

Balance Sheet

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

As of: 10/31/2022 (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 | 1,562.50 |
| Operating Fund | 1165 | 24,433.23 |
| Total OPERATING CASH | | 25,995.73 |
| RESERVE ACCOUNTS | | |
| Reserves: RFL 1st Bank 1143 | 1304 | 170,553.99 |
| Reserves: RFL Bank of the West Business | 1321 | 106,842.35 |
| Total RESERVE ACCOUNTS | | 277,396.34 |
| Total Cash | | 303,392.07 |
| 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 | | 363,598.32 |
| LIABILITIES & CAPITAL | | |
| Liabilities | | |
| ACCOUNTS PAYABLE | | |
| Barn Security Deposit | 2010 | 3,872.50 |
| Security Clearing | 2999 | -4,702.50 |
| Total ACCOUNTS PAYABLE | | -830.00 |
| Prepaid Assessments | 2025 | 13,630.50 |
| Total Liabilities | | 12,800.50 |
| Capital | | |
| Capital Stock | | |
| Reserve Equity | 3030 | 22,160.00 |
| Retained Earnings | 3045 | 334,079.89 |
| Total Capital Stock | | 356,239.89 |
| Calculated Retained Earnings | | -68,325.30 |
| Calculated Prior Years Retained Earnings | | 62,883.43 |
| Total Capital | | 350,797.82 |
| TOTAL LIABILITIES & CAPITAL | | 363,598.32 |

Annual Budget - Comparative

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

As of: Oct 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 | 15,912.66 | 16,245.00 | -332.34 | 60,425.83 | 64,980.00 | -4,554.17 | 194,940.00 |
| Barn Storage | 4040 | 1,161.59 | 1,500.00 | -338.41 | 4,008.78 | 6,000.00 | -1,991.22 | 18,000.00 |
| Contribution to Reserves | 4115 | 0.00 | 0.00 | 0.00 | 1,000.00 | 750.00 | 250.00 | 2,500.00 |
| Late Fees/Finance Charges | 4145 | 147.70 | 0.00 | 147.70 | 455.05 | 0.00 | 455.05 | 0.00 |
| Transfer Fee Income | 4155 | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | 500.00 | 0.00 |
| Special Assessment | 4175 | 4,899.05 | 4,875.00 | 24.05 | 22,989.05 | 19,500.00 | 3,489.05 | 58,500.00 |
| Total ASSOCIATION INCOME | | 22,121.00 | 22,620.00 | -499.00 | 89,378.71 | 91,230.00 | -1,851.29 | 273,940.00 |
| Total Operating Income | | 22,121.00 | 22,620.00 | -499.00 | 89,378.71 | 91,230.00 | -1,851.29 | 273,940.00 |
| Expense | | | | | | | | |
| ADMINISTRATIVE | 6000 | | | | | | | |
| Accounting Fees | 6005 | 0.00 | 0.00 | 0.00 | 245.00 | 400.00 | 155.00 | 400.00 |
| Business Filing Fees | 6025 | 10.00 | 0.00 | -10.00 | 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 | 0.00 | 500.00 | 500.00 | 1,250.00 | 1,000.00 | -250.00 | 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 | 25.38 | 30.00 | 4.62 | 360.70 | 170.00 | -190.70 | 425.00 |
| Printing and Reproduction | 6130 | 35.75 | 25.00 | -10.75 | 600.80 | 375.00 | -225.80 | 800.00 |
| Property Management Fee | 6140 | 1,100.00 | 1,100.00 | 0.00 | 4,495.00 | 4,400.00 | -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 | 244.00 | 250.00 | 6.00 | 750.00 |
| Web Site Hosting & Domain | 6185 | 0.00 | 0.00 | 0.00 | 60.00 | 100.00 | 40.00 | 100.00 |
| Total ADMINISTRATIVE | | 1,232.13 | 1,717.50 | 485.37 | 56,678.32 | 56,755.00 | 76.68 | 67,815.00 |
| CAPITAL EXPENSES | 6300 | | | | | | | |
| Painting | 6459 | 0.00 | 15,000.00 | 15,000.00 | 0.00 | 15,000.00 | 15,000.00 | 50,000.00 |
| Patio/Deck Repair/Replacement | 6460 | 0.00 | 25,000.00 | 25,000.00 | 0.00 | 25,000.00 | 25,000.00 | 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 | 13,838.40 | 13,839.00 | 0.60 | 41,515.20 | 55,356.00 | 13,840.80 | 166,061.00 |
| Total CAPITAL EXPENSES | | 13,838.40 | 53,839.00 | 40,000.60 | 55,380.96 | 109,356.00 | 53,975.04 | 265,061.00 |
| LANDSCAPE MAINTENANCE | 6830 | | | | | | | |
| Aeration | 6835 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,500.00 |
| Irrigation Maintenance | 6880 | 2,776.14 | 0.00 | -2,776.14 | 4,360.57 | 2,500.00 | -1,860.57 | 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 | 1,734.60 | 1,475.00 | -259.60 | 7,372.05 | 5,900.00 | -1,472.05 | 11,800.00 |
| Lawn Fertilizing/Weed Control | 6890 | 567.00 | 600.00 | 33.00 | 1,191.52 | 600.00 | -591.52 | 1,700.00 |
| Misc. Landscape Mtce | 6895 | 0.00 | 50.00 | 50.00 | 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 | 289.00 | 0.00 | -289.00 | 289.00 | 0.00 | -289.00 | 0.00 |
| Tree Trimming/Removal/Replace | 6960 | 75.00 | 0.00 | -75.00 | 275.00 | 500.00 | 225.00 | 2,500.00 |
| Total LANDSCAPE MAINTENANCE | | 5,441.74 | 2,125.00 | -3,316.74 | 14,117.33 | 10,050.00 | -4,067.33 | 33,050.00 |
| MAINTENANCE | 7100 | | | | | | | |
| Fence Maintenance | 7130 | 0.00 | 7,000.00 | 7,000.00 | 0.00 | 8,000.00 | 8,000.00 | 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 |
| Total MAINTENANCE | | 0.00 | 7,000.00 | 7,000.00 | 0.00 | 8,350.00 | 8,350.00 | 12,025.00 |
| BUILDING/STRUCTURE/ MAINTENANCE | 7200 | | | | | | | |
| Barn Maintenance | 7205 | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 | 150.00 | 300.00 |
| Building Maintenance | 7215 | 125.00 | 0.00 | -125.00 | 17,114.00 | 500.00 | -16,614.00 | 2,000.00 |
| Deck Maintenance | 7230 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 2,000.00 |
| Fence Maintenance - Buildings | 7245 | 314.49 | 0.00 | -314.49 | 1,686.20 | 0.00 | -1,686.20 | 0.00 |
| Gutter Maintenance | 7260 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,500.00 |
| Pest Control - Buildings | 7315 | 0.00 | 0.00 | 0.00 | 300.00 | 250.00 | -50.00 | 500.00 |
| Total BUILDING/STRUCTURE/ MAINTENANCE | | 439.49 | 0.00 | -439.49 | 19,100.20 | 1,900.00 | -17,200.20 | 8,300.00 |
| UTILITIES | 7800 | | | | | | | |
| Electric | 7810 | 106.15 | 100.00 | -6.15 | 466.96 | 325.00 | -141.96 | 1,100.00 |
| Total UTILITIES | | 106.15 | 100.00 | -6.15 | 466.96 | 325.00 | -141.96 | 1,100.00 |
| Water | 7850 | | | | | | | |
| Water - City of Longmont | 7865 | 3,721.33 | 2,500.00 | -1,221.33 | 12,093.33 | 11,500.00 | -593.33 | 28,500.00 |
| Total Water | | 3,721.33 | 2,500.00 | -1,221.33 | 12,093.33 | 11,500.00 | -593.33 | 28,500.00 |
| Total Operating Expense | | 24,779.24 | 67,281.50 | 42,502.26 | 157,837.10 | 198,236.00 | 40,398.90 | 415,851.00 |
| Total Operating Income | | 22,121.00 | 22,620.00 | -499.00 | 89,378.71 | 91,230.00 | -1,851.29 | 273,940.00 |
| Total Operating Expense | | 24,779.24 | 67,281.50 | 42,502.26 | 157,837.10 | 198,236.00 | 40,398.90 | 415,851.00 |
| NOI - Net Operating Income | | -2,658.24 | -44,661.50 | 42,003.26 | -68,458.39 | -107,006.00 | 38,547.61 | -141,911.00 |
| Other Income | | | | | | | | |
| INTEREST INCOME | 8000 | | | | | | | |
| Interest Income - other | 8005 | 47.67 | 0.00 | 47.67 | 133.09 | 12.50 | 120.59 | 50.00 |
| Total INTEREST INCOME | | 47.67 | 0.00 | 47.67 | 133.09 | 12.50 | 120.59 | 50.00 |
| Total Other Income | | 47.67 | 0.00 | 47.67 | 133.09 | 12.50 | 120.59 | 50.00 |
| Net Other Income | | 47.67 | 0.00 | 47.67 | 133.09 | 12.50 | 120.59 | 50.00 |
| Total Income | | 22,168.67 | 22,620.00 | -451.33 | 89,511.80 | 91,242.50 | -1,730.70 | 273,990.00 |
| Total Expense | | 24,779.24 | 67,281.50 | 42,502.26 | 157,837.10 | 198,236.00 | 40,398.90 | 415,851.00 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|--------------|----------------|------------|------------|-------------|------------|-------------|-------------|---------------|
| Net Income | | -2,610.57 | -44,661.50 | 42,050.93 | -68,325.30 | -106,993.50 | 38,668.20 | -141,861.00 |