

Balance Sheet

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

As of: 07/31/2022 (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
ASSETS		
Cash		
OPERATING CASH		
Security Deposit Cash	1005	1,712.50
Operating Fund	1165	41,790.11
Total OPERATING CASH		43,502.61
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	220,451.30
Reserves: RFL Bank of the West Business	1321	106,838.74
Total RESERVE ACCOUNTS		327,290.04
Total Cash		370,792.65
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		430,998.90
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	3,872.50
Security Clearing	2999	-3,922.50
Total ACCOUNTS PAYABLE		-50.00
Prepaid Assessments	2025	14,254.50
Total Liabilities		14,204.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-2,328.72
Calculated Prior Years Retained Earnings		62,883.43
Total Capital		416,794.40
TOTAL LIABILITIES & CAPITAL		430,998.90

Annual Budget - Comparative

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

As of: Jul 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
Income								
ASSOCIATION INCOME		4000						
HOA Dues	4010	14,388.81	0.00	14,388.81	14,388.81	0.00	14,388.81	0.00
Barn Storage	4040	918.78	0.00	918.78	918.78	0.00	918.78	0.00
Contribution to Reserves	4115	500.00	0.00	500.00	500.00	0.00	500.00	0.00
Late Fees/Finance Charges	4145	110.30	0.00	110.30	110.30	0.00	110.30	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	250.00	0.00	250.00	0.00
Special Assessment	4175	4,882.11	0.00	4,882.11	4,882.11	0.00	4,882.11	0.00
Total ASSOCIATION INCOME		21,050.00	0.00	21,050.00	21,050.00	0.00	21,050.00	0.00
Total Operating Income		21,050.00	0.00	21,050.00	21,050.00	0.00	21,050.00	0.00
Expense								
ADMINISTRATIVE		6000						
Legal Fee	6085	792.00	0.00	-792.00	792.00	0.00	-792.00	0.00
Misc. Office Expenses & Supplies	6110	22.80	0.00	-22.80	22.80	0.00	-22.80	0.00
Postage and Delivery	6125	178.44	0.00	-178.44	178.44	0.00	-178.44	0.00
Printing and Reproduction	6130	466.30	0.00	-466.30	466.30	0.00	-466.30	0.00
Property Management Fee	6140	1,100.00	0.00	-1,100.00	1,100.00	0.00	-1,100.00	0.00
Web Site Design & Management	6180	61.00	0.00	-61.00	61.00	0.00	-61.00	0.00
Total ADMINISTRATIVE		2,620.54	0.00	-2,620.54	2,620.54	0.00	-2,620.54	0.00
CAPITAL EXPENSES		6300						
Roof Repair/Replacement	6495	13,838.40	0.00	-13,838.40	13,838.40	0.00	-13,838.40	0.00
Total CAPITAL EXPENSES		13,838.40	0.00	-13,838.40	13,838.40	0.00	-13,838.40	0.00
LANDSCAPE MAINTENANCE		6830						
Irrigation Maintenance	6880	1,490.43	0.00	-1,490.43	1,490.43	0.00	-1,490.43	0.00
Landscape Contract	6885	1,734.60	0.00	-1,734.60	1,734.60	0.00	-1,734.60	0.00
Misc. Landscape Mtce	6895	75.00	0.00	-75.00	75.00	0.00	-75.00	0.00
Total LANDSCAPE MAINTENANCE		3,300.03	0.00	-3,300.03	3,300.03	0.00	-3,300.03	0.00
BUILDING/STRUCTURE/ MAINTENANCE		7200						
Fence Maintenance - Buildings	7245	1,371.71	0.00	-1,371.71	1,371.71	0.00	-1,371.71	0.00
Total BUILDING/STRUCTURE/ MAINTENANCE		1,371.71	0.00	-1,371.71	1,371.71	0.00	-1,371.71	0.00
UTILITIES		7800						
Electric	7810	129.43	0.00	-129.43	129.43	0.00	-129.43	0.00
Total UTILITIES		129.43	0.00	-129.43	129.43	0.00	-129.43	0.00
Water		7850						
Water - City of Longmont	7865	2,138.03	0.00	-2,138.03	2,138.03	0.00	-2,138.03	0.00
Total Water		2,138.03	0.00	-2,138.03	2,138.03	0.00	-2,138.03	0.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Operating Expense		<u>23,398.14</u>	<u>0.00</u>	<u>-23,398.14</u>	<u>23,398.14</u>	<u>0.00</u>	<u>-23,398.14</u>	<u>0.00</u>
Total Operating Income		21,050.00	0.00	21,050.00	21,050.00	0.00	21,050.00	0.00
Total Operating Expense		<u>23,398.14</u>	<u>0.00</u>	<u>-23,398.14</u>	<u>23,398.14</u>	<u>0.00</u>	<u>-23,398.14</u>	<u>0.00</u>
NOI - Net Operating Income		<u>-2,348.14</u>	<u>0.00</u>	<u>-2,348.14</u>	<u>-2,348.14</u>	<u>0.00</u>	<u>-2,348.14</u>	<u>0.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	<u>19.42</u>	<u>0.00</u>	<u>19.42</u>	<u>19.42</u>	<u>0.00</u>	<u>19.42</u>	<u>0.00</u>
Total INTEREST INCOME		<u>19.42</u>	<u>0.00</u>	<u>19.42</u>	<u>19.42</u>	<u>0.00</u>	<u>19.42</u>	<u>0.00</u>
Total Other Income		<u>19.42</u>	<u>0.00</u>	<u>19.42</u>	<u>19.42</u>	<u>0.00</u>	<u>19.42</u>	<u>0.00</u>
Net Other Income		<u>19.42</u>	<u>0.00</u>	<u>19.42</u>	<u>19.42</u>	<u>0.00</u>	<u>19.42</u>	<u>0.00</u>
Total Income		<u>21,069.42</u>	<u>0.00</u>	<u>21,069.42</u>	<u>21,069.42</u>	<u>0.00</u>	<u>21,069.42</u>	<u>0.00</u>
Total Expense		<u>23,398.14</u>	<u>0.00</u>	<u>-23,398.14</u>	<u>23,398.14</u>	<u>0.00</u>	<u>-23,398.14</u>	<u>0.00</u>
Net Income		<u>-2,328.72</u>	<u>0.00</u>	<u>-2,328.72</u>	<u>-2,328.72</u>	<u>0.00</u>	<u>-2,328.72</u>	<u>0.00</u>