

## Balance Sheet

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

As of: 01/31/2022 (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	1,257.50
Operating Fund	1165	119,991.27
<b>Total OPERATING CASH</b>		<b>121,248.77</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: RFL 1st Bank 1143	1304	130,163.90
Reserves: RFL Bank of the West Business	1321	106,834.34
<b>Total RESERVE ACCOUNTS</b>		<b>236,998.24</b>
<b>Total Cash</b>		<b>358,247.01</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>418,453.26</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Barn Security Deposit	2010	3,057.50
Security Clearing	2999	-4,062.50
<b>Total ACCOUNTS PAYABLE</b>		<b>-1,005.00</b>
Prepaid Assessments	2025	19,580.50
<b>Total Liabilities</b>		<b>18,575.50</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		81,408.03
Calculated Prior Years Retained Earnings		-37,769.96
<b>Total Capital</b>		<b>399,877.76</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>418,453.26</b>

## Annual Budget - Comparative

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

As of: Jan 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</b>		<b>4000</b>						
HOA Dues	4010	14,637.50	14,250.00	387.50	95,160.90	99,750.00	-4,589.10	171,000.00
Barn Storage	4040	1,305.00	1,500.00	-195.00	8,459.00	10,500.00	-2,041.00	18,000.00
Contribution to Reserves	4115	500.00	0.00	500.00	2,500.00	2,500.00	0.00	2,500.00
Late Fees/Finance Charges	4145	118.75	0.00	118.75	302.43	0.00	302.43	0.00
Transfer Fee Income	4155	500.00	0.00	500.00	2,000.00	0.00	2,000.00	0.00
Special Assessment	4175	15,382.92	11,115.00	4,267.92	249,702.92	180,975.00	68,727.92	236,550.00
Working Capital	4185	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>32,444.17</b>	<b>26,865.00</b>	<b>5,579.17</b>	<b>359,125.25</b>	<b>293,725.00</b>	<b>65,400.25</b>	<b>428,050.00</b>
<b>Total Operating Income</b>		<b>32,444.17</b>	<b>26,865.00</b>	<b>5,579.17</b>	<b>359,125.25</b>	<b>293,725.00</b>	<b>65,400.25</b>	<b>428,050.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>		<b>6000</b>						
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	0.00	0.00	0.00	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	23.10	25.00	1.90	305.83	200.00	-105.83	350.00
Printing and Reproduction	6130	31.00	40.00	9.00	537.55	325.00	-212.55	600.00
Professional Fees	6135	145.00	0.00	-145.00	568.87	0.00	-568.87	0.00
Property Management Fee	6140	1,100.00	1,100.00	0.00	7,700.00	7,700.00	0.00	13,200.00
Property Transfer Fee	6145	250.00	0.00	-250.00	1,750.00	0.00	-1,750.00	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	597.00	427.00	-170.00	732.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	60.00	0.00	-60.00	100.00
<b>Total ADMINISTRATIVE</b>		<b>1,610.10</b>	<b>1,226.00</b>	<b>-384.10</b>	<b>55,043.50</b>	<b>56,112.00</b>	<b>1,068.50</b>	<b>67,482.00</b>
<b>CAPITAL EXPENSES</b>		<b>6300</b>						
Building Repairs - Reserves	6320	0.00	3,500.00	3,500.00	0.00	17,500.00	17,500.00	35,000.00
Patio/Deck Repair/Replacement	6460	1,322.00	0.00	-1,322.00	1,322.00	0.00	-1,322.00	0.00
Roof Repair/Replacement	6495	13,838.40	15,172.00	1,333.60	179,491.40	160,688.00	-18,803.40	236,550.00
<b>Total CAPITAL EXPENSES</b>		<b>15,160.40</b>	<b>18,672.00</b>	<b>3,511.60</b>	<b>180,813.40</b>	<b>178,188.00</b>	<b>-2,625.40</b>	<b>271,550.00</b>
<b>LANDSCAPE MAINTENANCE</b>		<b>6830</b>						
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	0.00	0.00	0.00	3,360.00	3,400.00	40.00	5,000.00
Irrigation Maintenance	6880	832.05	0.00	-832.05	4,409.76	4,000.00	-409.76	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	7,218.00	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
Misc. Landscape Mtce	6895	0.00	0.00	0.00	91.34	100.00	8.66	100.00
Snow Removal	6935	986.25	500.00	-486.25	986.25	1,000.00	13.75	3,200.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	497.63	500.00	2.37	1,500.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>7100</b>	<b>1,818.30</b>	<b>500.00</b>	<b>-1,318.30</b>	<b>18,062.98</b>	<b>16,687.50</b>	<b>-1,375.48</b>	<b>28,975.00</b>
<b>Fence Maintenance</b>	<b>7130</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>Misc. Maintenance</b>	<b>7140</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>300.00</b>	<b>300.00</b>	<b>500.00</b>
<b>Signs &amp; Mail Boxes</b>	<b>7170</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>500.00</b>
<b>Utility Locating</b>	<b>7175</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>125.00</b>	<b>0.00</b>	<b>-125.00</b>	<b>0.00</b>
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>125.00</b>	<b>750.00</b>	<b>625.00</b>	<b>1,500.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
<b>Barn Maintenance</b>	<b>7205</b>	<b>0.00</b>	<b>150.00</b>	<b>150.00</b>	<b>0.00</b>	<b>350.00</b>	<b>350.00</b>	<b>500.00</b>
<b>Building Maintenance</b>	<b>7215</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>575.00</b>	<b>1,000.00</b>	<b>425.00</b>	<b>4,000.00</b>
<b>Deck Maintenance</b>	<b>7230</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>500.00</b>	<b>2,000.00</b>
<b>Gutter Maintenance</b>	<b>7260</b>	<b>3,250.00</b>	<b>0.00</b>	<b>-3,250.00</b>	<b>3,250.00</b>	<b>3,200.00</b>	<b>-50.00</b>	<b>3,200.00</b>
<b>Pest Control - Buildings</b>	<b>7315</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>250.00</b>	<b>250.00</b>	<b>500.00</b>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>3,250.00</b>	<b>150.00</b>	<b>-3,100.00</b>	<b>3,825.00</b>	<b>5,300.00</b>	<b>1,475.00</b>	<b>10,200.00</b>
<b>UTILITIES</b>	<b>7800</b>							
<b>Electric</b>	<b>7810</b>	<b>124.63</b>	<b>85.00</b>	<b>-39.63</b>	<b>642.23</b>	<b>575.00</b>	<b>-67.23</b>	<b>1,000.00</b>
<b>Total UTILITIES</b>		<b>124.63</b>	<b>85.00</b>	<b>-39.63</b>	<b>642.23</b>	<b>575.00</b>	<b>-67.23</b>	<b>1,000.00</b>
<b>Water</b>	<b>7850</b>							
<b>Water - City of Longmont</b>	<b>7865</b>	<b>3,512.98</b>	<b>1,800.00</b>	<b>-1,712.98</b>	<b>19,243.28</b>	<b>18,300.00</b>	<b>-943.28</b>	<b>27,500.00</b>
<b>Total Water</b>		<b>3,512.98</b>	<b>1,800.00</b>	<b>-1,712.98</b>	<b>19,243.28</b>	<b>18,300.00</b>	<b>-943.28</b>	<b>27,500.00</b>
<b>Total Operating Expense</b>		<b>25,476.41</b>	<b>22,533.00</b>	<b>-2,943.41</b>	<b>277,755.39</b>	<b>275,912.50</b>	<b>-1,842.89</b>	<b>408,207.00</b>
<b>Total Operating Income</b>		<b>32,444.17</b>	<b>26,865.00</b>	<b>5,579.17</b>	<b>359,125.25</b>	<b>293,725.00</b>	<b>65,400.25</b>	<b>428,050.00</b>
<b>Total Operating Expense</b>		<b>25,476.41</b>	<b>22,533.00</b>	<b>-2,943.41</b>	<b>277,755.39</b>	<b>275,912.50</b>	<b>-1,842.89</b>	<b>408,207.00</b>
<b>NOI - Net Operating Income</b>		<b>6,967.76</b>	<b>4,332.00</b>	<b>2,635.76</b>	<b>81,369.86</b>	<b>17,812.50</b>	<b>63,557.36</b>	<b>19,843.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
<b>Interest Income - other</b>	<b>8005</b>	<b>3.11</b>	<b>20.00</b>	<b>-16.89</b>	<b>38.17</b>	<b>220.00</b>	<b>-181.83</b>	<b>400.00</b>
<b>Total INTEREST INCOME</b>		<b>3.11</b>	<b>20.00</b>	<b>-16.89</b>	<b>38.17</b>	<b>220.00</b>	<b>-181.83</b>	<b>400.00</b>
<b>Total Other Income</b>		<b>3.11</b>	<b>20.00</b>	<b>-16.89</b>	<b>38.17</b>	<b>220.00</b>	<b>-181.83</b>	<b>400.00</b>
<b>Other Expense</b>								
<b>Non Operating Cash Requirements</b>	<b>9000</b>							
<b>Non Operating Cash Requirements: Transfer FROM Reserves</b>	<b>9005</b>	<b>0.00</b>	<b>-29,172.00</b>	<b>-29,172.00</b>	<b>0.00</b>	<b>-174,688.00</b>	<b>-174,688.00</b>	<b>-271,550.00</b>
<b>Non Operating Cash</b>	<b>9010</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200,000.00</b>	<b>200,000.00</b>	<b>291,550.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Requirements:Transfer TO Reserves								
<b>Total Non Operating Cash Requirements</b>		<u>0.00</u>	<u>-29,172.00</u>	<u>-29,172.00</u>	<u>0.00</u>	<u>25,312.00</u>	<u>25,312.00</u>	<u>20,000.00</u>
<b>Total Other Expense</b>		<u>0.00</u>	<u>-29,172.00</u>	<u>-29,172.00</u>	<u>0.00</u>	<u>25,312.00</u>	<u>25,312.00</u>	<u>20,000.00</u>
<b>Net Other Income</b>		<b>3.11</b>	<b>29,192.00</b>	<b>-29,188.89</b>	<b>38.17</b>	<b>-25,092.00</b>	<b>25,130.17</b>	<b>-19,600.00</b>
Total Income		32,447.28	26,885.00	5,562.28	359,163.42	293,945.00	65,218.42	428,450.00
Total Expense		25,476.41	-6,639.00	-32,115.41	277,755.39	301,224.50	23,469.11	428,207.00
<b>Net Income</b>		<u><b>6,970.87</b></u>	<u><b>33,524.00</b></u>	<u><b>-26,553.13</b></u>	<u><b>81,408.03</b></u>	<u><b>-7,279.50</b></u>	<u><b>88,687.53</b></u>	<u><b>243.00</b></u>