

Reynolds Farm Condominium Association
Balance Sheet
As of January 31, 2014

	Jan 31, 14
ASSETS	
Current Assets	
Checking/Savings	
Great Western Checking	67,266.80
Mile High Money Market	80,413.09
GW - Barn Security Account	2,063.42
Savings USB	21,882.03
Total Checking/Savings	171,625.34
Accounts Receivable	
Accounts Receivable	-5,655.00
Total Accounts Receivable	-5,655.00
Total Current Assets	165,970.34
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	226,176.59
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	8,836.23
Total Equity	224,115.59
TOTAL LIABILITIES & EQUITY	226,176.59

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Cash Basis

Reynolds Farm Condominium Association

Income & Expense

January 2014

	Jan 14
Income	
Barn Income	776.19
HOA Dues	
Late Fee - Dues	37.73
Monthly Dues	10,494.40
Transfer Fee	200.00
Total HOA Dues	10,732.13
Interest Income	21.58
Other Income	111.68
Total Income	11,641.58
Gross Profit	11,641.58
Expense	
Administrative	
Copies/Printing/Scans	44.00
Insurance	10,047.50
Misc. Office Expense	10.00
Postage and Delivery	30.56
Property Management Fees	800.00
Web Design/Management	25.00
Total Administrative	10,957.06
Landscape Maintenance	
Lawn Maintenance	1,290.42
Snow Removal	216.05
Tree Trimming/Spraying	3,474.00
Total Landscape Maintenance	4,980.47
Utilities	
Electricity - 10132	66.04
Water - 41509	89.57
Water - 41648	90.50
Water - 41806	112.91
Water - 42126	61.49
Water - 42189	120.71
Water - 42249	30.20
Water - 42399	91.06
Water - 42595	53.35
Water - 42604	91.28
Water - 42707	87.23
Water - 42748	45.01
Water - 42778	56.91
Water - 42808	61.77
Total Utilities	1,058.03
Total Expense	16,995.56
Net Income	-5,353.98

Reynolds Farm Condominium Association Income & Expense Budget vs. Actual July 2013 through January 2014

	Jul '13 - Jan 14	Budget	\$ Over Budget	% of Budget
Income				
Uncategorized Income	1,659.00			
Barn Income	5,902.22	5,550.00	352.22	106.3%
HOA Dues				
Collection Expense Fees	363.22			
Late Fee - Dues	142.86	100.00	42.86	142.9%
Monthly Dues	70,770.14	69,825.00	945.14	101.4%
Transfer Fee	1,200.00			
Total HOA Dues	72,476.22	69,925.00	2,551.22	103.6%
Interest Income	324.11	157.50	166.61	205.8%
Other Income				
Donations	50.00			
NGLA Reimbursement	0.00	150.00	-150.00	0.0%
Other Income - Other	1,945.38			
Total Other Income	1,995.38	150.00	1,845.38	1,330.3%
Returned Check Charges	34.36			
Total Income	82,391.29	75,782.50	6,608.79	108.7%
Gross Profit	82,391.29	75,782.50	6,608.79	108.7%
Expense				
Administrative				
Accounting	290.00	200.00	90.00	145.0%
Copies/Printing/Scans	580.03	450.00	130.03	128.9%
Legal Fees	1,235.00	2,000.00	-765.00	61.8%
Insurance	20,528.00	19,500.00	1,028.00	105.3%
Misc. Office Expense	55.00	210.00	-155.00	26.2%
Postage and Delivery	331.25	335.00	-3.75	98.9%
Property Management Fees	5,600.00	5,600.00	0.00	100.0%
Property Transfer Fee	1,000.00			
Social Programs	25.00	250.00	-225.00	10.0%
Web Design/Management	175.00	175.00	0.00	100.0%
Total Administrative	29,819.28	28,720.00	1,099.28	103.8%
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	8,542.94	7,500.00	1,042.94	113.9%
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	341.05	1,600.00	-1,258.95	21.3%
Tree Trimming/Spraying	3,474.00	3,000.00	474.00	115.8%
Trimming Bushes	620.00	1,500.00	-880.00	41.3%
Total Landscape Maintenance	16,529.26	17,150.00	-620.74	96.4%
Structures & Road Maintenance				
Barn Maintenance	204.86	300.00	-95.14	68.3%
Building Maintenance	1,122.55	2,250.00	-1,127.45	49.9%
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	28,250.00	-11,867.98	58.0%

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 Cash Basis

Reynolds Farm Condominium Association Income & Expense Budget vs. Actual July 2013 through January 2014

	Jul '13 - Jan 14	Budget	\$ Over Budget	% of Budget
Utilities				
Electricity - 10132	546.25	580.00	-33.75	94.2%
Water - 41509	675.24	642.00	33.24	105.2%
Water - 41648	556.15	525.00	31.15	105.9%
Water - 41806	1,714.85	1,600.00	114.85	107.2%
Water - 42126	457.33	496.00	-38.67	92.2%
Water - 42189	780.46	760.00	20.46	102.7%
Water - 42249	344.59	380.00	-35.41	90.7%
Water - 42399	2,031.97	2,000.00	31.97	101.6%
Water - 42595	375.11	380.00	-4.89	98.7%
Water - 42604	650.22	525.00	125.22	123.9%
Water - 42707	553.27	525.00	28.27	105.4%
Water - 42748	326.54	306.00	20.54	106.7%
Water - 42778	405.09	445.00	-39.91	91.0%
Water - 42808	1,402.43	1,795.00	-392.57	78.1%
Total Utilities	10,819.50	10,959.00	-139.50	98.7%
Total Expense	73,555.06	85,109.00	-11,553.94	86.4%
Net Income	<u>8,836.23</u>	<u>-9,326.50</u>	<u>18,162.73</u>	<u>-94.7%</u>