

**Balance Sheet**

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

As of: 09/30/2018

Accounting Basis: Cash

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>OPERATING CASH</b>	
Security Deposit Cash	2,635.50
Operating Fund	61,448.37
<b>Total OPERATING CASH</b>	<b>64,083.87</b>
<b>RESERVE ACCOUNTS</b>	
RFL Certificate	159,174.68
RFL Prime Svgs	81,056.72
<b>Total RESERVE ACCOUNTS</b>	<b>240,231.40</b>
<b>Total Cash</b>	<b>304,315.27</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>364,521.52</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>ACCOUNTS PAYABLE</b>	
Barn Security Deposit	2,635.50
Prepaid Assessments	7,178.10
<b>Total ACCOUNTS PAYABLE</b>	<b>9,813.60</b>
<b>Total Liabilities</b>	<b>9,813.60</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	3,186.18
Calculated Retained Earnings	4,737.33
Calculated Prior Years Retained Earnings	15,890.90
<b>Total Capital</b>	<b>354,707.92</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>364,521.52</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: Sep 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	13,857.81	44,180.00
Barn Storage	980.00	2,780.00
Chimney Mtce Reimbursement	617.85	1,297.80
Late Fees/Finance Charges	0.00	42.50
Legal & Prof Fee Recovery	127.05	127.05
<b>Total ASSOCIATION INCOME</b>	<b>15,582.71</b>	<b>48,427.35</b>
<b>Total Operating Income</b>	<b>15,582.71</b>	<b>48,427.35</b>
<b>Expense</b>		
<b>ADMINISTRATIVE</b>		
Bank Charges and Fees	10.00	42.00
Business Filing Fees	10.00	10.00
Insurance	0.00	19,958.00
Legal Fee	0.00	461.01
Office Supplies	50.00	50.00
Postage and Delivery	43.11	179.22
Printing and Reproduction	105.41	243.91
Professional Fees	0.00	225.00
Property Management Fee	1,000.00	3,000.00
Property Transfer Fee	0.00	200.00
Web Site Design & Management	25.00	75.00
<b>Total ADMINISTRATIVE</b>	<b>1,243.52</b>	<b>24,444.14</b>
<b>CAPITAL EXPENSES</b>		
Tree Replacement	344.35	452.31
<b>Total CAPITAL EXPENSES</b>	<b>344.35</b>	<b>452.31</b>
<b>LANDSCAPE MAINTENANCE</b>		
Backflow Testing	0.00	375.00
Irrigation Maintenance	0.00	1,394.90
Landscape Contract	1,380.00	4,140.00
Tree Trimming/Removal/Replace	0.00	2,890.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>1,380.00</b>	<b>8,799.90</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>		
Building Maintenance	0.00	11.91
Chimney Cleaning Maintenance	875.00	1,710.00
<b>Total BUILDING/STRUCTURE/MAINTENANCE</b>	<b>875.00</b>	<b>1,721.91</b>
<b>REPAIRS</b>		
Fence Repair	0.00	910.00
Irrigation Repair	80.08	811.12
<b>Total REPAIRS</b>	<b>80.08</b>	<b>1,721.12</b>
<b>UTILITIES</b>		
Electric	101.16	287.42

## Income Statement

Account Name	Selected Month	Year to Month End
<b>Total UTILITIES</b>	<b>101.16</b>	<b>287.42</b>
<b>Water</b>		
Water - City of Longmont	2,254.86	7,075.38
<b>Total Water</b>	<b>2,254.86</b>	<b>7,075.38</b>
<b>Total Operating Expense</b>	<b>6,278.97</b>	<b>44,502.18</b>
<b>NOI - Net Operating Income</b>	<b>9,303.74</b>	<b>3,925.17</b>
<b>Other Income &amp; Expense</b>		
<b>Other Income</b>		
<b>INTEREST INCOME</b>		
Interest Income - other	337.28	812.16
<b>Total INTEREST INCOME</b>	<b>337.28</b>	<b>812.16</b>
<b>Total Other Income</b>	<b>337.28</b>	<b>812.16</b>
<b>Net Other Income</b>	<b>337.28</b>	<b>812.16</b>
<b>Total Income</b>	<b>15,919.99</b>	<b>49,239.51</b>
<b>Total Expense</b>	<b>6,278.97</b>	<b>44,502.18</b>
<b>Net Income</b>	<b>9,641.02</b>	<b>4,737.33</b>

# Annual Budget Comparison

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

As of: Sep 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	13,857.81	14,250.00	-392.19	44,180.00	42,750.00	1,430.00	171,000.00
Barn Storage	980.00	930.00	50.00	2,780.00	2,790.00	-10.00	11,200.00
Chimney Mtce Reimbursement	617.85	0.00	617.85	1,297.80	0.00	1,297.80	0.00
Late Fees/Finance Charges	0.00	25.00	-25.00	42.50	75.00	-32.50	300.00
Legal & Prof Fee Recovery	127.05	0.00	127.05	127.05	0.00	127.05	0.00
<b>Total ASSOCIATION INCOME</b>	<b>15,582.71</b>	<b>15,205.00</b>	<b>377.71</b>	<b>48,427.35</b>	<b>45,615.00</b>	<b>2,812.35</b>	<b>182,500.00</b>
<b>Total Operating Income</b>	<b>15,582.71</b>	<b>15,205.00</b>	<b>377.71</b>	<b>48,427.35</b>	<b>45,615.00</b>	<b>2,812.35</b>	<b>182,500.00</b>
<b>Expense</b>							
<b>ADMINISTRATIVE</b>							
Accounting Fees	0.00	0.00	0.00	0.00	235.00	235.00	235.00
Bank Charges and Fees	10.00	10.00	0.00	42.00	30.00	-12.00	120.00
Business Filing Fees	10.00	10.00	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	250.00	250.00	461.01	250.00	-211.01	1,000.00
Misc. Admin.	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Misc. Office Expenses & Supplies	0.00	0.00	0.00	0.00	25.00	25.00	50.00
Office Supplies	50.00	0.00	-50.00	50.00	0.00	-50.00	0.00
Postage and Delivery	43.11	25.00	-18.11	179.22	175.00	-4.22	450.00
Printing and Reproduction	105.41	75.00	-30.41	243.91	275.00	31.09	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	3,000.00	3,000.00	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	75.00	75.00	0.00	300.00
<b>Total ADMINISTRATIVE</b>	<b>1,243.52</b>	<b>1,395.00</b>	<b>151.48</b>	<b>24,444.14</b>	<b>30,075.00</b>	<b>5,630.86</b>	<b>40,805.00</b>
<b>CAPITAL EXPENSES</b>							
Patio/Deck Repair/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Tree Replacement	344.35	0.00	-344.35	452.31	0.00	-452.31	0.00
<b>Total CAPITAL EXPENSES</b>	<b>344.35</b>	<b>0.00</b>	<b>-344.35</b>	<b>452.31</b>	<b>0.00</b>	<b>-452.31</b>	<b>2,000.00</b>
<b>LANDSCAPE MAINTENANCE</b>							
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	0.00	0.00	0.00	0.00	0.00	500.00
Irrigation Maintenance	0.00	2,000.00	2,000.00	1,394.90	8,000.00	6,605.10	16,000.00
Landscape Contract	1,380.00	1,500.00	120.00	4,140.00	4,500.00	360.00	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	200.00	200.00	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
Tree Trimming/Removal/Replace	0.00	500.00	500.00	2,890.00	1,500.00	-1,390.00	4,000.00

## Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total LANDSCAPE MAINTENANCE</b>	<b>1,380.00</b>	<b>4,200.00</b>	<b>2,820.00</b>	<b>8,799.90</b>	<b>14,200.00</b>	<b>5,400.10</b>	<b>35,500.00</b>
<b>MAINTENANCE</b>							
Misc. Maintenance	0.00	0.00	0.00	0.00	200.00	200.00	500.00
<b>Total MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>	<b>500.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>							
Barn Maintenance	0.00	200.00	200.00	0.00	200.00	200.00	500.00
Building Maintenance	0.00	1,000.00	1,000.00	11.91	4,000.00	3,988.09	8,000.00
Chimney Cleaning Maintenance	875.00	0.00	-875.00	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	500.00	500.00	0.00	1,000.00	1,000.00	4,000.00
Gutter Maintenance	0.00	0.00	0.00	0.00	500.00	500.00	4,500.00
<b>Painting</b>							
Painting - Buildings	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	4,000.00
<b>Total Painting</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16,500.00</b>
Pest Control - Buildings	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>875.00</b>	<b>1,700.00</b>	<b>825.00</b>	<b>1,721.91</b>	<b>6,200.00</b>	<b>4,478.09</b>	<b>39,000.00</b>
<b>REPAIRS</b>							
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	80.08	0.00	-80.08	811.12	0.00	-811.12	0.00
<b>Total REPAIRS</b>	<b>80.08</b>	<b>0.00</b>	<b>-80.08</b>	<b>1,721.12</b>	<b>0.00</b>	<b>-1,721.12</b>	<b>2,000.00</b>
<b>UTILITIES</b>							
Electric	101.16	100.00	-1.16	287.42	300.00	12.58	1,200.00
<b>Total UTILITIES</b>	<b>101.16</b>	<b>100.00</b>	<b>-1.16</b>	<b>287.42</b>	<b>300.00</b>	<b>12.58</b>	<b>1,200.00</b>
<b>Water</b>							
Water - City of Longmont	2,254.86	2,900.00	645.14	7,075.38	8,200.00	1,124.62	27,000.00
<b>Total Water</b>	<b>2,254.86</b>	<b>2,900.00</b>	<b>645.14</b>	<b>7,075.38</b>	<b>8,200.00</b>	<b>1,124.62</b>	<b>27,000.00</b>
<b>Total Operating Expense</b>	<b>6,278.97</b>	<b>10,295.00</b>	<b>4,016.03</b>	<b>44,502.18</b>	<b>59,175.00</b>	<b>14,672.82</b>	<b>148,005.00</b>
<b>Total Operating Income</b>	<b>15,582.71</b>	<b>15,205.00</b>	<b>377.71</b>	<b>48,427.35</b>	<b>45,615.00</b>	<b>2,812.35</b>	<b>182,500.00</b>
<b>Total Operating Expense</b>	<b>6,278.97</b>	<b>10,295.00</b>	<b>4,016.03</b>	<b>44,502.18</b>	<b>59,175.00</b>	<b>14,672.82</b>	<b>148,005.00</b>
<b>NOI - Net Operating Income</b>	<b>9,303.74</b>	<b>4,910.00</b>	<b>4,393.74</b>	<b>3,925.17</b>	<b>-13,560.00</b>	<b>17,485.17</b>	<b>34,495.00</b>
<b>Other Income</b>							
<b>INTEREST INCOME</b>							
Interest Income - other	337.28	250.00	87.28	812.16	750.00	62.16	3,000.00
<b>Total INTEREST INCOME</b>	<b>337.28</b>	<b>250.00</b>	<b>87.28</b>	<b>812.16</b>	<b>750.00</b>	<b>62.16</b>	<b>3,000.00</b>
<b>Other Income</b>							
Other Income:NGLA Grant	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,000.00</b>
<b>Total Other Income</b>	<b>337.28</b>	<b>250.00</b>	<b>87.28</b>	<b>812.16</b>	<b>750.00</b>	<b>62.16</b>	<b>9,000.00</b>

## Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Other Expense</b>							
<b>Non Operating Cash Requirements</b>							
Non Operating Cash Requirements: Transfer TO Reserves	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
<b>Total Non Operating Cash Requirements</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>Net Other Income</b>	<b>337.28</b>	<b>250.00</b>	<b>87.28</b>	<b>812.16</b>	<b>750.00</b>	<b>62.16</b>	<b>-21,000.00</b>
<b>Total Income</b>	<b>15,919.99</b>	<b>15,455.00</b>	<b>464.99</b>	<b>49,239.51</b>	<b>46,365.00</b>	<b>2,874.51</b>	<b>191,500.00</b>
<b>Total Expense</b>	<b>6,278.97</b>	<b>10,295.00</b>	<b>4,016.03</b>	<b>44,502.18</b>	<b>59,175.00</b>	<b>14,672.82</b>	<b>178,005.00</b>
<b>Net Income</b>	<b>9,641.02</b>	<b>5,160.00</b>	<b>4,481.02</b>	<b>4,737.33</b>	<b>-12,810.00</b>	<b>17,547.33</b>	<b>13,495.00</b>