00
Total ADMINISTRATIVE	1,099.71	25,543.85
CAPITAL EXPENSES		
Paving & Concrete	765.00	765.00
Tree Replacement	0.00	452.31
Total CAPITAL EXPENSES	765.00	1,217.31
LANDSCAPE MAINTENANCE		
Backflow Testing	0.00	375.00
Irrigation Maintenance	0.00	1,394.90
Landscape Contract	1,380.00	5,520.00
Trash Removal & Dump Fees - Landscape	175.00	175.00
Tree Trimming/Removal/Replace	3,325.00	6,215.00
Total LANDSCAPE MAINTENANCE	4,880.00	13,679.90
MAINTENANCE		
Fence Maintenance	540.00	540.00
Total MAINTENANCE	540.00	540.00
BUILDING/STRUCTURE/MAINTENANCE		
Building Maintenance	0.00	11.91
Chimney Cleaning Maintenance	0.00	1,710.00
Gutter Maintenance	230.00	230.00
Total BUILDING/STRUCTURE/MAINTENANCE	230.00	1,951.91

Income Statement

Account Name	Selected Month	Year to Month End
REPAIRS		
Fence Repair	0.00	910.00
Irrigation Repair	0.00	811.12
Total REPAIRS	0.00	1,721.12
UTILITIES		
Electric	113.20	400.62
Total UTILITIES	113.20	400.62
Water		
Water - City of Longmont	2,530.57	9,605.95
Total Water	2,530.57	9,605.95
Total Operating Expense	10,158.48	54,660.66
NOI - Net Operating Income	4,236.52	8,161.69
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income - other	10.87	823.03
Total INTEREST INCOME	10.87	823.03
Total Other Income	10.87	823.03
Net Other Income	10.87	823.03
Total Income	14,405.87	63,645.38
Total Expense	10,158.48	54,660.66
Net Income	4,247.39	8,984.72

Annual Budget Comparison

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

As of: Oct 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	13,009.05	14,250.00	-1,240.95	57,189.05	57,000.00	189.05	171,000.00
Barn Storage	950.00	930.00	20.00	3,730.00	3,720.00	10.00	11,200.00
Chimney Mtce Reimbursement	145.00	0.00	145.00	1,442.80	0.00	1,442.80	0.00
Late Fees/Finance Charges	0.00	25.00	-25.00	42.50	100.00	-57.50	300.00
Legal & Prof Fee Recovery	290.95	0.00	290.95	418.00	0.00	418.00	0.00
Total ASSOCIATION INCOME	14,395.00	15,205.00	-810.00	62,822.35	60,820.00	2,002.35	182,500.00
Total Operating Income	14,395.00	15,205.00	-810.00	62,822.35	60,820.00	2,002.35	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	40.00	-2.00	120.00
Business Filing Fees	0.00	0.00	0.00	10.00	10.00	0.00	50.00
Insurance	0.00	0.00	0.00	19,958.00	26,000.00	6,042.00	26,000.00
Legal Fee	0.00	0.00	0.00	461.01	250.00	-211.01	1,000.00
Misc. Admin.	0.00	25.00	25.00	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	33.21	50.00	16.79	212.43	225.00	12.57	450.00
Printing and Reproduction	41.50	25.00	-16.50	285.41	300.00	14.59	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	4,000.00	4,000.00	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	100.00	100.00	0.00	300.00
Total ADMINISTRATIVE	1,099.71	1,135.00	35.29	25,543.85	31,210.00	5,666.15	40,805.00
CAPITAL EXPENSES							
Patio/Deck Repair/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Paving & Concrete	765.00	0.00	-765.00	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	765.00	0.00	-765.00	1,217.31	0.00	-1,217.31	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	250.00	250.00	0.00	250.00	250.00	500.00
Irrigation Maintenance	0.00	500.00	500.00	1,394.90	8,500.00	7,105.10	16,000.00
Landscape Contract	1,380.00	0.00	-1,380.00	5,520.00	4,500.00	-1,020.00	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

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Trash Removal & Dump Fees - Landscape	175.00	0.00	-175.00	175.00	0.00	-175.00	0.00
Tree Trimming/Removal/Replace	3,325.00	0.00	-3,325.00	6,215.00	1,500.00	-4,715.00	4,000.00
Total LANDSCAPE MAINTENANCE	4,880.00	750.00	-4,130.00	13,679.90	14,950.00	1,270.10	35,500.00
MAINTENANCE							
Fence Maintenance	540.00	0.00	-540.00	540.00	0.00	-540.00	0.00
Misc. Maintenance	0.00	0.00	0.00	0.00	200.00	200.00	500.00
Total MAINTENANCE	540.00	0.00	-540.00	540.00	200.00	-340.00	500.00
BUILDING/STRUCTURE/ MAINTENANCE							
Barn Maintenance	0.00	0.00	0.00	0.00	200.00	200.00	500.00
Building Maintenance	0.00	0.00	0.00	11.91	4,000.00	3,988.09	8,000.00
Chimney Cleaning Maintenance	0.00	0.00	0.00	1,710.00	0.00	-1,710.00	0.00
Deck Maintenance	0.00	0.00	0.00	0.00	500.00	500.00	5,000.00
Fence Maintenance - Buildings	0.00	1,000.00	1,000.00	0.00	2,000.00	2,000.00	4,000.00
Gutter Maintenance	230.00	0.00	-230.00	230.00	500.00	270.00	4,500.00
Painting							
Painting - Buildings	0.00	6,000.00	6,000.00	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	1,500.00	1,500.00	0.00	1,500.00	1,500.00	4,000.00
Total Painting	0.00	7,500.00	7,500.00	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	230.00	8,500.00	8,270.00	1,951.91	14,700.00	12,748.09	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	0.00	0.00	0.00	811.12	0.00	-811.12	0.00
Total REPAIRS	0.00	0.00	0.00	1,721.12	0.00	-1,721.12	2,000.00
UTILITIES							
Electric	113.20	100.00	-13.20	400.62	400.00	-0.62	1,200.00
Total UTILITIES	113.20	100.00	-13.20	400.62	400.00	-0.62	1,200.00
Water							
Water - City of Longmont	2,530.57	2,800.00	269.43	9,605.95	11,000.00	1,394.05	27,000.00
Total Water	2,530.57	2,800.00	269.43	9,605.95	11,000.00	1,394.05	27,000.00
Total Operating Expense	10,158.48	13,285.00	3,126.52	54,660.66	72,460.00	17,799.34	148,005.00
Total Operating Income	14,395.00	15,205.00	-810.00	62,822.35	60,820.00	2,002.35	182,500.00
Total Operating Expense	10,158.48	13,285.00	3,126.52	54,660.66	72,460.00	17,799.34	148,005.00
NOI - Net Operating Income	4,236.52	1,920.00	2,316.52	8,161.69	-11,640.00	19,801.69	34,495.00
Other Income							
INTEREST INCOME							
Interest Income - other	10.87	250.00	-239.13	823.03	1,000.00	-176.97	3,000.00
Total INTEREST INCOME	10.87	250.00	-239.13	823.03	1,000.00	-176.97	3,000.00
Other Income							
Other Income: NGLA Grant	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
Total Other Income	10.87	250.00	-239.13	823.03	1,000.00	-176.97	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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
Net Other Income	10.87	250.00	-239.13	823.03	1,000.00	-176.97	-21,000.00
Total Income	14,405.87	15,455.00	-1,049.13	63,645.38	61,820.00	1,825.38	191,500.00
Total Expense	10,158.48	13,285.00	3,126.52	54,660.66	72,460.00	17,799.34	178,005.00
Net Income	<u>4,247.39</u>	<u>2,170.00</u>	<u>2,077.39</u>	<u>8,984.72</u>	<u>-10,640.00</u>	<u>19,624.72</u>	<u>13,495.00</u>