

Reynolds Farm Condominium Association
Balance Sheet
As of April 30, 2016

	Apr 30, 16
ASSETS	
Current Assets	
Checking/Savings	
1st - Barn Security	2,652.44
1st Bank Operating Account	95,389.10
Reserve Accounts	
2 Year Time Acct (5/18/17)	133,027.81
Prime Saving	15,028.88
Total Reserve Accounts	148,056.69
Total Checking/Savings	246,098.23
Accounts Receivable	
Accounts Receivable	-4,005.00
Total Accounts Receivable	-4,005.00
Total Current Assets	242,093.23
Fixed Assets	
Fixed Assets	
Accumulated Depreciation	-17,433.75
Barn	77,640.00
Total Fixed Assets	60,206.25
Total Fixed Assets	60,206.25
TOTAL ASSETS	302,299.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Barn Security Deposit	
Left over from Flagstaff	309.00
Barn Security Deposit - Other	2,340.00
Total Barn Security Deposit	2,649.00
Total Other Current Liabilities	2,649.00
Total Current Liabilities	2,649.00
Total Liabilities	2,649.00
Equity	
Reserve Equity	147,408.31
Retained Earnings	125,259.09
Net Income	26,983.08
Total Equity	299,650.48
TOTAL LIABILITIES & EQUITY	302,299.48

Reynolds Farm Condominium Association
Income & Expense
April 2016

	Apr 16
Ordinary Income/Expense	
Income	
Barn Income	1,058.91
HOA Dues	
Late Fee - Dues	25.09
Monthly Dues	14,539.00
Transfer Fee	200.00
Total HOA Dues	14,764.09
Interest Income	2.18
Total Income	15,825.18
Gross Profit	15,825.18
Expense	
Administrative	
Copies/Printing/Scans	43.00
Legal Fees	450.00
Postage and Delivery	31.58
Property Management Fees	900.00
Web Design/Management	25.00
Total Administrative	1,449.58
Landscape Maintenance	
Irrigation	1,942.86
Snow Removal	1,190.00
Tree Trimming/Spraying	690.24
Total Landscape Maintenance	3,823.10
Structures & Road Maintenance	
Deck Repair/Replacement	355.00
Total Structures & Road Maintenance	355.00
Utilities	
Electricity - 10132	74.16
Water - 41509	126.06
Water - 41648	126.06
Water - 41806	139.68
Water - 42126	67.08
Water - 42189	120.53
Water - 42249	40.10
Water - 42399	147.34
Water - 42595	83.16
Water - 42604	211.09
Water - 42707	142.15
Water - 42748	58.65
Water - 42778	151.34
Water - 42808	62.28
Total Utilities	1,549.68
Total Expense	7,177.36
Net Ordinary Income	8,647.82
Net Income	8,647.82

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Cash Basis

Reynolds Farm Condominium Association
Income & Expense Budget vs. Actual
 July 2015 through April 2016

	Jul '15 - Apr 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Barn Income	9,773.30	9,524.00	249.30	102.6%
HOA Dues				
Collection Expense Fees	0.00	0.00	0.00	0.0%
Late Fee - Dues	46.54	260.00	-213.46	17.9%
Monthly Dues	119,530.16	121,410.00	-1,879.84	98.5%
Transfer Fee	1,200.00	0.00	1,200.00	100.0%
Total HOA Dues	120,776.70	121,670.00	-893.30	99.3%
Interest Income	348.11	290.00	58.11	120.0%
Other Income				
Donations	0.00	0.00	0.00	0.0%
NGLA Grant	6,000.00			
Violations	0.00	0.00	0.00	0.0%
Other Income - Other	0.00	0.00	0.00	0.0%
Total Other Income	6,000.00	0.00	6,000.00	100.0%
Returned Check Charges	25.00	0.00	25.00	100.0%
Uncategorized Income	0.00	0.00	0.00	0.0%
Total Income	136,923.11	131,484.00	5,439.11	104.1%
Gross Profit	136,923.11	131,484.00	5,439.11	104.1%
Expense				
Administrative				
Accounting	210.00	210.00	0.00	100.0%
Bank Supplies - Checks/Deposit	0.00	0.00	0.00	0.0%
Copies/Printing/Scans	781.83	1,570.00	-788.17	49.8%
Insurance	25,284.00	26,000.00	-716.00	97.2%
Legal Fees	5,869.84	2,500.00	3,369.84	234.8%
Misc. Office Expense	132.70	225.00	-92.30	59.0%
Postage and Delivery	503.12	690.00	-186.88	72.9%
Professional Services	1,190.00	0.00	1,190.00	100.0%
Property Management Fees	9,000.00	9,000.00	0.00	100.0%
Property Transfer Fee	1,000.00	0.00	1,000.00	100.0%
Social Programs	0.00	50.00	-50.00	0.0%
Web Design/Management	489.76	300.00	189.76	163.3%
Total Administrative	44,461.25	40,545.00	3,916.25	109.7%
Bank Service Fee	0.00	0.00	0.00	0.0%
Landscape Maintenance				
Backflow Testing	0.00	0.00	0.00	0.0%
Irrigation	15,959.79	8,000.00	7,959.79	199.5%
Lawn Maintenance	10,850.00	8,000.00	2,850.00	135.6%
Misc. Landscape Mtce	0.00	250.00	-250.00	0.0%
Snow Removal	3,047.61	3,000.00	47.61	101.6%
Tree Trimming/Spraying	2,715.24	3,000.00	-284.76	90.5%
Trimming Bushes	85.00	600.00	-515.00	14.2%
Total Landscape Maintenance	32,657.64	22,850.00	9,807.64	142.9%
Structures & Road Maintenance				
Barn Maintenance	2,500.00	500.00	2,000.00	500.0%
Building Maintenance	465.89	5,000.00	-4,534.11	9.3%
Deck Repair/Replacement	355.00	3,000.00	-2,645.00	11.8%
Fence	1,750.00	2,000.00	-250.00	87.5%
Gutters & Downspouts	2,637.00	1,500.00	1,137.00	175.8%
Lighting	0.00	0.00	0.00	0.0%
Misc	0.00	0.00	0.00	0.0%
Painting - Fences	0.00	200.00	-200.00	0.0%
Painting - Units	0.00	1,500.00	-1,500.00	0.0%
Painting/Staining Decks	0.00	0.00	0.00	0.0%
Paving	7,015.00	0.00	7,015.00	100.0%
Road Maintenance	0.00	0.00	0.00	0.0%
Roofing	150.00	0.00	150.00	100.0%
Total Structures & Road Maintenance	14,872.89	13,700.00	1,172.89	108.6%

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Cash Basis

Reynolds Farm Condominium Association Income & Expense Budget vs. Actual July 2015 through April 2016

	Jul '15 - Apr 16	Budget	\$ Over Budget	% of Budget
Utilities				
Electricity - 10132	831.83	930.00	-98.17	89.4%
Water - 41509	1,040.43	805.00	235.43	129.2%
Water - 41648	1,091.44	1,015.00	76.44	107.5%
Water - 41806	2,362.79	2,600.00	-237.21	90.9%
Water - 42126	679.06	705.00	-25.94	96.3%
Water - 42189	1,307.13	1,350.00	-42.87	96.8%
Water - 42249	459.35	456.00	3.35	100.7%
Water - 42399	3,056.05	2,660.00	396.05	114.9%
Water - 42595	722.15	605.00	117.15	119.4%
Water - 42604	1,452.46	1,160.00	292.46	125.2%
Water - 42707	1,235.53	1,080.00	155.53	114.4%
Water - 42748	776.16	680.00	96.16	114.1%
Water - 42778	1,085.48	765.00	320.48	141.9%
Water - 42808	1,848.39	1,975.00	-126.61	93.6%
Total Utilities	17,948.25	16,786.00	1,162.25	106.9%
Total Expense	109,940.03	93,881.00	16,059.03	117.1%
Net Ordinary Income	26,983.08	37,603.00	-10,619.92	71.8%
Other Income/Expense				
Other Expense				
Non Operating Cash Requirements				
Transfer TO Reserves	0.00	0.00	0.00	0.0%
Total Non Operating Cash Requirements	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	26,983.08	37,603.00	-10,619.92	71.8%

Reynolds Farm Condominium Association Income & Expense Budget Performance April 2016

	Apr 16	Budget	Jul '15 - Apr 16	YTD Budget	Annual Budg...
Ordinary Income/Expense					
Income					
Barn Income	1,058.91	953.00	9,773.30	9,524.00	11,430.00
HOA Dues					
Collection Expense Fees	0.00	0.00	0.00	0.00	0.00
Late Fee - Dues	25.09	0.00	46.54	260.00	300.00
Monthly Dues	14,539.00	12,540.00	119,530.16	121,410.00	146,490.00
Transfer Fee	200.00	0.00	1,200.00	0.00	0.00
Total HOA Dues	14,764.09	12,540.00	120,776.70	121,670.00	146,790.00
Interest Income	2.18	29.00	348.11	290.00	350.00
Other Income					
Donations	0.00	0.00	0.00	0.00	0.00
NGLA Grant	0.00	0.00	6,000.00	0.00	0.00
Violations	0.00	0.00	0.00	0.00	0.00
Other Income - Other	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	6,000.00	0.00	0.00
Returned Check Charges	0.00	0.00	25.00	0.00	0.00
Uncategorized Income	0.00	0.00	0.00	0.00	0.00
Total Income	15,825.18	13,522.00	136,923.11	131,484.00	158,570.00
Gross Profit	15,825.18	13,522.00	136,923.11	131,484.00	158,570.00
Expense					
Administrative					
Accounting	0.00	0.00	210.00	210.00	210.00
Bank Supplies - Checks/Deposit	0.00	0.00	0.00	0.00	0.00
Copies/Printing/Scans	43.00	65.00	781.83	1,570.00	1,700.00
Insurance	0.00	0.00	25,284.00	26,000.00	26,000.00
Legal Fees	450.00	0.00	5,869.84	2,500.00	2,500.00
Misc. Office Expense	0.00	25.00	132.70	225.00	250.00
Postage and Delivery	31.58	55.00	503.12	690.00	800.00
Professional Services	0.00	0.00	1,190.00	0.00	0.00
Property Management Fees	900.00	900.00	9,000.00	9,000.00	10,800.00
Property Transfer Fee	0.00	0.00	1,000.00	0.00	0.00
Social Programs	0.00	0.00	0.00	50.00	50.00
Web Design/Management	25.00	25.00	489.76	300.00	350.00
Total Administrative	1,449.58	1,070.00	44,461.25	40,545.00	42,660.00
Bank Service Fee	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance					
Backflow Testing	0.00	0.00	0.00	0.00	325.00
Irrigation	1,942.86	2,000.00	15,959.79	8,000.00	12,000.00
Lawn Maintenance	0.00	0.00	10,850.00	8,000.00	10,850.00
Misc. Landscape Mtce	0.00	0.00	0.00	250.00	500.00
Snow Removal	1,190.00	0.00	3,047.61	3,000.00	3,000.00
Tree Trimming/Spraying	690.24	0.00	2,715.24	3,000.00	6,500.00
Trimming Bushes	0.00	0.00	85.00	600.00	1,300.00
Total Landscape Maintenance	3,823.10	2,000.00	32,657.64	22,850.00	34,475.00
Structures & Road Maintenance					
Barn Maintenance	0.00	0.00	2,500.00	500.00	500.00
Building Maintenance	0.00	1,000.00	465.89	5,000.00	5,000.00
Deck Repair/Replacement	355.00	1,000.00	355.00	3,000.00	5,000.00
Fence	0.00	500.00	1,750.00	2,000.00	3,000.00
Gutters & Downspouts	0.00	0.00	2,637.00	1,500.00	2,500.00
Lighting	0.00	0.00	0.00	0.00	0.00
Misc	0.00	0.00	0.00	0.00	0.00
Painting - Fences	0.00	0.00	0.00	200.00	500.00
Painting - Units	0.00	500.00	0.00	1,500.00	2,500.00
Painting/Staining Decks	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	7,015.00	0.00	0.00
Road Maintenance	0.00	0.00	0.00	0.00	0.00
Roofing	0.00	0.00	150.00	0.00	0.00
Total Structures & Road Maintenance	355.00	3,000.00	14,872.89	13,700.00	19,000.00

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 Cash Basis

Reynolds Farm Condominium Association Income & Expense Budget Performance April 2016

	Apr 16	Budget	Jul '15 - Apr 16	YTD Budget	Annual Budg...
Utilities					
Electricity - 10132	74.16	85.00	831.83	930.00	1,100.00
Water - 41509	126.06	95.00	1,040.43	805.00	1,000.00
Water - 41648	126.06	70.00	1,091.44	1,015.00	1,250.00
Water - 41806	139.68	150.00	2,362.79	2,600.00	3,000.00
Water - 42126	67.08	65.00	679.06	705.00	850.00
Water - 42189	120.53	120.00	1,307.13	1,350.00	1,600.00
Water - 42249	40.10	47.00	459.35	456.00	550.00
Water - 42399	147.34	175.00	3,056.05	2,660.00	3,200.00
Water - 42595	83.16	60.00	722.15	605.00	725.00
Water - 42604	211.09	115.00	1,452.46	1,160.00	1,400.00
Water - 42707	142.15	105.00	1,235.53	1,080.00	1,300.00
Water - 42748	58.65	68.00	776.16	680.00	825.00
Water - 42778	151.34	80.00	1,085.48	765.00	925.00
Water - 42808	62.28	60.00	1,848.39	1,975.00	2,500.00
Total Utilities	1,549.68	1,295.00	17,948.25	16,786.00	20,225.00
Total Expense	7,177.36	7,365.00	109,940.03	93,881.00	116,360.00
Net Ordinary Income	8,647.82	6,157.00	26,983.08	37,603.00	42,210.00
Other Income/Expense					
Other Expense					
Non Operating Cash Requirements					
Transfer TO Reserves	0.00	0.00	0.00	0.00	42,000.00
Total Non Operating Cash Requirements	0.00	0.00	0.00	0.00	42,000.00
Total Other Expense	0.00	0.00	0.00	0.00	42,000.00
Net Other Income	0.00	0.00	0.00	0.00	-42,000.00
Net Income	8,647.82	6,157.00	26,983.08	37,603.00	210.00