

Balance Sheet

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

As of: 01/31/2023 (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	1,862.50
Operating Fund	1165	37,606.84
Total OPERATING CASH		39,469.34
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	134,263.83
Reserves: RFL Bank of the West Business	1321	106,845.05
Total RESERVE ACCOUNTS		241,108.88
Total Cash		280,578.22
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		340,784.47
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	4,172.50
Security Clearing	2999	-4,702.50
Total ACCOUNTS PAYABLE		-530.00
Prepaid Assessments	2025	13,740.50
Total Liabilities		13,210.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-91,549.15
Calculated Prior Years Retained Earnings		62,883.43
Total Capital		327,573.97
TOTAL LIABILITIES & CAPITAL		340,784.47

Annual Budget - Comparative

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

As of: Jan 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	18,257.78	16,245.00	2,012.78	110,964.70	113,715.00	-2,750.30	194,940.00
Barn Storage	4040	1,065.00	1,500.00	-435.00	7,148.78	10,500.00	-3,351.22	18,000.00
Contribution to Reserves	4115	0.00	250.00	-250.00	1,000.00	1,250.00	-250.00	2,500.00
Late Fees/Finance Charges	4145	343.88	0.00	343.88	1,007.59	0.00	1,007.59	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Member Service Reimbursement	4160	1,101.00	0.00	1,101.00	1,101.00	0.00	1,101.00	0.00
Special Assessment	4175	6,640.00	4,875.00	1,765.00	38,005.00	34,125.00	3,880.00	58,500.00
Total ASSOCIATION INCOME		27,407.66	22,870.00	4,537.66	159,727.07	159,590.00	137.07	273,940.00
Total Operating Income		27,407.66	22,870.00	4,537.66	159,727.07	159,590.00	137.07	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	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	500.00	392.00	1,574.00	1,500.00	-74.00	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	22.98	30.00	7.02	433.84	280.00	-173.84	425.00
Printing and Reproduction	6130	41.00	25.00	-16.00	729.30	450.00	-279.30	800.00
Property Management Fee	6140	1,100.00	1,100.00	0.00	7,795.00	7,700.00	-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	0.00	62.50	62.50	366.00	437.50	71.50	750.00
Web Site Hosting & Domain	6185	61.00	0.00	-61.00	121.00	100.00	-21.00	100.00
Total ADMINISTRATIVE		1,332.98	1,717.50	384.52	60,686.96	60,907.50	220.54	67,815.00
CAPITAL EXPENSES		6300						
Painting	6459	0.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	27,378.00	30,000.00	2,622.00	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	13,838.00	-0.40	96,868.80	96,871.00	2.20	166,061.00
Total CAPITAL EXPENSES		13,838.40	13,838.00	-0.40	138,112.56	190,871.00	52,758.44	285,061.00
LANDSCAPE MAINTENANCE		6830						
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

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Clean Up Spring/Fall	6850	0.00	0.00	0.00	0.00	3,500.00	3,500.00	5,500.00
Irrigation Maintenance	6880	847.20	0.00	-847.20	5,070.68	2,500.00	-2,570.68	6,500.00
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	1,367.50	800.00	-567.50	1,367.50	800.00	-567.50	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	1,000.00	0.00	-1,000.00	1,275.00	1,000.00	-275.00	2,500.00
Total LANDSCAPE MAINTENANCE		3,214.70	800.00	-2,414.70	17,194.94	16,875.00	-319.94	33,050.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	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	0.00	0.00	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	153.73	0.00	-153.73	5,853.73	1,000.00	-4,853.73	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	3,693.20	0.00	-3,693.20	0.00
Gutter Maintenance	7260	3,200.00	0.00	-3,200.00	3,600.00	3,500.00	-100.00	3,500.00
Pest Control - Buildings	7315	0.00	0.00	0.00	300.00	250.00	-50.00	500.00
Plumbing	7320	159.00	0.00	-159.00	159.00	0.00	-159.00	0.00
Total BUILDING/STRUCTURE/ MAINTENANCE		3,512.73	0.00	-3,512.73	16,437.93	5,900.00	-10,537.93	8,300.00
UTILITIES	7800							
Electric	7810	82.53	100.00	17.47	719.61	625.00	-94.61	1,100.00
Total UTILITIES		82.53	100.00	17.47	719.61	625.00	-94.61	1,100.00
Water	7850							
Water - City of Longmont	7865	1,631.34	1,800.00	168.66	18,462.53	17,600.00	-862.53	28,500.00
Total Water		1,631.34	1,800.00	168.66	18,462.53	17,600.00	-862.53	28,500.00
Total Operating Expense		23,612.68	18,255.50	-5,357.18	251,614.53	301,128.50	49,513.97	415,851.00
Total Operating Income		27,407.66	22,870.00	4,537.66	159,727.07	159,590.00	137.07	273,940.00
Total Operating Expense		23,612.68	18,255.50	-5,357.18	251,614.53	301,128.50	49,513.97	415,851.00
NOI - Net Operating Income		3,794.98	4,614.50	-819.52	-91,887.46	-141,538.50	49,651.04	-141,911.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	64.63	0.00	64.63	338.31	25.00	313.31	50.00
Total INTEREST INCOME		64.63	0.00	64.63	338.31	25.00	313.31	50.00
Total Other Income		64.63	0.00	64.63	338.31	25.00	313.31	50.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Other Income		64.63	0.00	64.63	338.31	25.00	313.31	50.00
Total Income		27,472.29	22,870.00	4,602.29	160,065.38	159,615.00	450.38	273,990.00
Total Expense		23,612.68	18,255.50	-5,357.18	251,614.53	301,128.50	49,513.97	415,851.00
Net Income		<u>3,859.61</u>	<u>4,614.50</u>	<u>-754.89</u>	<u>-91,549.15</u>	<u>-141,513.50</u>	<u>49,964.35</u>	<u>-141,861.00</u>