

2:00 PM  
11/09/17  
Cash Basis

**Reynolds Farm Condominium Association**  
**Balance Sheet**  
**As of October 31, 2017**

	Oct 31, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1st Bank Operating Account	41,338.92
1st - Barn Security	2,100.44
Reserve Accounts	
2 Year Time Acct (5/18/17)	133,629.41
Prime Saving	80,210.97
<b>Total Reserve Accounts</b>	<u>213,840.38</u>
<b>Total Checking/Savings</b>	257,279.74
Accounts Receivable	
Accounts Receivable	-4,871.76
<b>Total Accounts Receivable</b>	<u>-4,871.76</u>
<b>Total Current Assets</b>	252,407.98
<b>Fixed Assets</b>	
Fixed Assets	
Accumulated Depreciation	-17,433.75
Barn	77,640.00
<b>Total Fixed Assets</b>	<u>60,206.25</u>
<b>Total Fixed Assets</b>	60,206.25
<b>TOTAL ASSETS</b>	<u><b>312,614.23</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Barn Security Deposit	
Left over from Flagstaff	309.00
Barn Security Deposit - Other	2,343.00
<b>Total Barn Security Deposit</b>	<u>2,652.00</u>
<b>Total Other Current Liabilities</b>	2,652.00
<b>Total Current Liabilities</b>	<u>2,652.00</u>
<b>Total Liabilities</b>	2,652.00
<b>Equity</b>	
Retained Earnings	328,668.06
Net Income	-18,705.83
<b>Total Equity</b>	<u>309,962.23</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>312,614.23</b></u>

2:00 PM  
11/09/17  
Cash Basis

**Reynolds Farm Condominium Association**  
**Income & Expense**  
October 2017

	<u>Oct 17</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Barn Income	894.39
HOA Dues	
Contribution to Reserve Fund	500.00
Late Fee - Dues	40.00
Monthly Dues	11,600.75
Transfer Fee	200.00
<b>Total HOA Dues</b>	<u>12,340.75</u>
Interest Income	0.34
Other Income	854.98
<b>Total Income</b>	<u>14,090.46</u>
<b>Gross Profit</b>	14,090.46
<b>Expense</b>	
<b>Administrative</b>	
Copies/Printing/Scans	49.50
Postage and Delivery	43.17
Property Management Fees	950.00
Web Design/Management	75.00
<b>Total Administrative</b>	<u>1,117.67</u>
Bank Service Fee	10.00
<b>Landscape Maintenance</b>	
Irrigation	1,452.55
Lawn Maintenance	1,220.00
<b>Total Landscape Maintenance</b>	<u>2,672.55</u>
<b>Structures &amp; Road Maintenance</b>	
Barn Maintenance	205.00
Concrete	155.84
Deck Repair/Replacement	1,725.54
Pest Control	300.00
<b>Total Structures &amp; Road Maintenance</b>	<u>2,386.38</u>
<b>Utilities</b>	
Electricity - 10132	101.39
Water - 41509	120.71
Water - 41648	142.44
Water - 41806	430.62
Water - 42126	103.34
Water - 42189	150.36
Water - 42249	65.88
Water - 42399	744.44
Water - 42595	69.99
Water - 42604	92.21
Water - 42707	109.44
Water - 42748	71.61
Water - 42778	114.27
Water - 42808	392.89
<b>Total Utilities</b>	<u>2,709.59</u>
<b>Total Expense</b>	<u>8,896.19</u>
<b>Net Ordinary Income</b>	<u>5,194.27</u>
<b>Net Income</b>	<u><u>5,194.27</u></u>

2:00 PM  
 11/09/17  
 Cash Basis

## Reynolds Farm Condominium Association Income & Expense Budget vs. Actual July through October 2017

	Jul - Oct 17	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Barn Income	3,761.18	3,732.00	29.18	100.8%
<b>HOA Dues</b>				
Contribution to Reserve Fund	500.00			
Collection Expense Fees	0.00	0.00	0.00	0.0%
Late Fee - Dues	180.00	100.00	80.00	180.0%
Monthly Dues	49,923.96	53,580.00	-3,656.04	93.2%
Transfer Fee	600.00	0.00	600.00	100.0%
<b>Total HOA Dues</b>	51,203.96	53,680.00	-2,476.04	95.4%
Interest Income	168.84	132.00	36.84	127.9%
<b>Other Income</b>				
NGLA Grant	0.00	0.00	0.00	0.0%
Violations	0.00	0.00	0.00	0.0%
Other Income - Other	978.22			
<b>Total Other Income</b>	978.22	0.00	978.22	100.0%
Returned Check Charges	0.00	0.00	0.00	0.0%
<b>Total Income</b>	56,112.20	57,544.00	-1,431.80	97.5%
<b>Gross Profit</b>	56,112.20	57,544.00	-1,431.80	97.5%
<b>Expense</b>				
<b>Administrative</b>				
Accounting	220.00	225.00	-5.00	97.8%
Bank Supplies - Checks/Deposit	0.00	40.00	-40.00	0.0%
Copies/Printing/Scans	394.50	333.10	61.40	118.4%
Insurance	23,234.00	27,000.00	-3,766.00	86.1%
Legal Fees	411.34	250.00	161.34	164.5%
Misc. Office Expense	10.00	25.00	-15.00	40.0%
Office Supplies	0.00	0.00	0.00	0.0%
Postage and Delivery	225.52	230.00	-4.48	98.1%
Professional Services	0.00	0.00	0.00	0.0%
Property Management Fees	3,700.00	3,800.00	-100.00	97.4%
Property Transfer Fee	400.00	0.00	400.00	100.0%
Social Programs	0.00	0.00	0.00	0.0%
Web Design/Management	150.00	100.00	50.00	150.0%
<b>Total Administrative</b>	28,745.36	32,003.10	-3,257.74	89.8%
Bank Service Fee	52.00	0.00	52.00	100.0%
<b>Landscape Maintenance</b>				
Backflow Testing	375.00	900.00	-525.00	41.7%
Common Area Maintenance	0.00	0.00	0.00	0.0%
Fertilizing	450.00			
Irrigation	5,688.57	9,500.00	-3,811.43	59.9%
Lawn Maintenance	7,065.00	8,000.00	-935.00	88.3%
Misc. Landscape Mtce	0.00	0.00	0.00	0.0%
Snow Removal	0.00	0.00	0.00	0.0%
Tree Trimming/Spraying	431.49	2,000.00	-1,568.51	21.6%
Trimming Bushes	0.00	0.00	0.00	0.0%
<b>Total Landscape Maintenance</b>	14,010.06	20,400.00	-6,389.94	68.7%

2:00 PM  
 11/09/17  
 Cash Basis

## Reynolds Farm Condominium Association Income & Expense Budget vs. Actual July through October 2017

	Jul - Oct 17	Budget	\$ Over Budget	% of Budget
<b>Structures &amp; Road Maintenance</b>				
Barn Maintenance	212.58	200.00	12.58	106.3%
Building Maintenance	7,268.94	2,000.00	5,268.94	363.4%
Concrete	1,257.84	0.00	1,257.84	100.0%
Deck Repair/Replacement	5,995.54	2,500.00	3,495.54	239.8%
Fence	2,633.00	1,500.00	1,133.00	175.5%
Gutters & Downspouts	110.00	0.00	110.00	100.0%
Misc	0.00	150.00	-150.00	0.0%
Painting - Fences	0.00	200.00	-200.00	0.0%
Painting - Units	0.00	9,000.00	-9,000.00	0.0%
Painting/Staining Decks	3,689.13	2,500.00	1,189.13	147.6%
Paving	0.00	0.00	0.00	0.0%
Pest Control	300.00	250.00	50.00	120.0%
Roofing	0.00	500.00	-500.00	0.0%
<b>Total Structures &amp; Road Maintenance</b>	<b>21,467.03</b>	<b>18,800.00</b>	<b>2,667.03</b>	<b>114.2%</b>
<b>Utilities</b>				
Electricity - 10132	405.16	400.00	5.16	101.3%
Water - 41509	493.31	620.00	-126.69	79.6%
Water - 41648	648.30	600.00	48.30	108.1%
Water - 41806	1,781.57	1,425.00	356.57	125.0%
Water - 42126	403.97	332.00	71.97	121.7%
Water - 42189	620.13	618.00	2.13	100.3%
Water - 42249	255.94	215.00	40.94	119.0%
Water - 42399	2,488.42	2,200.00	288.42	113.1%
Water - 42595	319.42	395.00	-75.58	80.9%
Water - 42604	397.03	520.00	-122.97	76.4%
Water - 42707	465.94	380.00	85.94	122.6%
Water - 42748	310.58	293.00	17.58	106.0%
Water - 42778	573.15	545.00	28.15	105.2%
Water - 42808	1,380.66	1,855.00	-474.34	74.4%
<b>Total Utilities</b>	<b>10,543.58</b>	<b>10,398.00</b>	<b>145.58</b>	<b>101.4%</b>
<b>Total Expense</b>	<b>74,818.03</b>	<b>81,601.10</b>	<b>-6,783.07</b>	<b>91.7%</b>
<b>Net Ordinary Income</b>	<b>-18,705.83</b>	<b>-24,057.10</b>	<b>5,351.27</b>	<b>77.8%</b>
<b>Other Income/Expense</b>				
<b>Other Expense</b>				
<b>Non Operating Cash Requirements</b>				
Transfer TO Reserves	0.00	0.00	0.00	0.0%
<b>Total Non Operating Cash Requirements</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-18,705.83</b>	<b>-24,057.10</b>	<b>5,351.27</b>	<b>77.8%</b>