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06/09/16
Cash Basis

Reynolds Farm Condominium Association
Balance Sheet
As of May 31, 2016

	May 31, 16
ASSETS	
Current Assets	
Checking/Savings	
1st - Barn Security	2,652.44
1st Bank Operating Account	94,753.41
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	245,462.54
Accounts Receivable	
Accounts Receivable	-2,200.00
Total Accounts Receivable	-2,200.00
Total Current Assets	243,262.54
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	303,468.79
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	28,152.39
Total Equity	300,819.79
TOTAL LIABILITIES & EQUITY	303,468.79

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Reynolds Farm Condominium Association
Income & Expense
May 2016

	May 16
Ordinary Income/Expense	
Income	
Barn Income	657.00
HOA Dues	
Late Fee - Dues	33.46
Monthly Dues	10,444.54
Total HOA Dues	10,478.00
Interest Income	2.52
Total Income	11,137.52
Gross Profit	11,137.52
Expense	
Administrative	
Bank Supplies - Checks/Deposit	10.00
Copies/Printing/Scans	52.50
Postage and Delivery	32.56
Property Management Fees	900.00
Property Transfer Fee	200.00
Web Design/Management	25.00
Total Administrative	1,220.06
Landscape Maintenance	
Irrigation	522.80
Lawn Maintenance	4,349.11
Total Landscape Maintenance	4,871.91
Structures & Road Maintenance	
Building Maintenance	1,150.00
Pest Control	719.00
Roofing	395.00
Total Structures & Road Maintenance	2,264.00
Utilities	
Electricity - 10132	86.82
Water - 41509	132.95
Water - 41648	137.80
Water - 41806	152.65
Water - 42126	70.08
Water - 42189	131.05
Water - 42249	42.47
Water - 42399	173.34
Water - 42595	82.47
Water - 42604	157.47
Water - 42707	121.46
Water - 42748	69.38
Water - 42778	132.19
Water - 42808	122.11
Total Utilities	1,612.24
Total Expense	9,968.21
Net Ordinary Income	1,169.31
Net Income	<u>1,169.31</u>

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

	Jul '15 - May 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Barn Income	10,430.30	10,477.00	-46.70	99.6%
HOA Dues				
Collection Expense Fees	0.00	0.00	0.00	0.0%
Late Fee - Dues	80.00	300.00	-220.00	26.7%
Monthly Dues	129,974.70	133,950.00	-3,975.30	97.0%
Transfer Fee	1,200.00	0.00	1,200.00	100.0%
Total HOA Dues	131,254.70	134,250.00	-2,995.30	97.8%
Interest Income	350.63	320.00	30.63	109.6%
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	148,060.63	145,047.00	3,013.63	102.1%
Gross Profit	148,060.63	145,047.00	3,013.63	102.1%
Expense				
Administrative				
Accounting	210.00	210.00	0.00	100.0%
Bank Supplies - Checks/Deposit	10.00	0.00	10.00	100.0%
Copies/Printing/Scans	834.33	1,635.00	-800.67	51.0%
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	250.00	-117.30	53.1%
Postage and Delivery	535.68	745.00	-209.32	71.9%
Professional Services	1,190.00	0.00	1,190.00	100.0%
Property Management Fees	9,900.00	9,900.00	0.00	100.0%
Property Transfer Fee	1,200.00	0.00	1,200.00	100.0%
Social Programs	0.00	50.00	-50.00	0.0%
Web Design/Management	514.76	325.00	189.76	158.4%
Total Administrative	45,681.31	41,615.00	4,066.31	109.8%
Bank Service Fee	0.00	0.00	0.00	0.0%
Landscape Maintenance				
Backflow Testing	0.00	0.00	0.00	0.0%
Irrigation	16,482.59	10,000.00	6,482.59	164.8%
Lawn Maintenance	15,199.11	9,050.00	6,149.11	167.9%
Misc. Landscape Mtce	0.00	500.00	-500.00	0.0%
Snow Removal	3,047.61	3,000.00	47.61	101.6%
Tree Trimming/Spraying	2,715.24	6,500.00	-3,784.76	41.8%
Trimming Bushes	85.00	1,300.00	-1,215.00	6.5%
Total Landscape Maintenance	37,529.55	30,350.00	7,179.55	123.7%
Structures & Road Maintenance				
Barn Maintenance	2,500.00	500.00	2,000.00	500.0%
Building Maintenance	1,615.89	5,000.00	-3,384.11	32.3%
Deck Repair/Replacement	355.00	4,000.00	-3,645.00	8.9%
Fence	1,750.00	2,500.00	-750.00	70.0%
Gutters & Downspouts	2,637.00	2,500.00	137.00	105.5%
Lighting	0.00	0.00	0.00	0.0%
Misc	0.00	0.00	0.00	0.0%
Painting - Fences	0.00	500.00	-500.00	0.0%
Painting - Units	0.00	2,000.00	-2,000.00	0.0%
Painting/Staining Decks	0.00	0.00	0.00	0.0%
Paving	7,015.00	0.00	7,015.00	100.0%
Pest Control	719.00			
Road Maintenance	0.00	0.00	0.00	0.0%
Roofing	545.00	0.00	545.00	100.0%

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

	Jul '15 - May 16	Budget	\$ Over Budget	% of Budget
Total Structures & Road Maintenance	17,136.89	17,000.00	136.89	100.8%
Utilities				
Electricity - 10132	918.65	1,015.00	-96.35	90.5%
Water - 41509	1,173.38	900.00	273.38	130.4%
Water - 41648	1,229.24	1,135.00	94.24	108.3%
Water - 41806	2,515.44	2,750.00	-234.56	91.5%
Water - 42126	749.14	775.00	-25.86	96.7%
Water - 42189	1,438.18	1,475.00	-36.82	97.5%
Water - 42249	501.82	503.00	-1.18	99.8%
Water - 42399	3,229.39	2,910.00	319.39	111.0%
Water - 42595	804.62	665.00	139.62	121.0%
Water - 42604	1,609.93	1,275.00	334.93	126.3%
Water - 42707	1,356.99	1,185.00	171.99	114.5%
Water - 42748	845.54	755.00	90.54	112.0%
Water - 42778	1,217.67	835.00	382.67	145.8%
Water - 42808	1,970.50	2,200.00	-229.50	89.6%
Total Utilities	19,560.49	18,378.00	1,182.49	106.4%
Total Expense	119,908.24	107,343.00	12,565.24	111.7%
Net Ordinary Income	28,152.39	37,704.00	-9,551.61	74.7%
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	28,152.39	37,704.00	-9,551.61	74.7%

Reynolds Farm Condominium Association Income & Expense Budget Performance May 2016

	May 16	Budget	Jul '15 - May ...	YTD Budget	Annual Budg...
Ordinary Income/Expense					
Income					
Barn Income	657.00	953.00	10,430.30	10,477.00	11,430.00
HOA Dues					
Collection Expense Fees	0.00	0.00	0.00	0.00	0.00
Late Fee - Dues	33.46	40.00	80.00	300.00	300.00
Monthly Dues	10,444.54	12,540.00	129,974.70	133,950.00	146,490.00
Transfer Fee	0.00	0.00	1,200.00	0.00	0.00
Total HOA Dues	10,478.00	12,580.00	131,254.70	134,250.00	146,790.00
Interest Income	2.52	30.00	350.63	320.00	350.00
Other Income					
Donations	0.00	0.00	0.00	0.00	0.00
NGLA Grant	0.00		6,000.00		
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
Total Income	11,137.52	13,563.00	148,060.63	145,047.00	158,570.00
Gross Profit	11,137.52	13,563.00	148,060.63	145,047.00	158,570.00
Expense					
Administrative					
Accounting	0.00	0.00	210.00	210.00	210.00
Bank Supplies - Checks/Deposit	10.00	0.00	10.00	0.00	0.00
Copies/Printing/Scans	52.50	65.00	834.33	1,635.00	1,700.00
Insurance	0.00	0.00	25,284.00	26,000.00	26,000.00
Legal Fees	0.00	0.00	5,869.84	2,500.00	2,500.00
Misc. Office Expense	0.00	25.00	132.70	250.00	250.00
Postage and Delivery	32.56	55.00	535.68	745.00	800.00
Professional Services	0.00	0.00	1,190.00	0.00	0.00
Property Management Fees	900.00	900.00	9,900.00	9,900.00	10,800.00
Property Transfer Fee	200.00	0.00	1,200.00	0.00	0.00
Social Programs	0.00	0.00	0.00	50.00	50.00
Web Design/Management	25.00	25.00	514.76	325.00	350.00
Total Administrative	1,220.06	1,070.00	45,681.31	41,615.00	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	522.80	2,000.00	16,482.59	10,000.00	12,000.00
Lawn Maintenance	4,349.11	1,050.00	15,199.11	9,050.00	10,850.00
Misc. Landscape Mtce	0.00	250.00	0.00	500.00	500.00
Snow Removal	0.00	0.00	3,047.61	3,000.00	3,000.00
Tree Trimming/Spraying	0.00	3,500.00	2,715.24	6,500.00	6,500.00
Trimming Bushes	0.00	700.00	85.00	1,300.00	1,300.00
Total Landscape Maintenance	4,871.91	7,500.00	37,529.55	30,350.00	34,475.00
Structures & Road Maintenance					
Barn Maintenance	0.00	0.00	2,500.00	500.00	500.00
Building Maintenance	1,150.00	0.00	1,615.89	5,000.00	5,000.00
Deck Repair/Replacement	0.00	1,000.00	355.00	4,000.00	5,000.00
Fence	0.00	500.00	1,750.00	2,500.00	3,000.00
Gutters & Downspouts	0.00	1,000.00	2,637.00	2,500.00	2,500.00
Lighting	0.00		0.00	0.00	0.00
Misc	0.00		0.00	0.00	0.00
Painting - Fences	0.00	300.00	0.00	500.00	500.00
Painting - Units	0.00	500.00	0.00	2,000.00	2,500.00
Painting/Staining Decks	0.00		0.00	0.00	0.00
Paving	0.00		7,015.00	0.00	0.00
Pest Control	719.00		719.00		

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Reynolds Farm Condominium Association Income & Expense Budget Performance May 2016

	May 16	Budget	Jul '15 - May ...	YTD Budget	Annual Budg...
Road Maintenance	0.00		0.00	0.00	0.00
Roofing	395.00	0.00	545.00	0.00	0.00
Total Structures & Road Maintenance	2,264.00	3,300.00	17,136.89	17,000.00	19,000.00
Utilities					
Electricity - 10132	86.82	85.00	918.65	1,015.00	1,100.00
Water - 41509	132.95	95.00	1,173.38	900.00	1,000.00
Water - 41648	137.80	120.00	1,229.24	1,135.00	1,250.00
Water - 41806	152.65	150.00	2,515.44	2,750.00	3,000.00
Water - 42126	70.08	70.00	749.14	775.00	850.00
Water - 42189	131.05	125.00	1,438.18	1,475.00	1,600.00
Water - 42249	42.47	47.00	501.82	503.00	550.00
Water - 42399	173.34	250.00	3,229.39	2,910.00	3,200.00
Water - 42595	82.47	60.00	804.62	665.00	725.00
Water - 42604	157.47	115.00	1,609.93	1,275.00	1,400.00
Water - 42707	121.46	105.00	1,356.99	1,185.00	1,300.00
Water - 42748	69.38	75.00	845.54	755.00	825.00
Water - 42778	132.19	70.00	1,217.67	835.00	925.00
Water - 42808	122.11	225.00	1,970.50	2,200.00	2,500.00
Total Utilities	1,612.24	1,592.00	19,560.49	18,378.00	20,225.00
Total Expense	9,968.21	13,462.00	119,908.24	107,343.00	116,360.00
Net Ordinary Income	1,169.31	101.00	28,152.39	37,704.00	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	1,169.31	101.00	28,152.39	37,704.00	210.00