

Reynolds Farm Condominium Association
Balance Sheet
 As of January 31, 2017

	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1st - Barn Security	2,430.44
1st Bank Operating Account	56,385.77
Reserve Accounts	
2 Year Time Acct (5/18/17)	133,331.01
Prime Saving	55,088.55
Total Reserve Accounts	188,419.56
Total Checking/Savings	247,235.77
Accounts Receivable	
Accounts Receivable	-5,970.00
Total Accounts Receivable	-5,970.00
Total Current Assets	241,265.77
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	301,472.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Barn Security Deposit	
Left over from Flagstaff	309.00
Barn Security Deposit - Other	2,373.00
Total Barn Security Deposit	2,682.00
Total Other Current Liabilities	2,682.00
Total Current Liabilities	2,682.00
Total Liabilities	2,682.00
Equity	
Retained Earnings	289,057.63
Net Income	9,732.39
Total Equity	298,790.02
TOTAL LIABILITIES & EQUITY	301,472.02

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02/13/17
Cash Basis

Reynolds Farm Condominium Association
Income & Expense
January 2017

	<u>Jan 17</u>
Ordinary Income/Expense	
Income	
Barn Income	1,554.48
HOA Dues	
Late Fee - Dues	150.00
Monthly Dues	17,265.52
Total HOA Dues	<u>17,415.52</u>
Interest Income	0.42
Total Income	<u>18,970.42</u>
Gross Profit	18,970.42
Expense	
Administrative	
Bank Supplies - Checks/Deposit	10.00
Copies/Printing/Scans	38.00
Postage and Delivery	31.23
Property Management Fees	900.00
Web Design/Management	25.00
Total Administrative	<u>1,004.23</u>
Landscape Maintenance	
Snow Removal	585.00
Total Landscape Maintenance	<u>585.00</u>
Structures & Road Maintenance	
Gutters & Downspouts	75.00
Total Structures & Road Maintenance	<u>75.00</u>
Utilities	
Electricity - 10132	82.35
Water - 41509	142.25
Water - 41648	136.12
Water - 41806	128.19
Water - 42126	73.72
Water - 42189	120.53
Water - 42249	36.27
Water - 42399	153.74
Water - 42595	81.63
Water - 42604	104.61
Water - 42707	120.70
Water - 42748	60.18
Water - 42778	103.85
Water - 42808	62.28
Total Utilities	<u>1,406.42</u>
Total Expense	<u>3,070.65</u>
Net Ordinary Income	<u>15,899.77</u>
Net Income	<u><u>15,899.77</u></u>

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Reynolds Farm Condominium Association
Income & Expense Budget vs. Actual
 July 2016 through January 2017

02/13/17

Cash Basis

	Jul '16 - Jan 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Barn Income	6,941.54	6,200.00	741.54	112.0%
HOA Dues				
Collection Expense Fees	0.00	0.00	0.00	0.0%
Late Fee - Dues	508.52	175.00	333.52	290.6%
Monthly Dues	89,579.94	87,780.00	1,799.94	102.1%
Transfer Fee	0.00	0.00	0.00	0.0%
Total HOA Dues	90,088.46	87,955.00	2,133.46	102.4%
Interest Income	259.23	200.00	59.23	129.6%
Other Income				
Donations	0.00	0.00	0.00	0.0%
NGLA Grant	6,000.00	6,000.00	0.00	100.0%
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	6,000.00	0.00	100.0%
Returned Check Charges	0.00	0.00	0.00	0.0%
Total Income	103,289.23	100,355.00	2,934.23	102.9%
Gross Profit	103,289.23	100,355.00	2,934.23	102.9%
Expense				
Administrative				
Accounting	210.00	225.00	-15.00	93.3%
Bank Supplies - Checks/Deposit	70.00	0.00	70.00	100.0%
Copies/Printing/Scans	475.00	350.00	125.00	135.7%
Insurance	26,760.00	27,500.00	-740.00	97.3%
Legal Fees	960.00	2,000.00	-1,040.00	48.0%
Misc. Office Expense	35.00	100.00	-65.00	35.0%
Office Supplies	56.72			
Postage and Delivery	314.63	430.00	-115.37	73.2%
Professional Services	158.26	750.00	-591.74	21.1%
Property Management Fees	6,300.00	7,000.00	-700.00	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	195.00	175.00	20.00	111.4%
Total Administrative	35,534.61	38,530.00	-2,995.39	92.2%
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	9,247.33	0.00	9,247.33	100.0%
Irrigation	8,300.39	7,000.00	1,300.39	118.6%
Lawn Maintenance	11,784.28	9,000.00	2,784.28	130.9%
Misc. Landscape Mtce	915.17	250.00	665.17	366.1%
Snow Removal	585.00	1,000.00	-415.00	58.5%
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	31,357.17	19,000.00	12,357.17	165.0%
Structures & Road Maintenance				
Barn Maintenance	115.00	0.00	115.00	100.0%
Building Maintenance	3,857.59	3,000.00	857.59	128.6%
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	300.94	2,000.00	-1,699.06	15.0%
Gutters & Downspouts	2,975.00	2,500.00	475.00	119.0%
Misc	0.00	250.00	-250.00	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	100.0%
Roofing	0.00	1,000.00	-1,000.00	0.0%

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Cash Basis

Reynolds Farm Condominium Association
Income & Expense Budget vs. Actual
 July 2016 through January 2017

	<u>Jul '16 - Jan 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Structures & Road Maintenance	11,624.83	31,750.00	-20,125.17	36.6%
Utilities				
Electricity - 10132	613.17	770.00	-156.83	79.6%
Water - 41509	1,002.19	875.00	127.19	114.5%
Water - 41648	913.74	875.00	38.74	104.4%
Water - 41806	2,298.49	2,050.00	248.49	112.1%
Water - 42126	532.28	525.00	7.28	101.4%
Water - 42189	1,034.23	1,015.00	19.23	101.9%
Water - 42249	369.49	350.00	19.49	105.6%
Water - 42399	2,844.38	2,750.00	94.38	103.4%
Water - 42595	590.86	525.00	65.86	112.5%
Water - 42604	828.23	1,050.00	-221.77	78.9%
Water - 42707	700.89	875.00	-174.11	80.1%
Water - 42748	469.15	580.00	-110.85	80.9%
Water - 42778	779.79	770.00	9.79	101.3%
Water - 42808	2,063.34	2,075.00	-11.66	99.4%
Total Utilities	<u>15,040.23</u>	<u>15,085.00</u>	<u>-44.77</u>	<u>99.7%</u>
Total Expense	<u>93,556.84</u>	<u>104,365.00</u>	<u>-10,808.16</u>	<u>89.6%</u>
Net Ordinary Income	9,732.39	-4,010.00	13,742.39	-242.7%
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	<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>9,732.39</u></u>	<u><u>-4,010.00</u></u>	<u><u>13,742.39</u></u>	<u><u>-242.7%</u></u>