

Balance Sheet

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

As of: 08/31/2023 (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	23,428.13
Total OPERATING CASH		25,140.63
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	51,176.99
Reserves: RFL Bank of the West Business	1321	107,274.81
Total RESERVE ACCOUNTS		158,451.80
Total Cash		183,592.43
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		243,798.68
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	4,322.50
Security Clearing	2999	-4,852.50
Total ACCOUNTS PAYABLE		-530.00
Prepaid Assessments	2025	13,355.50
Total Liabilities		12,825.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-86,210.09
Calculated Prior Years Retained Earnings		-39,056.42
Total Capital		230,973.18
TOTAL LIABILITIES & CAPITAL		243,798.68

Annual Budget - Comparative

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

As of: Aug 2023

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	16,143.77	17,100.00	-956.23	32,696.62	34,200.00	-1,503.38	205,200.00
Barn Storage	4040	1,000.00	1,290.00	-290.00	2,000.00	2,580.00	-580.00	15,500.00
Late Fees/Finance Charges	4145	51.23	0.00	51.23	124.37	0.00	124.37	0.00
Member Service Reimbursement	4160	0.00	0.00	0.00	550.50	0.00	550.50	0.00
Special Assessment	4175	3,510.00	14,000.00	-10,490.00	8,509.71	28,000.00	-19,490.29	42,000.00
Total ASSOCIATION INCOME		20,705.00	32,390.00	-11,685.00	43,881.20	64,780.00	-20,898.80	262,700.00
Total Operating Income		20,705.00	32,390.00	-11,685.00	43,881.20	64,780.00	-20,898.80	262,700.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	255.00	300.00	45.00	255.00	300.00	45.00	300.00
Business Filing Fees	6025	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Insurance	6070	60,752.00	60,036.00	-716.00	60,752.00	60,036.00	-716.00	60,036.00
Legal Fee	6085	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Misc. Office Expenses & Supplies	6110	0.00	25.00	25.00	0.00	25.00	25.00	100.00
Postage and Delivery	6125	124.39	130.00	5.61	146.03	155.00	8.97	510.00
Printing and Reproduction	6130	184.00	350.00	166.00	221.50	400.00	178.50	900.00
Property Management Fee	6140	1,100.00	1,200.00	100.00	2,200.00	2,400.00	200.00	14,400.00
Web Site Design & Management	6180	61.00	61.00	0.00	122.00	122.00	0.00	740.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	0.00	0.00	0.00	160.00
Total ADMINISTRATIVE		62,476.39	62,102.00	-374.39	63,696.53	63,438.00	-258.53	79,186.00
CAPITAL EXPENSES	6300							
Painting	6459	13,221.75	11,000.00	-2,221.75	23,221.75	21,000.00	-2,221.75	21,000.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
Plumbing Repairs - Reserves	6475	3,000.00	3,000.00	0.00	3,000.00	3,000.00	0.00	7,600.00
Roof Repair/Replacement	6495	13,838.40	13,840.00	1.60	27,676.80	27,680.00	3.20	41,500.00
Total CAPITAL EXPENSES		30,060.15	27,840.00	-2,220.15	53,898.55	51,680.00	-2,218.55	88,100.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
Backflow Testing	6840	0.00	125.00	125.00	125.00	125.00	0.00	500.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00
Irrigation Maintenance	6880	0.00	0.00	0.00	0.00	1,000.00	1,000.00	6,750.00
Landscape Contract	6885	2,430.00	2,000.00	-430.00	4,374.00	4,000.00	-374.00	12,000.00
Lawn Fertilizing/Weed Control	6890	0.00	560.00	560.00	0.00	560.00	560.00	1,700.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	0.00	0.00	0.00	300.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Snow Removal	6935	0.00	0.00	0.00	0.00	0.00	0.00	5,900.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Tree Trimming/Removal/ Replace	6960	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Total LANDSCAPE MAINTENANCE		2,430.00	2,685.00	255.00	4,499.00	5,685.00	1,186.00	37,300.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Signs & Mail Boxes	7170	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Utility Locating	7175	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Total MAINTENANCE		0.00	0.00	0.00	0.00	0.00	0.00	2,575.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Building Maintenance	7215	2,961.00	3,000.00	39.00	3,101.00	3,000.00	-101.00	10,000.00
Deck Maintenance	7230	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Fence Maintenance - Buildings	7245	140.00	0.00	-140.00	426.14	0.00	-426.14	2,500.00
Gutter Maintenance	7260	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		3,101.00	3,000.00	-101.00	3,527.14	3,000.00	-527.14	22,300.00
UTILITIES	7800							
Electric	7810	90.73	120.00	29.27	171.80	240.00	68.20	1,250.00
Total UTILITIES		90.73	120.00	29.27	171.80	240.00	68.20	1,250.00
Water	7850							
Water - City of Longmont	7865	2,927.07	3,250.00	322.93	4,772.55	5,750.00	977.45	28,500.00
Total Water		2,927.07	3,250.00	322.93	4,772.55	5,750.00	977.45	28,500.00
Total Operating Expense		101,085.34	98,997.00	-2,088.34	130,565.57	129,793.00	-772.57	259,211.00
Total Operating Income		20,705.00	32,390.00	-11,685.00	43,881.20	64,780.00	-20,898.80	262,700.00
Total Operating Expense		101,085.34	98,997.00	-2,088.34	130,565.57	129,793.00	-772.57	259,211.00
NOI - Net Operating Income		-80,380.34	-66,607.00	-13,773.34	-86,684.37	-65,013.00	-21,671.37	3,489.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	287.96	20.00	267.96	474.28	40.00	434.28	250.00
Total INTEREST INCOME		287.96	20.00	267.96	474.28	40.00	434.28	250.00
Total Other Income		287.96	20.00	267.96	474.28	40.00	434.28	250.00
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements:Transfer FROM Reserves	9005	0.00	-27,840.00	-27,840.00	0.00	-51,680.00	-51,680.00	-88,100.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	90,000.00
Total Non Operating Cash		0.00	-27,840.00	-27,840.00	0.00	-51,680.00	-51,680.00	1,900.00

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		0.00	-27,840.00	-27,840.00	0.00	-51,680.00	-51,680.00	1,900.00
Net Other Income		287.96	27,860.00	-27,572.04	474.28	51,720.00	-51,245.72	-1,650.00
Total Income		20,992.96	32,410.00	-11,417.04	44,355.48	64,820.00	-20,464.52	262,950.00
Total Expense		101,085.34	71,157.00	-29,928.34	130,565.57	78,113.00	-52,452.57	261,111.00
Net Income		-80,092.38	-38,747.00	-41,345.38	-86,210.09	-13,293.00	-72,917.09	1,839.00