

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

	May 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Great Western Checking	81,032.16
Mile High Money Market	45,070.61
GW - Barn Security Account	1,995.25
Savings USB	21,874.64
GW CDxxxxxx587 (10/27/13)	15,000.00
Total Checking/Savings	164,972.66
Accounts Receivable	
Accounts Receivable	-2,339.36
Total Accounts Receivable	-2,339.36
Total Current Assets	162,633.30
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	222,839.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Barn Security Deposit	
Left over from Flagstaff	309.00
Barn Security Deposit - Other	1,684.50
Total Barn Security Deposit	1,993.50
Total Other Current Liabilities	1,993.50
Total Current Liabilities	1,993.50
Total Liabilities	1,993.50
Equity	
Retained Earnings	190,406.86
Net Income	30,439.19
Total Equity	220,846.05
TOTAL LIABILITIES & EQUITY	222,839.55

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Cash Basis

Reynolds Farm Condominium Association
Income & Expense
May 2013

	<u>May 13</u>
Income	
Barn Income	662.50
HOA Dues	
Late Fee - Dues	80.00
Monthly Dues	9,457.66
Total HOA Dues	<u>9,537.66</u>
Interest Income	27.00
Total Income	<u>10,227.16</u>
Expense	
Administrative	
Copies/Printing/Scans	42.50
Postage and Delivery	39.43
Property Management Fees	850.00
Web Design/Management	25.00
Total Administrative	<u>956.93</u>
Landscape Maintenance	
Backflow Testing	325.00
Irrigation	233.19
Lawn Maintenance	1,167.92
Total Landscape Maintenance	<u>1,726.11</u>
Structures & Road Maintenance	
Building Maintenance	322.00
Total Structures & Road Maintenance	<u>322.00</u>
Utilities	
Electricity - 10132	85.25
Water - 41509	88.40
Water - 41648	89.30
Water - 41806	88.70
Water - 42126	60.91
Water - 42189	97.47
Water - 42249	33.12
Water - 42399	68.22
Water - 42595	49.79
Water - 42604	84.83
Water - 42707	80.21
Water - 42748	41.01
Water - 42778	55.00
Water - 42808	50.07
Total Utilities	<u>972.28</u>
Total Expense	<u>3,977.32</u>
Net Income	<u><u>6,249.84</u></u>

Reynolds Farm Condominium Association
Income & Expense Budget vs. Actual
 July 2012 through May 2013

	Jul '12 - May 13	Budget	\$ Over Budget	% of Budget
Income				
Barn Income	9,365.00	8,910.00	455.00	105.1%
HOA Dues				
Collection Expense Fees	288.50			
Late Fee - Dues	300.00			
Member Expense Recovery	532.00			
Monthly Dues	113,663.16	109,725.00	3,938.16	103.6%
Transfer Fee	600.00			
HOA Dues - Other	-2,296.21			
Total HOA Dues	113,087.45	109,725.00	3,362.45	103.1%
Interest Income	331.92	605.00	-273.08	54.9%
NGLA Reimbursement	150.00			
Returned Check Charges	55.64			
Total Income	122,990.01	119,240.00	3,750.01	103.1%
Expense				
Equipment	561.19			
Administrative				
Bank Supplies - Checks/Deposit	25.00			
Accounting	1,190.83	400.00	790.83	297.7%
Copies/Printing/Scans	655.20	260.00	395.20	252.0%
Legal Fees	2,664.50	3,000.00	-335.50	88.8%
Insurance	16,325.00	16,000.00	325.00	102.0%
Misc. Office Expense	195.31	330.00	-134.69	59.2%
Office Supplies	0.65	350.00	-349.35	0.2%
Postage and Delivery	448.46	440.00	8.46	101.9%
Property Management Fees	8,850.00	8,800.00	50.00	100.6%
Property Transfer Fee	600.00			
Social Programs	197.87	300.00	-102.13	66.0%
Web Design/Management	865.00	975.00	-110.00	88.7%
Total Administrative	32,017.82	30,855.00	1,162.82	103.8%
Bad Debts - Write off	0.00	1,700.00	-1,700.00	0.0%
Bank Service Fee	11.50	100.00	-88.50	11.5%
Landscape Maintenance				
Backflow Testing	325.00	300.00	25.00	108.3%
Common Area Maintenance	32.47			
Irrigation	1,339.61	4,500.00	-3,160.39	29.8%
Lawn Maintenance	11,679.20	2,300.00	9,379.20	507.8%
Misc. Landscape Mtce	94.78	1,500.00	-1,405.22	6.3%
Mowing - Irrigated	1,167.92	12,100.00	-10,932.08	9.7%
Snow Removal	150.00	4,000.00	-3,850.00	3.8%
Tree Trimming/Spraying	4,400.00	10,000.00	-5,600.00	44.0%
Trimming Bushes	3,250.00	2,200.00	1,050.00	147.7%
Landscape Maintenance - Other	106.17			
Total Landscape Maintenance	22,545.15	36,900.00	-14,354.85	61.1%
Structures & Road Maintenance				
Barn Maintenance	473.30	800.00	-326.70	59.2%
Building Maintenance	1,883.00	4,500.00	-2,617.00	41.8%
Concrete	5,640.00	500.00	5,140.00	1,128.0%
Deck Repair/Replacement	965.00	2,500.00	-1,535.00	38.6%
Fence	2,703.54	1,000.00	1,703.54	270.4%
Gutters & Downspouts	2,600.00	530.00	2,070.00	490.6%
Misc	510.00			
Painting - Fences	525.00			
Painting - Units	5,564.00	8,000.00	-2,436.00	69.6%
Paving	0.00	9,000.00	-9,000.00	0.0%
Road Maintenance	0.00	1,000.00	-1,000.00	0.0%
Roofing	325.00	1,500.00	-1,175.00	21.7%
Siding	0.00	1,000.00	-1,000.00	0.0%
Total Structures & Road Maintenance	21,188.84	30,330.00	-9,141.16	69.9%

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 Cash Basis

Reynolds Farm Condominium Association Income & Expense Budget vs. Actual July 2012 through May 2013

	Jul '12 - May 13	Budget	\$ Over Budget	% of Budget
Utilities				
Electricity - 10132	854.16	930.00	-75.84	91.8%
Water - 41509	1,007.92	915.00	92.92	110.2%
Water - 41648	827.51	638.00	189.51	129.7%
Water - 41806	2,212.55	2,350.00	-137.45	94.2%
Water - 42126	723.66	847.00	-123.34	85.4%
Water - 42189	1,101.68	1,210.00	-108.32	91.0%
Water - 42249	502.21	803.00	-300.79	62.5%
Water - 42399	3,146.32	2,850.00	296.32	110.4%
Water - 42595	558.65	605.00	-46.35	92.3%
Water - 42604	823.30	858.00	-34.70	96.0%
Water - 42707	826.09	748.00	78.09	110.4%
Water - 42748	459.15	484.00	-24.85	94.9%
Water - 42778	603.48	858.00	-254.52	70.3%
Water - 42808	2,579.64	2,710.00	-130.36	95.2%
Total Utilities	16,226.32	16,806.00	-579.68	96.6%
Total Expense	92,550.82	116,691.00	-24,140.18	79.3%
Net Income	30,439.19	2,549.00	27,890.19	1,194.2%