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Cash Basis

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

	<u>Oct 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
1st - Barn Security	2,550.44
1st Bank Operating Account	26,396.44
Reserve Accounts	
2 Year Time Acct (5/18/17)	133,230.23
Prime Saving	55,060.79
Total Reserve Accounts	<u>188,291.02</u>
Total Checking/Savings	217,237.90
Accounts Receivable	
Accounts Receivable	-5,510.00
Total Accounts Receivable	<u>-5,510.00</u>
Total Current Assets	211,727.90
Fixed Assets	
Fixed Assets	
Accumulated Depreciation	-17,433.75
Barn	77,640.00
Total Fixed Assets	<u>60,206.25</u>
Total Fixed Assets	<u>60,206.25</u>
TOTAL ASSETS	<u><u>271,934.15</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Barn Security Deposit	
Left over from Flagstaff	309.00
Barn Security Deposit - Other	2,343.00
Total Barn Security Deposit	<u>2,652.00</u>
Total Other Current Liabilities	<u>2,652.00</u>
Total Current Liabilities	<u>2,652.00</u>
Total Liabilities	2,652.00
Equity	
Reserve Equity	147,408.31
Retained Earnings	141,649.32
Net Income	-19,775.48
Total Equity	<u>269,282.15</u>
TOTAL LIABILITIES & EQUITY	<u><u>271,934.15</u></u>

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Reynolds Farm Condominium Association
Income & Expense
October 2016

	<u>Oct 16</u>
Ordinary Income/Expense	
Income	
Barn Income	928.08
HOA Dues	
Monthly Dues	10,861.92
Total HOA Dues	10,861.92
Interest Income	0.28
Total Income	<u>11,790.28</u>
Gross Profit	11,790.28
Expense	
Administrative	
Accounting	210.00
Bank Supplies - Checks/Deposit	10.00
Copies/Printing/Scans	51.00
Misc. Office Expense	10.00
Postage and Delivery	41.15
Property Management Fees	900.00
Web Design/Management	25.00
Total Administrative	1,247.15
Landscape Maintenance	
Common Area Maintenance	4,362.50
Irrigation	360.00
Lawn Maintenance	3,885.70
Total Landscape Maintenance	8,608.20
Structures & Road Maintenance	
Building Maintenance	2,790.32
Paving	4,201.30
Total Structures & Road Maintenance	6,991.62
Utilities	
Electricity - 10132	83.11
Water - 41509	142.53
Water - 41648	131.08
Water - 41806	380.85
Water - 42126	82.12
Water - 42189	153.45
Water - 42249	57.87
Water - 42399	444.94
Water - 42595	83.03
Water - 42604	127.59
Water - 42707	90.06
Water - 42748	73.21
Water - 42778	113.04
Water - 42808	439.91
Total Utilities	2,402.79
Total Expense	<u>19,249.76</u>
Net Ordinary Income	<u>-7,459.48</u>
Net Income	<u><u>-7,459.48</u></u>

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

	Jul - Oct 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Barn Income	3,689.71	3,400.00	289.71	108.5%
HOA Dues				
Collection Expense Fees	0.00	0.00	0.00	0.0%
Late Fee - Dues	328.52	100.00	228.52	328.5%
Monthly Dues	49,891.77	50,160.00	-268.23	99.5%
Transfer Fee	0.00	0.00	0.00	0.0%
Total HOA Dues	50,220.29	50,260.00	-39.71	99.9%
Interest Income	129.67	112.00	17.67	115.8%
Other Income				
Donations	0.00	0.00	0.00	0.0%
Violations	0.00	0.00	0.00	0.0%
Other Income - Other	0.00	0.00	0.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Returned Check Charges	0.00	0.00	0.00	0.0%
Total Income	54,039.67	53,772.00	267.67	100.5%
Gross Profit	54,039.67	53,772.00	267.67	100.5%
Expense				
Administrative				
Accounting	210.00	225.00	-15.00	93.3%
Bank Supplies - Checks/Deposit	40.00	0.00	40.00	100.0%
Copies/Printing/Scans	332.25	200.00	132.25	166.1%
Insurance	26,760.00	27,500.00	-740.00	97.3%
Legal Fees	960.00	1,000.00	-40.00	96.0%
Misc. Office Expense	35.00	50.00	-15.00	70.0%
Postage and Delivery	211.97	300.00	-88.03	70.7%
Professional Services	158.26	750.00	-591.74	21.1%
Property Management Fees	3,600.00	4,000.00	-400.00	90.0%
Property Transfer Fee	0.00	0.00	0.00	0.0%
Social Programs	0.00	0.00	0.00	0.0%
Web Design/Management	100.00	100.00	0.00	100.0%
Total Administrative	32,407.48	34,125.00	-1,717.52	95.0%
Bank Service Fee	0.00	0.00	0.00	0.0%
Landscape Maintenance				
Backflow Testing	525.00	0.00	525.00	100.0%
Common Area Maintenance	9,233.83	0.00	9,233.83	100.0%
Irrigation	3,522.72	7,000.00	-3,477.28	50.3%
Lawn Maintenance	9,714.28	8,000.00	1,714.28	121.4%
Misc. Landscape Mtce	0.00	250.00	-250.00	0.0%
Snow Removal	0.00	0.00	0.00	0.0%
Tree Trimming/Spraying	0.00	1,500.00	-1,500.00	0.0%
Trimming Bushes	0.00	250.00	-250.00	0.0%
Total Landscape Maintenance	22,995.83	17,000.00	5,995.83	135.3%
Structures & Road Maintenance				
Barn Maintenance	115.00	0.00	115.00	100.0%
Building Maintenance	3,822.68	3,000.00	822.68	127.4%
Concrete	0.00	4,500.00	-4,500.00	0.0%
Deck Repair/Replacement	0.00	3,000.00	-3,000.00	0.0%
Fence	0.00	2,000.00	-2,000.00	0.0%
Gutters & Downspouts	0.00	0.00	0.00	0.0%
Misc	0.00	0.00	0.00	0.0%
Painting - Fences	0.00	0.00	0.00	0.0%
Painting - Units	0.00	12,000.00	-12,000.00	0.0%
Painting/Staining Decks	0.00	1,000.00	-1,000.00	0.0%
Paving	4,201.30	2,500.00	1,701.30	168.1%
Pest Control	175.00	0.00	175.00	0.0%
Roofing	0.00	1,000.00	-1,000.00	0.0%
Total Structures & Road Maintenance	8,313.98	29,000.00	-20,686.02	28.7%

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

	Jul - Oct 16	Budget	\$ Over Budget	% of Budget
Utilities				
Electricity - 10132	368.99	455.00	-86.01	81.1%
Water - 41509	577.96	500.00	77.96	115.6%
Water - 41648	530.09	500.00	30.09	106.0%
Water - 41806	1,698.40	1,675.00	23.40	101.4%
Water - 42126	308.04	300.00	8.04	102.7%
Water - 42189	626.40	595.00	31.40	105.3%
Water - 42249	238.48	200.00	38.48	119.2%
Water - 42399	2,084.96	2,150.00	-65.04	97.0%
Water - 42595	355.92	300.00	55.92	118.6%
Water - 42604	533.55	600.00	-66.45	88.9%
Water - 42707	366.37	500.00	-133.63	73.3%
Water - 42748	280.18	330.00	-49.82	84.9%
Water - 42778	476.68	440.00	36.68	108.3%
Water - 42808	1,651.84	1,820.00	-168.16	90.8%
Total Utilities	<u>10,097.86</u>	<u>10,365.00</u>	<u>-267.14</u>	<u>97.4%</u>
Total Expense	<u>73,815.15</u>	<u>90,490.00</u>	<u>-16,674.85</u>	<u>81.6%</u>
Net Ordinary Income	-19,775.48	-36,718.00	16,942.52	53.9%
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Net Income	<u><u>-19,775.48</u></u>	<u><u>-36,718.00</u></u>	<u><u>16,942.52</u></u>	<u><u>53.9%</u></u>