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10/07/13  
Cash Basis

**Reynolds Farm Condominium Association**  
**Balance Sheet**  
As of September 30, 2013

	<u>Sep 30, 13</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Great Western Checking	57,005.49
Mile High Money Market	65,173.92
GW - Barn Security Account	1,823.06
Savings USB	21,878.35
GW CDxxxxxx587 (10/27/13)	15,000.00
<b>Total Checking/Savings</b>	<u>160,880.82</u>
<b>Accounts Receivable</b>	
Accounts Receivable	-3,449.37
<b>Total Accounts Receivable</b>	<u>-3,449.37</u>
<b>Total Current Assets</b>	157,431.45
<b>Fixed Assets</b>	
<b>Fixed Assets</b>	
Barn	77,640.00
Accumulated Depreciation	-17,433.75
<b>Total Fixed Assets</b>	<u>60,206.25</u>
<b>Total Fixed Assets</b>	<u>60,206.25</u>
<b>TOTAL ASSETS</b>	<u><b>217,637.70</b></u>
<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>	<u>2,121.00</u>
<b>Total Other Current Liabilities</b>	<u>2,121.00</u>
<b>Total Current Liabilities</b>	<u>2,121.00</u>
<b>Total Liabilities</b>	2,121.00
<b>Equity</b>	
Retained Earnings	215,279.36
Net Income	237.34
<b>Total Equity</b>	<u>215,516.70</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>217,637.70</b></u>

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

	Sep 13
<b>Income</b>	
Barn Income	1,018.07
HOA Dues	
Late Fee - Dues	20.00
Monthly Dues	13,414.73
Transfer Fee	200.00
<b>Total HOA Dues</b>	13,634.73
Interest Income	25.95
Other Income	900.00
Returned Check Charges	5.63
<b>Total Income</b>	15,584.38
<b>Expense</b>	
<b>Administrative</b>	
Accounting	290.00
Copies/Printing/Scans	106.72
Legal Fees	69.00
Misc. Office Expense	45.00
Postage and Delivery	50.93
Property Management Fees	800.00
Property Transfer Fee	600.00
Web Design/Management	25.00
<b>Total Administrative</b>	1,986.65
<b>Landscape Maintenance</b>	
Irrigation	1,033.53
Lawn Maintenance	1,167.92
<b>Total Landscape Maintenance</b>	2,201.45
<b>Structures &amp; Road Maintenance</b>	
Barn Maintenance	180.00
Building Maintenance	597.55
Deck Repair/Replacement	65.00
Painting/Staining Decks	1,875.00
Painting - Units	2,125.00
Paving	2,569.00
<b>Total Structures &amp; Road Maintenance</b>	7,411.55
<b>Utilities</b>	
Electricity - 10132	82.72
Water - 41509	89.57
Water - 41648	81.38
Water - 41806	377.01
Water - 42126	65.58
Water - 42189	109.96
Water - 42249	76.68
Water - 42399	506.92
Water - 42595	53.59
Water - 42604	91.52
Water - 42707	74.95
Water - 42748	43.36
Water - 42778	59.30
Water - 42808	411.24
<b>Total Utilities</b>	2,123.78
<b>Total Expense</b>	13,723.43
<b>Net Income</b>	<u>1,860.95</u>

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

	Jul - Sep 13	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
Uncategorized Income	1,659.00			
Barn Income	2,737.44	2,380.00	357.44	115.0%
<b>HOA Dues</b>				
Collection Expense Fees	363.22			
Late Fee - Dues	60.00	50.00	10.00	120.0%
Monthly Dues	32,820.31	29,925.00	2,895.31	109.7%
Transfer Fee	782.04			
<b>Total HOA Dues</b>	<b>34,025.57</b>	<b>29,975.00</b>	<b>4,050.57</b>	<b>113.5%</b>
Interest Income	80.90	67.50	13.40	119.9%
<b>Other Income</b>				
Donations	50.00			
NGLA Reimbursement	0.00	150.00	-150.00	0.0%
Other Income - Other	1,045.38			
<b>Total Other Income</b>	<b>1,095.38</b>	<b>150.00</b>	<b>945.38</b>	<b>730.3%</b>
Returned Check Charges	14.99			
<b>Total Income</b>	<b>39,613.28</b>	<b>32,572.50</b>	<b>7,040.78</b>	<b>121.6%</b>
<b>Expense</b>				
<b>Administrative</b>				
Accounting	290.00	200.00	90.00	145.0%
Copies/Printing/Scans	310.53	250.00	60.53	124.2%
Legal Fees	69.00	0.00	69.00	100.0%
Insurance	10,480.50	19,500.00	-9,019.50	53.7%
Misc. Office Expense	45.00	90.00	-45.00	50.0%
Postage and Delivery	177.27	170.00	7.27	104.3%
Property Management Fees	2,400.00	2,400.00	0.00	100.0%
Property Transfer Fee	600.00			
Social Programs	25.00	250.00	-225.00	10.0%
Web Design/Management	75.00	75.00	0.00	100.0%
<b>Total Administrative</b>	<b>14,472.30</b>	<b>22,935.00</b>	<b>-8,462.70</b>	<b>63.1%</b>
Bank Service Fee	5.00	0.00	5.00	100.0%
<b>Landscape Maintenance</b>				
Backflow Testing	0.00	0.00	0.00	0.0%
Irrigation	1,800.71	2,300.00	-499.29	78.3%
Lawn Maintenance	3,503.76	3,300.00	203.76	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	0.00	0.00	0.0%
<b>Total Landscape Maintenance</b>	<b>6,922.76</b>	<b>9,850.00</b>	<b>-2,927.24</b>	<b>70.3%</b>
<b>Structures &amp; Road Maintenance</b>				
Barn Maintenance	180.00	300.00	-120.00	60.0%
Building Maintenance	1,122.55	1,050.00	72.55	106.9%
Concrete	0.00	0.00	0.00	0.0%
Deck Repair/Replacement	365.00	1,500.00	-1,135.00	24.3%
Fence	1,785.00	2,800.00	-1,015.00	63.8%
Gutters & Downspouts	0.00	500.00	-500.00	0.0%
Painting/Staining Decks	1,875.00	500.00	1,375.00	375.0%
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	0.00	2,569.00	100.0%
Road Maintenance	0.00	1,000.00	-1,000.00	0.0%
Roofing	0.00	0.00	0.00	0.0%
Siding	0.00	1,000.00	-1,000.00	0.0%
<b>Total Structures &amp; Road Maintenance</b>	<b>12,021.55</b>	<b>15,550.00</b>	<b>-3,528.45</b>	<b>77.3%</b>

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

	Jul - Sep 13	Budget	\$ Over Budget	% of Budget
<b>Utilities</b>				
Electricity - 10132	252.96	240.00	12.96	105.4%
Water - 41509	291.22	274.00	17.22	106.3%
Water - 41648	231.27	225.00	6.27	102.8%
Water - 41806	1,091.59	1,100.00	-8.41	99.2%
Water - 42126	196.75	216.00	-19.25	91.1%
Water - 42189	327.49	320.00	7.49	102.3%
Water - 42249	196.57	162.00	34.57	121.3%
Water - 42399	1,376.16	1,400.00	-23.84	98.3%
Water - 42595	166.26	162.00	4.26	102.6%
Water - 42604	280.55	225.00	55.55	124.7%
Water - 42707	236.54	225.00	11.54	105.1%
Water - 42748	136.72	130.00	6.72	105.2%
Water - 42778	181.50	189.00	-7.50	96.0%
Water - 42808	988.75	1,340.00	-351.25	73.8%
<b>Total Utilities</b>	5,954.33	6,208.00	-253.67	95.9%
<b>Total Expense</b>	39,375.94	54,543.00	-15,167.06	72.2%
<b>Net Income</b>	<u>237.34</u>	<u>-21,970.50</u>	<u>22,207.84</u>	<u>-1.1%</u>