

**Reynolds Farm Condominium Association**  
**Balance Sheet**  
As of October 31, 2013

	Oct 31, 13
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Great Western Checking	56,086.91
Mile High Money Market	80,352.32
GW - Barn Security Account	1,823.14
Savings USB	21,879.21
<b>Total Checking/Savings</b>	160,141.58
<b>Accounts Receivable</b>	
Accounts Receivable	-2,869.37
<b>Total Accounts Receivable</b>	-2,869.37
<b>Total Current Assets</b>	157,272.21
<b>Fixed Assets</b>	
<b>Fixed Assets</b>	
Barn	77,640.00
Accumulated Depreciation	-17,433.75
<b>Total Fixed Assets</b>	60,206.25
<b>Total Fixed Assets</b>	60,206.25
<b>TOTAL ASSETS</b>	<b>217,478.46</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Barn Security Deposit	
Left over from Flagstaff	309.00
Barn Security Deposit - Other	1,812.00
<b>Total Barn Security Deposit</b>	2,121.00
<b>Total Other Current Liabilities</b>	2,121.00
<b>Total Current Liabilities</b>	2,121.00
<b>Total Liabilities</b>	2,121.00
<b>Equity</b>	
Retained Earnings	215,279.36
Net Income	78.10
<b>Total Equity</b>	215,357.46
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>217,478.46</b>

**Reynolds Farm Condominium Association**  
**Income & Expense**  
October 2013

	<u>Oct 13</u>
<b>Income</b>	
Barn Income	400.83
HOA Dues	
Monthly Dues	4,404.17
Total HOA Dues	4,404.17
Interest Income	179.34
Other Income	225.00
<b>Total Income</b>	<u>5,209.34</u>
<b>Gross Profit</b>	5,209.34
<b>Expense</b>	
<b>Administrative</b>	
Copies/Printing/Scans	52.75
Postage and Delivery	33.78
Property Management Fees	800.00
Property Transfer Fee	200.00
Web Design/Management	25.00
<b>Total Administrative</b>	1,111.53
<b>Landscape Maintenance</b>	
Irrigation	132.27
Lawn Maintenance	1,167.92
<b>Total Landscape Maintenance</b>	1,300.19
<b>Structures &amp; Road Maintenance</b>	
Deck Repair/Replacement	1,231.68
<b>Total Structures &amp; Road Maintenance</b>	1,231.68
<b>Utilities</b>	
Electricity - 10132	75.21
Water - 41509	90.74
Water - 41648	69.10
Water - 41806	312.48
Water - 42126	61.49
Water - 42189	111.15
Water - 42249	51.58
Water - 42399	386.22
Water - 42595	52.87
Water - 42604	89.37
Water - 42707	70.26
Water - 42748	44.77
Water - 42778	55.24
Water - 42808	254.70
<b>Total Utilities</b>	<u>1,725.18</u>
<b>Total Expense</b>	<u>5,368.58</u>
<b>Net Income</b>	<u><u>-159.24</u></u>

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

	Jul - Oct 13	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
Uncategorized Income	1,659.00			
Barn Income	3,138.27	3,170.00	-31.73	99.0%
<b>HOA Dues</b>				
Collection Expense Fees	363.22			
Late Fee - Dues	60.00	75.00	-15.00	80.0%
Monthly Dues	37,224.48	39,900.00	-2,675.52	93.3%
Transfer Fee	782.04			
<b>Total HOA Dues</b>	<b>38,429.74</b>	<b>39,975.00</b>	<b>-1,545.26</b>	<b>96.1%</b>
Interest Income	260.24	90.00	170.24	289.2%
<b>Other Income</b>				
Donations	50.00			
NGLA Reimbursement	0.00	150.00	-150.00	0.0%
Other Income - Other	1,270.38			
<b>Total Other Income</b>	<b>1,320.38</b>	<b>150.00</b>	<b>1,170.38</b>	<b>880.3%</b>
Returned Check Charges	14.99			
<b>Total Income</b>	<b>44,822.62</b>	<b>43,385.00</b>	<b>1,437.62</b>	<b>103.3%</b>
<b>Gross Profit</b>	<b>44,822.62</b>	<b>43,385.00</b>	<b>1,437.62</b>	<b>103.3%</b>
<b>Expense</b>				
<b>Administrative</b>				
Accounting	290.00	200.00	90.00	145.0%
Copies/Printing/Scans	363.28	300.00	63.28	121.1%
Legal Fees	69.00	2,000.00	-1,931.00	3.5%
Insurance	10,480.50	19,500.00	-9,019.50	53.7%
Misc. Office Expense	45.00	120.00	-75.00	37.5%
Postage and Delivery	211.05	215.00	-3.95	98.2%
Property Management Fees	3,200.00	3,200.00	0.00	100.0%
Property Transfer Fee	800.00			
Social Programs	25.00	250.00	-225.00	10.0%
Web Design/Management	100.00	100.00	0.00	100.0%
<b>Total Administrative</b>	<b>15,583.83</b>	<b>25,885.00</b>	<b>-10,301.17</b>	<b>60.2%</b>
Bank Service Fee	5.00	30.00	-25.00	16.7%
<b>Landscape Maintenance</b>				
Backflow Testing	0.00	0.00	0.00	0.0%
Irrigation	1,932.98	2,300.00	-367.02	84.0%
Lawn Maintenance	4,671.68	4,400.00	271.68	106.2%
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	0.00	0.00	0.00	0.0%
Tree Trimming/Spraying	0.00	3,000.00	-3,000.00	0.0%
Trimming Bushes	0.00	1,500.00	-1,500.00	0.0%
<b>Total Landscape Maintenance</b>	<b>8,222.95</b>	<b>12,450.00</b>	<b>-4,227.05</b>	<b>66.0%</b>
<b>Structures &amp; Road Maintenance</b>				
Barn Maintenance	180.00	300.00	-120.00	60.0%
Building Maintenance	1,122.55	1,350.00	-227.45	83.2%
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	1,785.00	4,300.00	-2,515.00	41.5%
Gutters & Downspouts	0.00	500.00	-500.00	0.0%
Painting/Staining Decks	1,875.00	1,000.00	875.00	187.5%
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%
<b>Total Structures &amp; Road Maintenance</b>	<b>13,253.23</b>	<b>26,350.00</b>	<b>-13,096.77</b>	<b>50.3%</b>

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

	<u>Jul - Oct 13</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Utilities</b>				
Electricity - 10132	328.17	325.00	3.17	101.0%
Water - 41509	381.96	366.00	15.96	104.4%
Water - 41648	300.37	300.00	0.37	100.1%
Water - 41806	1,404.07	1,300.00	104.07	108.0%
Water - 42126	258.24	286.00	-27.76	90.3%
Water - 42189	438.64	430.00	8.64	102.0%
Water - 42249	248.15	216.00	32.15	114.9%
Water - 42399	1,762.38	1,700.00	62.38	103.7%
Water - 42595	219.13	216.00	3.13	101.4%
Water - 42604	369.92	300.00	69.92	123.3%
Water - 42707	306.80	300.00	6.80	102.3%
Water - 42748	181.49	174.00	7.49	104.3%
Water - 42778	236.74	252.00	-15.26	93.9%
Water - 42808	1,243.45	1,540.00	-296.55	80.7%
<b>Total Utilities</b>	<u>7,679.51</u>	<u>7,705.00</u>	<u>-25.49</u>	<u>99.7%</u>
<b>Total Expense</b>	<u>44,744.52</u>	<u>72,420.00</u>	<u>-27,675.48</u>	<u>61.8%</u>
<b>Net Income</b>	<u>78.10</u>	<u>-29,035.00</u>	<u>29,113.10</u>	<u>-0.3%</u>