

Balance Sheet

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

As of: 10/31/2023 (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	15,164.39
Total OPERATING CASH		16,876.89
RESERVE ACCOUNTS		
Reserves: RFL 1st Bank 1143	1304	51,202.65
Reserves: RFL Bank of the West Business	1321	107,537.41
Total RESERVE ACCOUNTS		158,740.06
Total Cash		175,616.95
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		235,823.20
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	10,398.03
Total Liabilities		9,868.03
Capital		
Capital Stock		
Reserve Equity	3030	22,160.00
Retained Earnings	3045	334,079.69
Total Capital Stock		356,239.69
Calculated Retained Earnings		-91,228.10
Calculated Prior Years Retained Earnings		-39,056.42
Total Capital		225,955.17
TOTAL LIABILITIES & CAPITAL		235,823.20

Annual Budget - Comparative

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

As of: Oct 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	16,760.01	17,100.00	-339.99	66,328.57	68,400.00	-2,071.43	205,200.00
Barn Storage	4040	870.00	1,290.00	-420.00	3,935.54	5,160.00	-1,224.46	15,500.00
Late Fees/Finance Charges	4145	3.62	0.00	3.62	273.80	0.00	273.80	0.00
Member Service Reimbursement	4160	0.00	0.00	0.00	550.50	0.00	550.50	0.00
Special Assessment	4175	288.84	0.00	288.84	12,215.26	42,000.00	-29,784.74	42,000.00
Total ASSOCIATION INCOME		17,922.47	18,390.00	-467.53	83,303.67	115,560.00	-32,256.33	262,700.00
Total Operating Income		17,922.47	18,390.00	-467.53	83,303.67	115,560.00	-32,256.33	262,700.00
Expense								
ADMINISTRATIVE 6000								
Accounting Fees	6005	0.00	0.00	0.00	255.00	300.00	45.00	300.00
Business Filing Fees	6025	0.00	10.00	10.00	10.00	10.00	0.00	40.00
Insurance	6070	0.00	0.00	0.00	60,752.00	60,036.00	-716.00	60,036.00
Legal Fee	6085	0.00	0.00	0.00	0.00	500.00	500.00	2,000.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	19.60	25.00	5.40	100.00
Postage and Delivery	6125	12.71	32.00	19.29	190.31	227.00	36.69	510.00
Printing and Reproduction	6130	24.75	50.00	25.25	281.25	500.00	218.75	900.00
Property Management Fee	6140	1,200.00	1,200.00	0.00	4,800.00	4,800.00	0.00	14,400.00
Web Site Design & Management	6180	61.00	61.00	0.00	244.00	244.00	0.00	740.00
Web Site Hosting & Domain	6185	120.00	0.00	-120.00	120.00	80.00	-40.00	160.00
Total ADMINISTRATIVE		1,418.46	1,353.00	-65.46	66,672.16	66,722.00	49.84	79,186.00
CAPITAL EXPENSES 6300								
Fence Repairs - Patio	6390	870.00	0.00	-870.00	1,010.00	0.00	-1,010.00	0.00
Irrigation	6425	6,982.59	0.00	-6,982.59	6,982.59	0.00	-6,982.59	0.00
Painting	6459	0.00	0.00	0.00	23,221.75	21,000.00	-2,221.75	21,000.00
Patio/Deck Repair/Replacement	6460	0.00	9,000.00	9,000.00	0.00	9,000.00	9,000.00	18,000.00
Plumbing Repairs - Reserves	6475	0.00	0.00	0.00	7,850.00	7,600.00	-250.00	7,600.00
Roof Repair/Replacement	6495	0.00	0.00	0.00	41,525.20	41,500.00	-25.20	41,500.00
Total CAPITAL EXPENSES		7,852.59	9,000.00	1,147.41	80,589.54	79,100.00	-1,489.54	88,100.00
LANDSCAPE MAINTENANCE 6830								
Aeration	6835	0.00	575.00	575.00	0.00	575.00	575.00	1,150.00
Backflow Testing	6840	0.00	0.00	0.00	250.00	125.00	-125.00	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	3,000.00	3,000.00	6,750.00
Landscape Contract	6885	1,944.00	2,000.00	56.00	8,262.00	8,000.00	-262.00	12,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	635.00	1,130.00	495.00	1,700.00
Misc. Landscape Mtce	6895	0.00	100.00	100.00	0.00	100.00	100.00	300.00
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		1,944.00	2,675.00	731.00	9,147.00	12,930.00	3,783.00	37,300.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
Signs & Mail Boxes	7170	0.00	500.00	500.00	0.00	500.00	500.00	500.00
Utility Locating	7175	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Total MAINTENANCE		0.00	500.00	500.00	0.00	2,500.00	2,500.00	2,575.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Barn Maintenance	7205	0.00	0.00	0.00	0.00	75.00	75.00	300.00
Building Maintenance	7215	390.00	2,000.00	1,610.00	4,421.00	7,000.00	2,579.00	10,000.00
Deck Maintenance	7230	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	5,000.00
Fence Maintenance - Buildings	7245	0.00	0.00	0.00	2,426.14	2,500.00	73.86	2,500.00
Gutter Maintenance	7260	0.00	0.00	0.00	280.00	500.00	220.00	4,000.00
Pest Control - Buildings	7315	0.00	0.00	0.00	0.00	150.00	150.00	500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		390.00	4,000.00	3,610.00	7,127.14	12,225.00	5,097.86	22,300.00
UTILITIES	7800							
Electric	7810	90.95	120.00	29.05	352.14	480.00	127.86	1,250.00
Total UTILITIES		90.95	120.00	29.05	352.14	480.00	127.86	1,250.00
Water	7850							
Water - City of Longmont	7865	3,102.60	3,450.00	347.40	11,410.70	12,700.00	1,289.30	28,500.00
Total Water		3,102.60	3,450.00	347.40	11,410.70	12,700.00	1,289.30	28,500.00
Total Operating Expense		14,798.60	21,098.00	6,299.40	175,298.68	186,657.00	11,358.32	259,211.00
Total Operating Income		17,922.47	18,390.00	-467.53	83,303.67	115,560.00	-32,256.33	262,700.00
Total Operating Expense		14,798.60	21,098.00	6,299.40	175,298.68	186,657.00	11,358.32	259,211.00
NOI - Net Operating Income		3,123.87	-2,708.00	5,831.87	-91,995.01	-71,097.00	-20,898.01	3,489.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	109.07	20.00	89.07	766.91	80.00	686.91	250.00
Total INTEREST INCOME		109.07	20.00	89.07	766.91	80.00	686.91	250.00
Total Other Income		109.07	20.00	89.07	766.91	80.00	686.91	250.00
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements: Transfer FROM Reserves	9005	0.00	-9,000.00	-9,000.00	0.00	-79,100.00	-79,100.00	-88,100.00
Non Operating Cash	9010	0.00	0.00	0.00	0.00	22,500.00	22,500.00	90,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Requirements:Transfer TO Reserves								
Total Non Operating Cash Requirements		<u>0.00</u>	<u>-9,000.00</u>	<u>-9,000.00</u>	<u>0.00</u>	<u>-56,600.00</u>	<u>-56,600.00</u>	<u>1,900.00</u>
Total Other Expense		<u>0.00</u>	<u>-9,000.00</u>	<u>-9,000.00</u>	<u>0.00</u>	<u>-56,600.00</u>	<u>-56,600.00</u>	<u>1,900.00</u>
Net Other Income		109.07	9,020.00	-8,910.93	766.91	56,680.00	-55,913.09	-1,650.00
Total Income		18,031.54	18,410.00	-378.46	84,070.58	115,640.00	-31,569.42	262,950.00
Total Expense		14,798.60	12,098.00	-2,700.60	175,298.68	130,057.00	-45,241.68	261,111.00
Net Income		<u>3,232.94</u>	<u>6,312.00</u>	<u>-3,079.06</u>	<u>-91,228.10</u>	<u>-14,417.00</u>	<u>-76,811.10</u>	<u>1,839.00</u>