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05/07/13
Cash Basis

Reynolds Farm Condominium Association
Balance Sheet
As of April 30, 2013

	Apr 30, 13
ASSETS	
Current Assets	
Checking/Savings	
Great Western Checking	74,944.48
Mile High Money Market	30,488.97
GW - Barn Security Account	1,995.16
Savings USB 195900132174	21,873.75
GW CD144241587 (10/27/13)	15,000.00
GW CD144241586 (04/27/13)	14,492.37
Total Checking/Savings	158,794.73
Accounts Receivable	
Accounts Receivable	-2,429.36
Total Accounts Receivable	-2,429.36
Total Current Assets	156,365.37
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	216,571.62
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	24,171.26
Total Equity	214,578.12
TOTAL LIABILITIES & EQUITY	216,571.62

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Reynolds Farm Condominium Association
Income & Expense
April 2013

	Apr 13
Income	
Barn Income	1,197.50
HOA Dues	
Late Fee - Dues	60.00
Monthly Dues	9,407.66
Total HOA Dues	9,467.66
Interest Income	19.11
Returned Check Charges	15.64
Total Income	10,699.91
Expense	
Administrative	
Copies/Printing/Scans	37.25
Legal Fees	95.00
Postage and Delivery	31.93
Property Management Fees	800.00
Web Design/Management	25.00
Total Administrative	989.18
Bank Service Fee	5.00
Landscape Maintenance	
Lawn Maintenance	1,167.92
Trimming Bushes	1,850.00
Total Landscape Maintenance	3,017.92
Structures & Road Maintenance	
Painting - Fences	75.00
Painting - Units	464.00
Total Structures & Road Maintenance	539.00
Utilities	
Electricity - 10132	84.41
Water - 41509	84.31
Water - 41648	89.57
Water - 41806	103.32
Water - 42126	62.08
Water - 42189	97.47
Water - 42249	33.12
Water - 42399	74.07
Water - 42595	45.11
Water - 42604	83.13
Water - 42707	84.31
Water - 42748	39.26
Water - 42778	56.23
Water - 42808	50.07
Total Utilities	986.46
Total Expense	5,537.56
Net Income	5,162.35

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

	Jul '12 - Apr 13	Budget	\$ Over Budget	% of Budget
Income				
Barn Income	8,702.50	8,100.00	602.50	107.4%
HOA Dues				
Collection Expense Fees	288.50			
Late Fee - Dues	220.00			
Member Expense Recovery	532.00			
Monthly Dues	104,250.66	99,750.00	4,500.66	104.5%
Transfer Fee	600.00			
HOA Dues - Other	-2,296.21			
Total HOA Dues	103,594.95	99,750.00	3,844.95	103.9%
Interest Income	241.67	550.00	-308.33	43.9%
NGLA Reimbursement	150.00			
Returned Check Charges	55.64			
Total Income	112,744.76	108,400.00	4,344.76	104.0%
Expense				
Equipment	561.19			
Administrative				
Bank Supplies - Checks/Deposit	25.00			
Accounting	1,190.83	400.00	790.83	297.7%
Copies/Printing/Scans	612.70	240.00	372.70	255.3%
Legal Fees	2,664.50	2,700.00	-35.50	98.7%
Insurance	16,325.00	12,000.00	4,325.00	136.0%
Misc. Office Expense	195.31	300.00	-104.69	65.1%
Office Supplies	0.65	320.00	-319.35	0.2%
Postage and Delivery	409.03	400.00	9.03	102.3%
Property Management Fees	8,000.00	8,000.00	0.00	100.0%
Property Transfer Fee	600.00			
Social Programs	197.87	300.00	-102.13	66.0%
Web Design/Management	840.00	950.00	-110.00	88.4%
Total Administrative	31,060.89	25,610.00	5,450.89	121.3%
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	0.00	300.00	-300.00	0.0%
Common Area Maintenance	32.47			
Irrigation	1,106.42	3,500.00	-2,393.58	31.6%
Lawn Maintenance	10,511.28	1,900.00	8,611.28	553.2%
Misc. Landscape Mtce	94.78	1,200.00	-1,105.22	7.9%
Mowing - Irrigated	1,167.92	11,000.00	-9,832.08	10.6%
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	1,100.00	2,150.00	295.5%
Landscape Maintenance - Other	106.17			
Total Landscape Maintenance	20,819.04	33,000.00	-12,180.96	63.1%
Structures & Road Maintenance				
Barn Maintenance	473.30	720.00	-246.70	65.7%
Building Maintenance	1,561.00	4,000.00	-2,439.00	39.0%
Concrete	5,640.00	500.00	5,140.00	1,128.0%
Deck Repair/Replacement	965.00	2,000.00	-1,035.00	48.3%
Fence	2,703.54	600.00	2,103.54	450.6%
Gutters & Downspouts	2,600.00	530.00	2,070.00	490.6%
Misc	510.00			
Painting - Fences	525.00			
Painting - Units	5,564.00	6,500.00	-936.00	85.6%
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	1,000.00	-675.00	32.5%
Siding	0.00	500.00	-500.00	0.0%
Total Structures & Road Maintenance	20,866.84	26,350.00	-5,483.16	79.2%

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

	Jul '12 - Apr 13	Budget	\$ Over Budget	% of Budget
Utilities				
Electricity - 10132	768.91	855.00	-86.09	89.9%
Water - 41509	919.52	832.00	87.52	110.5%
Water - 41648	738.21	580.00	158.21	127.3%
Water - 41806	2,123.85	2,050.00	73.85	103.6%
Water - 42126	662.75	770.00	-107.25	86.1%
Water - 42189	1,004.21	1,100.00	-95.79	91.3%
Water - 42249	469.09	730.00	-260.91	64.3%
Water - 42399	3,078.10	2,500.00	578.10	123.1%
Water - 42595	508.86	550.00	-41.14	92.5%
Water - 42604	738.47	780.00	-41.53	94.7%
Water - 42707	745.88	680.00	65.88	109.7%
Water - 42748	418.14	440.00	-21.86	95.0%
Water - 42778	548.48	780.00	-231.52	70.3%
Water - 42808	2,529.57	2,360.00	169.57	107.2%
Total Utilities	15,254.04	15,007.00	247.04	101.6%
Total Expense	88,573.50	101,767.00	-13,193.50	87.0%
Net Income	24,171.26	6,633.00	17,538.26	364.4%