

## Balance Sheet

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

As of: 12/31/2022 (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
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Security Deposit Cash	1005	1,862.50
Operating Fund	1165	38,720.22
<b>Total OPERATING CASH</b>		<b>40,582.72</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: RFL 1st Bank 1143	1304	129,076.75
Reserves: RFL Bank of the West Business	1321	106,844.14
<b>Total RESERVE ACCOUNTS</b>		<b>235,920.89</b>
<b>Total Cash</b>		<b>276,503.61</b>
<b>Fixed Assets</b>		
Fixed Assets:Barn	1810	77,640.00
Fixed Assets:Accumulated Depreciation	1885	-17,433.75
<b>Total Fixed Assets</b>		<b>60,206.25</b>
<b>TOTAL ASSETS</b>		<b>336,709.86</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	4,172.50
Security Clearing	2999	-4,702.50
<b>Total ACCOUNTS PAYABLE</b>		<b>-530.00</b>
Prepaid Assessments	2025	13,525.50
<b>Total Liabilities</b>		<b>12,995.50</b>
<b>Capital</b>		
<b>Capital Stock</b>		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
<b>Total Capital Stock</b>		<b>356,239.69</b>
Calculated Retained Earnings		-95,408.76
Calculated Prior Years Retained Earnings		62,883.43
<b>Total Capital</b>		<b>323,714.36</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>336,709.86</b>

## Annual Budget - Comparative

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

As of: Dec 2022

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
<b>Income</b>								
<b>ASSOCIATION INCOME 4000</b>								
HOA Dues	4010	16,321.16	16,245.00	76.16	92,706.92	97,470.00	-4,763.08	194,940.00
Barn Storage	4040	1,115.00	1,500.00	-385.00	6,083.78	9,000.00	-2,916.22	18,000.00
Contribution to Reserves	4115	0.00	0.00	0.00	1,000.00	1,000.00	0.00	2,500.00
Late Fees/Finance Charges	4145	99.49	0.00	99.49	663.71	0.00	663.71	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Special Assessment	4175	3,524.35	4,875.00	-1,350.65	31,365.00	29,250.00	2,115.00	58,500.00
<b>Total ASSOCIATION INCOME</b>		<b>21,060.00</b>	<b>22,620.00</b>	<b>-1,560.00</b>	<b>132,319.41</b>	<b>136,720.00</b>	<b>-4,400.59</b>	<b>273,940.00</b>
<b>Total Operating Income</b>		<b>21,060.00</b>	<b>22,620.00</b>	<b>-1,560.00</b>	<b>132,319.41</b>	<b>136,720.00</b>	<b>-4,400.59</b>	<b>273,940.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE 6000</b>								
Accounting Fees	6005	0.00	0.00	0.00	245.00	400.00	155.00	400.00
Business Filing Fees	6025	0.00	0.00	0.00	10.00	10.00	0.00	40.00
Insurance	6070	0.00	0.00	0.00	49,169.00	50,000.00	831.00	50,000.00
Legal Fee	6085	108.00	0.00	-108.00	1,466.00	1,000.00	-466.00	2,000.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	42.40	50.00	7.60	100.00
Postage and Delivery	6125	28.38	30.00	1.62	410.86	230.00	-180.86	425.00
Printing and Reproduction	6130	45.00	25.00	-20.00	688.30	425.00	-263.30	800.00
Property Management Fee	6140	1,100.00	1,100.00	0.00	6,695.00	6,600.00	-95.00	13,200.00
Property Transfer Fee	6145	0.00	0.00	0.00	500.00	0.00	-500.00	0.00
Taxes	6170	0.00	0.00	0.00	-298.58	0.00	298.58	0.00
Web Site Design & Management	6180	61.00	62.50	1.50	366.00	375.00	9.00	750.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	60.00	100.00	40.00	100.00
<b>Total ADMINISTRATIVE</b>		<b>1,342.38</b>	<b>1,217.50</b>	<b>-124.88</b>	<b>59,353.98</b>	<b>59,190.00</b>	<b>-163.98</b>	<b>67,815.00</b>
<b>CAPITAL EXPENSES 6300</b>								
Painting	6459	0.00	20,000.00	20,000.00	0.00	50,000.00	50,000.00	50,000.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	0.00	30,000.00	30,000.00	35,000.00
Paving & Concrete	6465	0.00	0.00	0.00	13,865.76	0.00	-13,865.76	0.00
Paving, Sealcoating, Concrete	6470	0.00	0.00	0.00	0.00	14,000.00	14,000.00	14,000.00
Roof Repair/Replacement	6495	41,515.20	13,838.00	-27,677.20	83,030.40	83,033.00	2.60	166,061.00
<b>Total CAPITAL EXPENSES</b>		<b>41,515.20</b>	<b>33,838.00</b>	<b>-7,677.20</b>	<b>96,896.16</b>	<b>177,033.00</b>	<b>80,136.84</b>	<b>265,061.00</b>
<b>LANDSCAPE MAINTENANCE 6830</b>								
Aeration	6835	0.00	0.00	0.00	0.00	550.00	550.00	1,100.00
Backflow Testing	6840	0.00	0.00	0.00	532.49	450.00	-82.49	450.00
Clean Up Spring/Fall	6850	0.00	3,500.00	3,500.00	0.00	3,500.00	3,500.00	5,500.00
Irrigation Maintenance	6880	-137.09	0.00	137.09	4,223.48	2,500.00	-1,723.48	6,500.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Landscape Contract	6885	0.00	0.00	0.00	7,372.05	7,375.00	2.95	11,800.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	1,191.52	600.00	-591.52	1,700.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	96.70	100.00	3.30	300.00
Snow Removal	6935	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	289.00	0.00	-289.00	0.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	275.00	1,000.00	725.00	2,500.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>-137.09</b>	<b>3,500.00</b>	<b>3,637.09</b>	<b>13,980.24</b>	<b>16,075.00</b>	<b>2,094.76</b>	<b>33,050.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Fence Maintenance	7130	0.00	0.00	0.00	2,007.00	8,000.00	5,993.00	11,200.00
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	100.00	100.00	250.00
Utility Locating	7175	0.00	0.00	0.00	0.00	50.00	50.00	75.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,007.00</b>	<b>8,350.00</b>	<b>6,343.00</b>	<b>12,025.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Barn Maintenance	7205	0.00	0.00	0.00	0.00	150.00	150.00	300.00
Building Maintenance	7215	0.00	0.00	0.00	33,478.00	1,000.00	-32,478.00	2,000.00
Deck Maintenance	7230	0.00	0.00	0.00	2,832.00	1,000.00	-1,832.00	2,000.00
Fence Maintenance - Buildings	7245	0.00	0.00	0.00	1,686.20	0.00	-1,686.20	0.00
Gutter Maintenance	7260	0.00	3,500.00	3,500.00	0.00	3,500.00	3,500.00	3,500.00
Pest Control - Buildings	7315	0.00	0.00	0.00	300.00	250.00	-50.00	500.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>0.00</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>38,296.20</b>	<b>5,900.00</b>	<b>-32,396.20</b>	<b>8,300.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	80.71	100.00	19.29	637.08	525.00	-112.08	1,100.00
<b>Total UTILITIES</b>		<b>80.71</b>	<b>100.00</b>	<b>19.29</b>	<b>637.08</b>	<b>525.00</b>	<b>-112.08</b>	<b>1,100.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	2,195.73	1,800.00	-395.73	16,831.19	15,800.00	-1,031.19	28,500.00
<b>Total Water</b>		<b>2,195.73</b>	<b>1,800.00</b>	<b>-395.73</b>	<b>16,831.19</b>	<b>15,800.00</b>	<b>-1,031.19</b>	<b>28,500.00</b>
<b>Total Operating Expense</b>		<b>44,996.93</b>	<b>43,955.50</b>	<b>-1,041.43</b>	<b>228,001.85</b>	<b>282,873.00</b>	<b>54,871.15</b>	<b>415,851.00</b>
<b>Total Operating Income</b>		<b>21,060.00</b>	<b>22,620.00</b>	<b>-1,560.00</b>	<b>132,319.41</b>	<b>136,720.00</b>	<b>-4,400.59</b>	<b>273,940.00</b>
<b>Total Operating Expense</b>		<b>44,996.93</b>	<b>43,955.50</b>	<b>-1,041.43</b>	<b>228,001.85</b>	<b>282,873.00</b>	<b>54,871.15</b>	<b>415,851.00</b>
<b>NOI - Net Operating Income</b>		<b>-23,936.93</b>	<b>-21,335.50</b>	<b>-2,601.43</b>	<b>-95,682.44</b>	<b>-146,153.00</b>	<b>50,470.56</b>	<b>-141,911.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	66.45	12.50	53.95	273.68	25.00	248.68	50.00
<b>Total INTEREST INCOME</b>		<b>66.45</b>	<b>12.50</b>	<b>53.95</b>	<b>273.68</b>	<b>25.00</b>	<b>248.68</b>	<b>50.00</b>
<b>Total Other Income</b>		<b>66.45</b>	<b>12.50</b>	<b>53.95</b>	<b>273.68</b>	<b>25.00</b>	<b>248.68</b>	<b>50.00</b>
<b>Net Other income</b>		<b>66.45</b>	<b>12.50</b>	<b>53.95</b>	<b>273.68</b>	<b>25.00</b>	<b>248.68</b>	<b>50.00</b>
<b>Total Income</b>		<b>21,126.45</b>	<b>22,632.50</b>	<b>-1,506.05</b>	<b>132,593.09</b>	<b>136,745.00</b>	<b>-4,151.91</b>	<b>273,990.00</b>
<b>Total Expense</b>		<b>44,996.93</b>	<b>43,955.50</b>	<b>-1,041.43</b>	<b>228,001.85</b>	<b>282,873.00</b>	<b>54,871.15</b>	<b>415,851.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income		-23,870.48	-21,323.00	-2,547.48	-95,408.76	-146,128.00	50,719.24	-141,861.00