

Reynolds Farm Condominium Association
Balance Sheet
 As of December 31, 2013

	Dec 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Great Western Checking	72,922.36
Mile High Money Market	80,392.61
GW - Barn Security Account	2,063.33
Savings USB	21,881.02
Total Checking/Savings	177,259.32
Accounts Receivable	
Accounts Receivable	-5,935.00
Total Accounts Receivable	-5,935.00
Total Current Assets	171,324.32
Fixed Assets	
Fixed Assets	
Barn	77,640.00
Accumulated Depreciation	-17,433.75
Total Fixed Assets	60,206.25
Total Fixed Assets	60,206.25
TOTAL ASSETS	231,530.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Barn Security Deposit	
Left over from Flagstaff	309.00
Barn Security Deposit - Other	1,752.00
Total Barn Security Deposit	2,061.00
Total Other Current Liabilities	2,061.00
Total Current Liabilities	2,061.00
Total Liabilities	2,061.00
Equity	
Retained Earnings	215,279.36
Net Income	14,190.21
Total Equity	229,469.57
TOTAL LIABILITIES & EQUITY	231,530.57

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01/10/14

Cash Basis

Reynolds Farm Condominium Association
Income & Expense
December 2013

	<u>Dec 13</u>
Income	
Barn Income	881.38
HOA Dues	
Late Fee - Dues	25.13
Monthly Dues	10,680.85
Transfer Fee	106.67
Total HOA Dues	<u>10,812.65</u>
Interest Income	22.07
Other Income	295.97
Total Income	<u>12,012.07</u>
Gross Profit	12,012.07
Expense	
Administrative	
Copies/Printing/Scans	55.25
Legal Fees	79.50
Postage and Delivery	29.64
Property Management Fees	800.00
Property Transfer Fee	200.00
Web Design/Management	25.00
Total Administrative	<u>1,189.39</u>
Landscape Maintenance	
Lawn Maintenance	1,290.42
Snow Removal	125.00
Trimming Bushes	620.00
Total Landscape Maintenance	<u>2,035.42</u>
Structures & Road Maintenance	
Barn Maintenance	24.86
Fence	1,078.93
Gutters & Downspouts	1,800.00
Painting/Staining Decks	225.00
Total Structures & Road Maintenance	<u>3,128.79</u>
Utilities	
Electricity - 10132	65.02
Water - 41509	88.40
Water - 41648	76.70
Water - 41806	106.25
Water - 42126	65.58
Water - 42189	113.54
Water - 42249	33.12
Water - 42399	88.67
Water - 42595	51.43
Water - 42604	91.52
Water - 42707	76.11
Water - 42748	45.24
Water - 42778	53.33
Water - 42808	50.07
Total Utilities	<u>1,004.98</u>
Total Expense	<u>7,358.58</u>
Net Income	<u><u>4,653.49</u></u>

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Reynolds Farm Condominium Association Income & Expense Budget vs. Actual July through December 2013

01/10/14

Cash Basis

	Jul - Dec 13	Budget	\$ Over Budget	% of Budget
Income				
Uncategorized Income	1,659.00			
Barn Income	5,126.03	4,750.00	376.03	107.9%
HOA Dues				
Collection Expense Fees	363.22			
Late Fee - Dues	105.13	100.00	5.13	105.1%
Monthly Dues	60,275.74	59,850.00	425.74	100.7%
Transfer Fee	1,000.00			
Total HOA Dues	61,744.09	59,950.00	1,794.09	103.0%
Interest Income	302.53	135.00	167.53	224.1%
Other Income				
Donations	50.00			
NGLA Reimbursement	0.00	150.00	-150.00	0.0%
Other Income - Other	1,833.70			
Total Other Income	1,883.70	150.00	1,733.70	1,255.8%
Returned Check Charges	34.36			
Total Income	70,749.71	64,985.00	5,764.71	108.9%
Gross Profit	70,749.71	64,985.00	5,764.71	108.9%
Expense				
Administrative				
Accounting	290.00	200.00	90.00	145.0%
Copies/Printing/Scans	536.03	400.00	136.03	134.0%
Legal Fees	1,235.00	2,000.00	-765.00	61.8%
Insurance	10,480.50	19,500.00	-9,019.50	53.7%
Misc. Office Expense	45.00	180.00	-135.00	25.0%
Postage and Delivery	300.69	295.00	5.69	101.9%
Property Management Fees	4,800.00	4,800.00	0.00	100.0%
Property Transfer Fee	1,000.00			
Social Programs	25.00	250.00	-225.00	10.0%
Web Design/Management	150.00	150.00	0.00	100.0%
Total Administrative	18,862.22	27,775.00	-8,912.78	67.9%
Bank Service Fee	5.00	30.00	-25.00	16.7%
Landscape Maintenance				
Backflow Testing	0.00	0.00	0.00	0.0%
Irrigation	1,932.98	2,300.00	-367.02	84.0%
Lawn Maintenance	7,252.52	6,500.00	752.52	111.6%
Misc. Landscape Mtce	1,618.29	1,250.00	368.29	129.5%
Mowing - Irrigated	0.00	0.00	0.00	0.0%
Snow Removal	125.00	1,050.00	-925.00	11.9%
Tree Trimming/Spraying	0.00	3,000.00	-3,000.00	0.0%
Trimming Bushes	620.00	1,500.00	-880.00	41.3%
Total Landscape Maintenance	11,548.79	15,600.00	-4,051.21	74.0%
Structures & Road Maintenance				
Barn Maintenance	204.86	300.00	-95.14	68.3%
Building Maintenance	1,122.55	1,950.00	-827.45	57.6%
Concrete	0.00	1,500.00	-1,500.00	0.0%
Deck Repair/Replacement	1,596.68	1,500.00	96.68	106.4%
Fence	2,863.93	4,300.00	-1,436.07	66.6%
Gutters & Downspouts	1,800.00	1,000.00	800.00	180.0%
Painting/Staining Decks	2,100.00	1,500.00	600.00	140.0%
Painting - Fences	0.00	400.00	-400.00	0.0%
Painting - Units	4,125.00	6,500.00	-2,375.00	63.5%
Paving	2,569.00	3,000.00	-431.00	85.6%
Road Maintenance	0.00	1,000.00	-1,000.00	0.0%
Roofing	0.00	4,000.00	-4,000.00	0.0%
Siding	0.00	1,000.00	-1,000.00	0.0%
Total Structures & Road Maintenance	16,382.02	27,950.00	-11,567.98	58.6%

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 01/10/14
 Cash Basis

Reynolds Farm Condominium Association Income & Expense Budget vs. Actual July through December 2013

	Jul - Dec 13	Budget	\$ Over Budget	% of Budget
Utilities				
Electricity - 10132	480.21	495.00	-14.79	97.0%
Water - 41509	585.67	550.00	35.67	106.5%
Water - 41648	465.65	450.00	15.65	103.5%
Water - 41806	1,601.94	1,500.00	101.94	106.8%
Water - 42126	395.84	426.00	-30.16	92.9%
Water - 42189	659.75	650.00	9.75	101.5%
Water - 42249	314.39	325.00	-10.61	96.7%
Water - 42399	1,940.91	1,900.00	40.91	102.2%
Water - 42595	321.76	325.00	-3.24	99.0%
Water - 42604	558.94	450.00	108.94	124.2%
Water - 42707	466.04	450.00	16.04	103.6%
Water - 42748	281.53	262.00	19.53	107.5%
Water - 42778	348.18	380.00	-31.82	91.6%
Water - 42808	1,340.66	1,710.00	-369.34	78.4%
Total Utilities	9,761.47	9,873.00	-111.53	98.9%
Total Expense	56,559.50	81,228.00	-24,668.50	69.6%
Net Income	14,190.21	-16,243.00	30,433.21	-87.4%