

Balance Sheet

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

As of: 05/31/2023 (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	2,012.50
Operating Fund	1165	19,669.79
Total OPERATING CASH		21,682.29
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	134,484.68
Reserves: RFL Bank of the West Business	1321	106,848.57
Total RESERVE ACCOUNTS		241,333.25
Total Cash		263,015.54
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		323,221.79
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Barn Security Deposit	2010	4,322.50
Security Clearing	2999	-4,702.50
Total ACCOUNTS PAYABLE		-380.00
Prepaid Assessments	2025	12,580.50
Total Liabilities		12,200.50
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-108,101.83
Calculated Prior Years Retained Earnings		62,883.43
Total Capital		311,021.29
TOTAL LIABILITIES & CAPITAL		323,221.79

Annual Budget - Comparative

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

As of: May 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	16,284.26	16,245.00	39.26	176,262.00	178,695.00	-2,433.00	194,940.00
Barn Storage	4040	1,145.00	1,500.00	-355.00	11,648.78	16,500.00	-4,851.22	18,000.00
Contribution to Reserves	4115	570.00	500.00	70.00	1,570.00	2,250.00	-680.00	2,500.00
Late Fees/Finance Charges	4145	129.28	0.00	129.28	1,425.08	0.00	1,425.08	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	750.00	0.00	750.00	0.00
Member Service Reimbursement	4160	0.00	0.00	0.00	2,202.00	0.00	2,202.00	0.00
Special Assessment	4175	4,098.36	4,875.00	-776.64	54,270.76	53,625.00	645.76	58,500.00
Total ASSOCIATION INCOME		22,476.90	23,120.00	-643.10	248,128.62	251,070.00	-2,941.38	273,940.00
Total Operating Income		22,476.90	23,120.00	-643.10	248,128.62	251,070.00	-2,941.38	273,940.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	286.25	400.00	113.75	400.00
Business Filing Fees	6025	0.00	0.00	0.00	40.00	40.00	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	0.00	0.00	1,991.00	2,000.00	9.00	2,000.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	42.40	100.00	57.60	100.00
Postage and Delivery	6125	17.86	45.00	27.14	525.56	395.00	-130.56	425.00
Printing and Reproduction	6130	23.50	25.00	1.50	871.55	775.00	-96.55	800.00
Property Management Fee	6140	1,242.50	1,100.00	-142.50	12,337.50	12,100.00	-237.50	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	610.00	687.50	77.50	750.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	156.00	100.00	-56.00	100.00
Total ADMINISTRATIVE		1,344.86	1,232.50	-112.36	66,230.68	66,597.50	366.82	67,815.00
CAPITAL EXPENSES	6300							
Painting	6459	0.00	0.00	0.00	12,726.75	50,000.00	37,273.25	50,000.00
Patio/Deck Repair/Replacement	6460	0.00	5,000.00	5,000.00	27,378.00	35,000.00	7,622.00	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	27,656.80	13,838.00	-13,818.80	166,040.80	152,223.00	-13,817.80	166,061.00
Total CAPITAL EXPENSES		27,656.80	18,838.00	-8,818.80	220,011.31	251,223.00	31,211.69	285,061.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	1,100.00	1,100.00	1,100.00
Backflow Testing	6840	250.00	0.00	-250.00	782.49	450.00	-332.49	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	1,814.00	5,500.00	3,686.00	5,500.00
Irrigation Maintenance	6880	0.00	1,500.00	1,500.00	5,511.73	5,500.00	-11.73	6,500.00
Landscape Contract	6885	0.00	1,475.00	1,475.00	9,106.65	10,325.00	1,218.35	11,800.00
Lawn Fertilizing/Weed Control	6890	0.00	400.00	400.00	1,191.52	1,700.00	508.48	1,700.00
Misc. Landscape Mtce	6895	0.00	100.00	100.00	96.70	250.00	153.30	300.00
Snow Removal	6935	0.00	0.00	0.00	5,917.50	3,200.00	-2,717.50	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	0.00	0.00	0.00	1,275.00	2,000.00	725.00	2,500.00
Total LANDSCAPE MAINTENANCE		250.00	3,475.00	3,225.00	25,984.59	30,025.00	4,040.41	33,050.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	3,200.00	3,200.00	0.00	11,200.00	11,200.00	11,200.00
Misc. Maintenance	7140	0.00	300.00	300.00	0.00	500.00	500.00	500.00
Signs & Mail Boxes	7170	0.00	0.00	0.00	0.00	250.00	250.00	250.00
Utility Locating	7175	0.00	0.00	0.00	0.00	50.00	50.00	75.00
Total MAINTENANCE		0.00	3,500.00	3,500.00	0.00	12,000.00	12,000.00	12,025.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	150.00	150.00	0.00	300.00	300.00	300.00
Building Maintenance	7215	0.00	0.00	0.00	6,158.73	1,500.00	-4,658.73	2,000.00
Deck Maintenance	7230	0.00	500.00	500.00	2,832.00	1,500.00	-1,332.00	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	125.00	0.00	-125.00	3,725.00	3,500.00	-225.00	3,500.00
Pest Control - Buildings	7315	0.00	150.00	150.00	300.00	400.00	100.00	500.00
Plumbing	7320	355.00	0.00	-355.00	514.00	0.00	-514.00	0.00
Total BUILDING/STRUCTURE/ MAINTENANCE		480.00	800.00	320.00	17,222.93	7,200.00	-10,022.93	8,300.00
REPAIRS	7500							
Lighting Repair	7535	289.00	0.00	-289.00	289.00	0.00	-289.00	0.00
Total REPAIRS		289.00	0.00	-289.00	289.00	0.00	-289.00	0.00
UTILITIES	7800							
Electric	7810	162.01	100.00	-62.01	1,039.64	1,025.00	-14.64	1,100.00
Total UTILITIES		162.01	100.00	-62.01	1,039.64	1,025.00	-14.64	1,100.00
Water	7850							
Water - City of Longmont	7865	3,753.48	2,500.00	-1,253.48	26,028.85	25,500.00	-528.85	28,500.00
Total Water		3,753.48	2,500.00	-1,253.48	26,028.85	25,500.00	-528.85	28,500.00
Total Operating Expense		33,936.15	30,445.50	-3,490.65	356,807.00	393,570.50	36,763.50	415,851.00
Total Operating Income		22,476.90	23,120.00	-643.10	248,128.62	251,070.00	-2,941.38	273,940.00
Total Operating Expense		33,936.15	30,445.50	-3,490.65	356,807.00	393,570.50	36,763.50	415,851.00
NOI - Net Operating Income		-11,459.25	-7,325.50	-4,133.75	-108,678.38	-142,500.50	33,822.12	-141,911.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	65.01	0.00	65.01	576.55	37.50	539.05	50.00
Total INTEREST INCOME		65.01	0.00	65.01	576.55	37.50	539.05	50.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Other Income		65.01	0.00	65.01	576.55	37.50	539.05	50.00
Net Other Income		65.01	0.00	65.01	576.55	37.50	539.05	50.00
Total Income		22,541.91	23,120.00	-578.09	248,705.17	251,107.50	-2,402.33	273,990.00
Total Expense		33,936.15	30,445.50	-3,490.65	356,807.00	393,570.50	36,763.50	415,851.00
Net Income		-11,394.24	-7,325.50	-4,068.74	-108,101.83	-142,463.00	34,361.17	-141,861.00