

Balance Sheet

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

As of: 07/31/2023 (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	106,652.56
Total OPERATING CASH		108,365.06
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	51,163.95
Reserves: RFL Bank of the West Business	1321	107,005.80
Total RESERVE ACCOUNTS		158,169.75
Total Cash		266,534.81
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		326,741.06
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	4,322.50
Security Clearing	2999	-5,002.50
Total ACCOUNTS PAYABLE		-680.00
Prepaid Assessments	2025	16,355.50
Total Liabilities		15,675.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-6,117.71
Calculated Prior Years Retained Earnings		-39,056.42
Total Capital		311,065.56
TOTAL LIABILITIES & CAPITAL		326,741.06

Annual Budget - Comparative

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

As of: Jul 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	16,552.85	0.00	16,552.85	16,552.85	0.00	16,552.85	0.00
Barn Storage	4040	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	0.00
Late Fees/Finance Charges	4145	73.14	0.00	73.14	73.14	0.00	73.14	0.00
Member Service Reimbursement	4160	550.50	0.00	550.50	550.50	0.00	550.50	0.00
Special Assessment	4175	4,999.71	0.00	4,999.71	4,999.71	0.00	4,999.71	0.00
Total ASSOCIATION INCOME		23,176.20	0.00	23,176.20	23,176.20	0.00	23,176.20	0.00
Total Operating Income		23,176.20	0.00	23,176.20	23,176.20	0.00	23,176.20	0.00
Expense								
ADMINISTRATIVE		6000						
Postage and Delivery	6125	21.64	0.00	-21.64	21.64	0.00	-21.64	0.00
Printing and Reproduction	6130	37.50	0.00	-37.50	37.50	0.00	-37.50	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		1,220.14	0.00	-1,220.14	1,220.14	0.00	-1,220.14	0.00
CAPITAL EXPENSES		6300						
Painting	6459	10,000.00	0.00	-10,000.00	10,000.00	0.00	-10,000.00	0.00
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		23,838.40	0.00	-23,838.40	23,838.40	0.00	-23,838.40	0.00
LANDSCAPE MAINTENANCE		6830						
Backflow Testing	6840	125.00	0.00	-125.00	125.00	0.00	-125.00	0.00
Landscape Contract	6885	1,944.00	0.00	-1,944.00	1,944.00	0.00	-1,944.00	0.00
Total LANDSCAPE MAINTENANCE		2,069.00	0.00	-2,069.00	2,069.00	0.00	-2,069.00	0.00
BUILDING/STRUCTURE/ MAINTENANCE		7200						
Building Maintenance	7215	140.00	0.00	-140.00	140.00	0.00	-140.00	0.00
Fence Maintenance - Buildings	7245	286.14	0.00	-286.14	286.14	0.00	-286.14	0.00
Total BUILDING/STRUCTURE/ MAINTENANCE		426.14	0.00	-426.14	426.14	0.00	-426.14	0.00
UTILITIES		7800						
Electric	7810	81.07	0.00	-81.07	81.07	0.00	-81.07	0.00
Total UTILITIES		81.07	0.00	-81.07	81.07	0.00	-81.07	0.00
Water		7850						
Water - City of Longmont	7865	1,845.48	0.00	-1,845.48	1,845.48	0.00	-1,845.48	0.00
Total Water		1,845.48	0.00	-1,845.48	1,845.48	0.00	-1,845.48	0.00
Total Operating Expense		29,480.23	0.00	-29,480.23	29,480.23	0.00	-29,480.23	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 Income		23,176.20	0.00	23,176.20	23,176.20	0.00	23,176.20	0.00
Total Operating Expense		29,480.23	0.00	-29,480.23	29,480.23	0.00	-29,480.23	0.00
NOI - Net Operating Income		-6,304.03	0.00	-6,304.03	-6,304.03	0.00	-6,304.03	0.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	186.32	0.00	186.32	186.32	0.00	186.32	0.00
Total INTEREST INCOME		186.32	0.00	186.32	186.32	0.00	186.32	0.00
Total Other Income		186.32	0.00	186.32	186.32	0.00	186.32	0.00
Net Other Income		186.32	0.00	186.32	186.32	0.00	186.32	0.00
Total Income		23,362.52	0.00	23,362.52	23,362.52	0.00	23,362.52	0.00
Total Expense		29,480.23	0.00	-29,480.23	29,480.23	0.00	-29,480.23	0.00
Net Income		-6,117.71	0.00	-6,117.71	-6,117.71	0.00	-6,117.71	0.00