

Balance Sheet

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

As of: 12/31/2021 (End of Last Month)

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	1,047.50
Operating Fund	1165	109,367.42
Total OPERATING CASH		110,414.92
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	130,162.79
Reserves: RFL Bank of the West Business	1321	106,833.43
Total RESERVE ACCOUNTS		236,996.22
Total Cash		347,411.14
Fixed Assets		
Fixed Assets:Barn	1810	77,640.00
Fixed Assets:Accumulated Depreciation	1885	-17,433.75
Total Fixed Assets		60,206.25
TOTAL ASSETS		407,617.39
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	3,057.50
Security Clearing	2999	-4,272.50
Total ACCOUNTS PAYABLE		-1,215.00
Prepaid Assessments	2025	16,115.50
Total Liabilities		14,900.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		74,247.16
Calculated Prior Years Retained Earnings		-37,769.96
Total Capital		392,716.89
TOTAL LIABILITIES & CAPITAL		407,617.39

Annual Budget - Comparative

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

As of: Dec 2021

Additional Account Types: None

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
ASSOCIATION INCOME	4000							
HOA Dues	4010	12,857.69	14,250.00	-1,392.31	80,273.40	85,500.00	-5,226.60	171,000.00
Barn Storage	4040	1,112.89	1,500.00	-387.11	7,214.00	9,000.00	-1,786.00	18,000.00
Contribution to Reserves	4115	500.00	500.00	0.00	2,000.00	2,500.00	-500.00	2,500.00
Late Fees/Finance Charges	4145	53.42	0.00	53.42	183.68	0.00	183.68	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	1,500.00	0.00	1,500.00	0.00
Special Assessment	4175	11,250.00	11,115.00	135.00	234,320.00	169,860.00	64,460.00	236,550.00
Working Capital	4185	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
Total ASSOCIATION INCOME		26,024.00	27,365.00	-1,341.00	326,491.08	266,860.00	59,631.08	428,050.00
Total Operating Income		26,024.00	27,365.00	-1,341.00	326,491.08	266,860.00	59,631.08	428,050.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	365.00	400.00	35.00	400.00
Business Filing Fees	6025	0.00	0.00	0.00	10.00	10.00	0.00	50.00
Insurance	6070	0.00	0.00	0.00	42,195.00	46,000.00	3,805.00	46,000.00
Legal Fee	6085	140.00	0.00	-140.00	840.00	500.00	-340.00	5,500.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	114.25	50.00	-64.25	50.00
Postage and Delivery	6125	24.95	25.00	0.05	282.73	175.00	-107.73	350.00
Printing and Reproduction	6130	43.75	40.00	-3.75	506.55	285.00	-221.55	600.00
Professional Fees	6135	0.00	0.00	0.00	423.87	0.00	-423.87	0.00
Property Management Fee	6140	1,100.00	1,100.00	0.00	6,600.00	6,600.00	0.00	13,200.00
Property Transfer Fee	6145	0.00	0.00	0.00	1,500.00	0.00	-1,500.00	0.00
Taxes	6170	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Web Site Design & Management	6180	61.00	61.00	0.00	536.00	366.00	-170.00	732.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	60.00	0.00	-60.00	100.00
Total ADMINISTRATIVE		1,369.70	1,226.00	-143.70	53,433.40	54,886.00	1,452.60	67,482.00
CAPITAL EXPENSES	6300							
Building Repairs - Reserves	6320	0.00	3,500.00	3,500.00	0.00	14,000.00	14,000.00	35,000.00
Roof Repair/Replacement	6495	13,838.40	15,172.00	1,333.60	165,653.00	145,516.00	-20,137.00	236,550.00
Total CAPITAL EXPENSES		13,838.40	18,672.00	4,833.60	165,653.00	159,516.00	-6,137.00	271,550.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	525.00	0.00	-525.00	525.00
Backflow Testing	6840	0.00	0.00	0.00	450.00	600.00	150.00	600.00
Clean Up Spring/Fall	6850	3,360.00	0.00	-3,360.00	3,360.00	3,400.00	40.00	5,000.00
Irrigation Maintenance	6880	0.00	0.00	0.00	3,577.71	4,000.00	422.29	6,500.00
Landscape Contract	6885	0.00	0.00	0.00	7,218.00	6,562.50	-655.50	10,500.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	525.00	525.00	0.00	1,050.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Misc. Landscape Mtce	6895	0.00	0.00	0.00	91.34	100.00	8.66	100.00
Snow Removal	6935	0.00	500.00	500.00	0.00	500.00	500.00	3,200.00
Tree Trimming/Removal/ Replace	6960	0.00	0.00	0.00	497.63	500.00	2.37	1,500.00
Total LANDSCAPE MAINTENANCE		<u>3,360.00</u>	<u>500.00</u>	<u>-2,860.00</u>	<u>16,244.68</u>	<u>16,187.50</u>	<u>-57.18</u>	<u>28,975.00</u>
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	100.00	100.00	0.00	200.00	200.00	500.00
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	200.00	200.00	500.00
Signs & Mail Boxes	7170	0.00	0.00	0.00	0.00	250.00	250.00	500.00
Utility Locating	7175	0.00	0.00	0.00	125.00	0.00	-125.00	0.00
Total MAINTENANCE		<u>0.00</u>	<u>100.00</u>	<u>100.00</u>	<u>125.00</u>	<u>650.00</u>	<u>525.00</u>	<u>1,500.00</u>
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	0.00	0.00	0.00	200.00	200.00	500.00
Building Maintenance	7215	575.00	0.00	-575.00	575.00	1,000.00	425.00	4,000.00
Deck Maintenance	7230	0.00	0.00	0.00	0.00	500.00	500.00	2,000.00
Gutter Maintenance	7260	0.00	3,200.00	3,200.00	0.00	3,200.00	3,200.00	3,200.00
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	250.00	250.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		<u>575.00</u>	<u>3,200.00</u>	<u>2,625.00</u>	<u>575.00</u>	<u>5,150.00</u>	<u>4,575.00</u>	<u>10,200.00</u>
UTILITIES	7800							
Electric	7810	30.60	85.00	54.40	517.60	490.00	-27.60	1,000.00
Total UTILITIES		<u>30.60</u>	<u>85.00</u>	<u>54.40</u>	<u>517.60</u>	<u>490.00</u>	<u>-27.60</u>	<u>1,000.00</u>
Water	7850							
Water - City of Longmont	7865	0.00	2,000.00	2,000.00	15,730.30	16,500.00	769.70	27,500.00
Total Water		<u>0.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>15,730.30</u>	<u>16,500.00</u>	<u>769.70</u>	<u>27,500.00</u>
Total Operating Expense		<u>19,173.70</u>	<u>25,783.00</u>	<u>6,609.30</u>	<u>252,278.98</u>	<u>253,379.50</u>	<u>1,100.52</u>	<u>408,207.00</u>
Total Operating Income		26,024.00	27,365.00	-1,341.00	326,491.08	266,860.00	59,631.08	428,050.00
Total Operating Expense		<u>19,173.70</u>	<u>25,783.00</u>	<u>6,609.30</u>	<u>252,278.98</u>	<u>253,379.50</u>	<u>1,100.52</u>	<u>408,207.00</u>
NOI - Net Operating Income		<u>6,850.30</u>	<u>1,582.00</u>	<u>5,268.30</u>	<u>74,212.10</u>	<u>13,480.50</u>	<u>60,731.60</u>	<u>19,843.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	2.98	60.00	-57.02	35.06	200.00	-164.94	400.00
Total INTEREST INCOME		<u>2.98</u>	<u>60.00</u>	<u>-57.02</u>	<u>35.06</u>	<u>200.00</u>	<u>-164.94</u>	<u>400.00</u>
Total Other Income		<u>2.98</u>	<u>60.00</u>	<u>-57.02</u>	<u>35.06</u>	<u>200.00</u>	<u>-164.94</u>	<u>400.00</u>
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements:Transfer FROM Reserves	9005	0.00	-15,172.00	-15,172.00	0.00	-145,516.00	-145,516.00	-271,550.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	200,000.00	200,000.00	291,550.00
Total Non Operating Cash		<u>0.00</u>	<u>-15,172.00</u>	<u>-15,172.00</u>	<u>0.00</u>	<u>54,484.00</u>	<u>54,484.00</u>	<u>20,000.00</u>

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Requirements								
Total Other Expense		<u>0.00</u>	<u>-15,172.00</u>	<u>-15,172.00</u>	<u>0.00</u>	<u>54,484.00</u>	<u>54,484.00</u>	<u>20,000.00</u>
Net Other Income		2.98	15,232.00	-15,229.02	35.06	-54,284.00	54,319.06	-19,600.00
Total Income		26,026.98	27,425.00	-1,398.02	326,526.14	267,060.00	59,466.14	428,450.00
Total Expense		19,173.70	10,611.00	-8,562.70	252,278.98	307,863.50	55,584.52	428,207.00
Net Income		<u>6,853.28</u>	<u>16,814.00</u>	<u>-9,960.72</u>	<u>74,247.16</u>	<u>-40,803.50</u>	<u>115,050.66</u>	<u>243.00</u>