

Balance Sheet

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

As of: 03/31/2024 (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 | 44,773.04 |
| Total OPERATING CASH | | 46,485.54 |
| RESERVE ACCOUNTS | | |
| Reserves: RFL 1st Bank 1143 | 1304 | 54,251.40 |
| Reserves: RFL Bank of the West Business | 1321 | 107,983.19 |
| Total RESERVE ACCOUNTS | | 162,234.59 |
| Total Cash | | 208,720.13 |
| 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 | | 268,926.38 |
| LIABILITIES & CAPITAL | | |
| Liabilities | | |
| ACCOUNTS PAYABLE | | |
| Barn Security Deposit | 2010 | 4,472.50 |
| Security Clearing | 2999 | -4,852.50 |
| Total ACCOUNTS PAYABLE | | -380.00 |
| Prepaid Assessments | 2025 | 14,509.84 |
| Total Liabilities | | 14,129.84 |
| Capital | | |
| Capital Stock | | |
| Reserve Equity | 3030 | 22,160.00 |
| Retained Earnings | 3045 | 334,079.69 |
| Total Capital Stock | | 356,239.69 |
| Calculated Retained Earnings | | -62,386.73 |
| Calculated Prior Years Retained Earnings | | -39,056.42 |
| Total Capital | | 254,796.54 |
| TOTAL LIABILITIES & CAPITAL | | 268,926.38 |

Annual Budget - Comparative

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

As of: Mar 2024

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 | 16,970.00 | 17,100.00 | -130.00 | 154,738.16 | 153,900.00 | 838.16 | 205,200.00 |
| Barn Storage | 4040 | 935.00 | 1,295.00 | -360.00 | 8,870.00 | 11,615.00 | -2,745.00 | 15,500.00 |
| Contribution to Reserves | 4115 | 0.00 | 0.00 | 0.00 | 600.00 | 0.00 | 600.00 | 0.00 |
| Late Fees/Finance Charges | 4145 | 0.00 | 0.00 | 0.00 | 536.58 | 0.00 | 536.58 | 0.00 |
| Transfer Fee Income | 4155 | 0.00 | 0.00 | 0.00 | 300.00 | 0.00 | 300.00 | 0.00 |
| Member Service Reimbursement | 4160 | 0.00 | 0.00 | 0.00 | 550.50 | 0.00 | 550.50 | 0.00 |
| Special Assessment | 4175 | 0.00 | 0.00 | 0.00 | 12,585.26 | 42,000.00 | -29,414.74 | 42,000.00 |
| Total ASSOCIATION INCOME | | 17,905.00 | 18,395.00 | -490.00 | 178,180.50 | 207,515.00 | -29,334.50 | 262,700.00 |
| Total Operating Income | | 17,905.00 | 18,395.00 | -490.00 | 178,180.50 | 207,515.00 | -29,334.50 | 262,700.00 |
| Expense | | | | | | | | |
| ADMINISTRATIVE | 6000 | | | | | | | |
| Accounting Fees | 6005 | 57.75 | 0.00 | -57.75 | 312.75 | 300.00 | -12.75 | 300.00 |
| Bank Charges and Fees | 6015 | 0.00 | 0.00 | 0.00 | 2.00 | 0.00 | -2.00 | 0.00 |
| Business Filing Fees | 6025 | 0.00 | 0.00 | 0.00 | 53.00 | 40.00 | -13.00 | 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 | 500.00 | 500.00 | 75.00 | 1,500.00 | 1,425.00 | 2,000.00 |
| Misc. Office Expenses & Supplies | 6110 | 0.00 | 0.00 | 0.00 | 48.75 | 75.00 | 26.25 | 100.00 |
| Postage and Delivery | 6125 | 17.68 | 40.00 | 22.32 | 302.17 | 403.00 | 100.83 | 510.00 |
| Printing and Reproduction | 6130 | 31.75 | 50.00 | 18.25 | 458.75 | 750.00 | 291.25 | 900.00 |
| Property Management Fee | 6140 | 1,200.00 | 1,200.00 | 0.00 | 10,800.00 | 10,800.00 | 0.00 | 14,400.00 |
| Property Transfer Fee | 6145 | 300.00 | 0.00 | -300.00 | 300.00 | 0.00 | -300.00 | 0.00 |
| Web Site Design & Management | 6180 | 61.00 | 62.00 | 1.00 | 549.00 | 554.00 | 5.00 | 740.00 |
| Web Site Hosting & Domain | 6185 | 35.00 | 0.00 | -35.00 | 155.00 | 160.00 | 5.00 | 160.00 |
| Total ADMINISTRATIVE | | 1,703.18 | 1,852.00 | 148.82 | 73,808.42 | 74,618.00 | 809.58 | 79,186.00 |
| CAPITAL/RESERVE EXPENSES | 6300 | | | | | | | |
| Fence Repairs - Patio | 6390 | 0.00 | 0.00 | 0.00 | 1,010.00 | 0.00 | -1,010.00 | 0.00 |
| Irrigation | 6425 | 0.00 | 0.00 | 0.00 | 6,982.59 | 0.00 | -6,982.59 | 0.00 |
| Painting | 6459 | 0.00 | 0.00 | 0.00 | 48,161.75 | 21,000.00 | -27,161.75 | 21,000.00 |
| Patio/Deck Repair/Replacement | 6460 | 0.00 | 0.00 | 0.00 | 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/RESERVE EXPENSES | | 0.00 | 0.00 | 0.00 | 105,529.54 | 79,100.00 | -26,429.54 | 88,100.00 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|--|----------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| LANDSCAPE MAINTENANCE | 6830 | | | | | | | |
| Aeration | 6835 | 894.60 | 0.00 | -894.60 | 894.60 | 575.00 | -319.60 | 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 | 2,032.00 | 4,000.00 | 1,968.00 | 5,500.00 |
| Common Area Maintenance | 6855 | 0.00 | 0.00 | 0.00 | 38.42 | 0.00 | -38.42 | 0.00 |
| Irrigation Maintenance | 6880 | 0.00 | 500.00 | 500.00 | 1,304.93 | 3,500.00 | 2,195.07 | 6,750.00 |
| Landscape Contract | 6885 | 0.00 | 0.00 | 0.00 | 9,234.00 | 8,000.00 | -1,234.00 | 12,000.00 |
| 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 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 300.00 |
| Snow Removal | 6935 | 0.00 | 2,000.00 | 2,000.00 | 0.00 | 5,500.00 | 5,500.00 | 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 | 283.60 | 0.00 | -283.60 | 283.60 | 0.00 | -283.60 | 2,500.00 |
| Total LANDSCAPE MAINTENANCE | | 1,178.20 | 2,500.00 | 1,321.80 | 14,672.55 | 22,930.00 | 8,257.45 | 37,300.00 |
| MAINTENANCE | 7100 | | | | | | | |
| Fence Maintenance | 7130 | 0.00 | 0.00 | 0.00 | 9,156.98 | 2,000.00 | -7,156.98 | 2,000.00 |
| Misc. Maintenance | 7140 | 691.83 | 0.00 | -691.83 | 1,172.67 | 0.00 | -1,172.67 | 0.00 |
| Signs & Mail Boxes | 7170 | 0.00 | 0.00 | 0.00 | 420.46 | 500.00 | 79.54 | 500.00 |
| Utility Locating | 7175 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75.00 |
| Total MAINTENANCE | | 691.83 | 0.00 | -691.83 | 10,750.11 | 2,500.00 | -8,250.11 | 2,575.00 |
| BUILDING/STRUCTURE/ MAINTENANCE | 7200 | | | | | | | |
| Barn Maintenance | 7205 | 0.00 | 75.00 | 75.00 | 0.00 | 225.00 | 225.00 | 300.00 |
| Building Maintenance | 7215 | 0.00 | 0.00 | 0.00 | 7,581.84 | 8,000.00 | 418.16 | 10,000.00 |
| Deck Maintenance | 7230 | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 | 2,000.00 | 5,000.00 |
| Fence Maintenance - Buildings | 7245 | 0.00 | 0.00 | 0.00 | 426.14 | 2,500.00 | 2,073.86 | 2,500.00 |
| Gutter Maintenance | 7260 | 0.00 | 0.00 | 0.00 | 4,928.00 | 4,000.00 | -928.00 | 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 | | 0.00 | 75.00 | 75.00 | 12,935.98 | 16,875.00 | 3,939.02 | 22,300.00 |
| REPAIRS | 7500 | | | | | | | |
| Fence Repair | 7525 | 328.87 | 0.00 | -328.87 | 328.87 | 0.00 | -328.87 | 0.00 |
| Total REPAIRS | | 328.87 | 0.00 | -328.87 | 328.87 | 0.00 | -328.87 | 0.00 |
| UTILITIES | 7800 | | | | | | | |
| Electric | 7810 | 84.97 | 90.00 | 5.03 | 780.42 | 940.00 | 159.58 | 1,250.00 |
| Total UTILITIES | | 84.97 | 90.00 | 5.03 | 780.42 | 940.00 | 159.58 | 1,250.00 |
| Water | 7850 | | | | | | | |
| Water - City of Longmont | 7865 | 1,933.28 | 1,800.00 | -133.28 | 23,038.39 | 22,400.00 | -638.39 | 28,500.00 |
| Total Water | | 1,933.28 | 1,800.00 | -133.28 | 23,038.39 | 22,400.00 | -638.39 | 28,500.00 |
| Total Operating Expense | | 5,920.33 | 6,317.00 | 396.67 | 241,844.28 | 219,363.00 | -22,481.28 | 259,211.00 |
| Total Operating Income | | 17,905.00 | 18,395.00 | -490.00 | 178,180.50 | 207,515.00 | -29,334.50 | 262,700.00 |
| Total Operating Expense | | 5,920.33 | 6,317.00 | 396.67 | 241,844.28 | 219,363.00 | -22,481.28 | 259,211.00 |
| NOI - Net Operating Income | | 11,984.67 | 12,078.00 | -93.33 | -63,663.78 | -11,848.00 | -51,815.78 | 3,489.00 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|--|----------------|------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| Other Income | | | | | | | | |
| INTEREST INCOME | 8000 | | | | | | | |
| Interest Income - other | 8005 | 107.25 | 20.00 | 87.25 | 1,277.05 | 180.00 | 1,097.05 | 250.00 |
| Total INTEREST INCOME | | <u>107.25</u> | <u>20.00</u> | <u>87.25</u> | <u>1,277.05</u> | <u>180.00</u> | <u>1,097.05</u> | <u>250.00</u> |
| Total Other Income | | <u>107.25</u> | <u>20.00</u> | <u>87.25</u> | <u>1,277.05</u> | <u>180.00</u> | <u>1,097.05</u> | <u>250.00</u> |
| Other Expense | | | | | | | | |
| Non Operating Cash Requirements | 9000 | | | | | | | |
| Non Operating Cash Requirements:Transfer FROM Reserves | 9005 | 0.00 | 0.00 | 0.00 | 0.00 | -79,100.00 | -79,100.00 | -88,100.00 |
| Non Operating Cash Requirements:Transfer TO Reserves | 9010 | 0.00 | 22,500.00 | 22,500.00 | 0.00 | 67,500.00 | 67,500.00 | 90,000.00 |
| Total Non Operating Cash Requirements | | <u>0.00</u> | <u>22,500.00</u> | <u>22,500.00</u> | <u>0.00</u> | <u>-11,600.00</u> | <u>-11,600.00</u> | <u>1,900.00</u> |
| Total Other Expense | | <u>0.00</u> | <u>22,500.00</u> | <u>22,500.00</u> | <u>0.00</u> | <u>-11,600.00</u> | <u>-11,600.00</u> | <u>1,900.00</u> |
| Net Other Income | | <u>107.25</u> | <u>-22,480.00</u> | <u>22,587.25</u> | <u>1,277.05</u> | <u>11,780.00</u> | <u>-10,502.95</u> | <u>-1,650.00</u> |
| Total Income | | <u>18,012.25</u> | <u>18,415.00</u> | <u>-402.75</u> | <u>179,457.55</u> | <u>207,695.00</u> | <u>-28,237.45</u> | <u>262,950.00</u> |
| Total Expense | | <u>5,920.33</u> | <u>28,817.00</u> | <u>22,896.67</u> | <u>241,844.28</u> | <u>207,763.00</u> | <u>-34,081.28</u> | <u>261,111.00</u> |
| Net Income | | <u>12,091.92</u> | <u>-10,402.00</u> | <u>22,493.92</u> | <u>-62,386.73</u> | <u>-68.00</u> | <u>-62,318.73</u> | <u>1,839.00</u> |