

**Reynolds Farm Condominium Association  
Income & Expense Budget vs. Actual  
July 2014 through June 2015  
and 2016 Budget**

	<u>Jul '14 - Jun 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<b>2016 Budget</b>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Barn Income	11,656.16	11,430.00	226.16	101.98%	\$11,430
<b>HOA Dues</b>					
Collection Expense Fees	56.49	0.00	56.49	100.0%	
Late Fee - Dues	300.00	300.00	0.00	100.0%	\$300
Monthly Dues	126,863.84	125,970.00	893.84	100.71%	\$146,490
Transfer Fee	1,000.00	0.00	1,000.00	100.0%	
<b>Total HOA Dues</b>	<u>128,220.33</u>	<u>126,270.00</u>	<u>1,950.33</u>	<u>101.55%</u>	<u>\$158,220</u>
Interest Income	331.57	430.00	-98.43	77.11%	\$350
<b>Other Income</b>					
Donations	0.00	0.00	0.00	0.0%	
NGLA Reimbursement	0.00	150.00	-150.00	0.0%	
Violations	25.00				
Other Income - Other	126.00	0.00	126.00	100.0%	
<b>Total Other Income</b>	<u>151.00</u>	<u>150.00</u>	<u>1.00</u>	<u>100.67%</u>	<u>\$350</u>
Returned Check Charges	25.00	0.00	25.00	100.0%	
Uncategorized Income	0.00	0.00	0.00	0.0%	
<b>Total Income</b>	<u>140,384.06</u>	<u>138,280.00</u>	<u>2,104.06</u>	<u>101.52%</u>	<u>\$158,570</u>
<b>Gross Profit</b>	140,384.06	138,280.00	2,104.06	101.52%	
<b>Expense</b>					
<b>Administrative</b>					
Accounting	100.00	300.00	-200.00	33.33%	\$210
Bank Supplies - Checks/Deposit	145.12	30.00	115.12	483.73%	\$0
Copies/Printing/Scans	573.44	1,700.00	-1,126.56	33.73%	\$1,700
Insurance	22,187.00	22,500.00	-313.00	98.61%	\$26,000
Legal Fees	1,848.00	2,500.00	-652.00	73.92%	\$2,500
Misc. Office Expense	138.00	300.00	-162.00	46.0%	\$250
Postage and Delivery	529.47	550.00	-20.53	96.27%	\$800
Professional Services	1,190.00				
Property Management Fees	10,200.00	10,200.00	0.00	100.0%	\$10,800
Property Transfer Fee	1,200.00	0.00	1,200.00	100.0%	
Social Programs	0.00	50.00	-50.00	0.0%	\$50
Web Design/Management	333.00	300.00	33.00	111.0%	\$350
<b>Total Administrative</b>	<u>38,444.03</u>	<u>38,430.00</u>	<u>14.03</u>	<u>100.04%</u>	<u>\$42,660</u>
Bank Service Fee	12.00	0.00	12.00	100.0%	
<b>Landscape Maintenance</b>					
Backflow Testing	325.00	325.00	0.00	100.0%	\$325
Irrigation	3,964.89	4,000.00	-35.11	99.12%	\$12,000
Lawn Maintenance	8,302.32	15,600.00	-7,297.68	53.22%	\$10,850
Misc. Landscape Mtce	97.68	0.00	97.68	100.0%	\$500
Snow Removal	247.50	3,000.00	-2,752.50	8.25%	\$3,000
Tree Trimming/Spraying	6,295.00	4,000.00	2,295.00	157.38%	\$6,500
Trimming Bushes	180.00	1,300.00	-1,120.00	13.85%	\$1,300
<b>Total Landscape Maintenance</b>	<u>19,412.39</u>	<u>28,225.00</u>	<u>-8,812.61</u>	<u>68.78%</u>	<u>\$34,475</u>
<b>Structures &amp; Road Maintenance</b>					

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<b>Barn Maintenance</b>	0.00	500.00	-500.00	0.0%	\$500
<b>Building Maintenance</b>	5,208.85	4,000.00	1,208.85	130.22%	\$5,000
<b>Concrete</b>	0.00	0.00	0.00	0.0%	\$0
<b>Deck Repair/Replacement</b>	4,783.89	2,500.00	2,283.89	191.36%	\$5,000
<b>Fence</b>	1,624.61	4,000.00	-2,375.39	40.62%	\$3,000
<b>Gutters &amp; Downspouts</b>	3,311.17	2,500.00	811.17	132.45%	\$2,500
<b>Lighting</b>	0.00	0.00	0.00	0.0%	\$0
<b>Misc</b>	0.00	0.00	0.00	0.0%	\$0
<b>Painting - Fences</b>	0.00	800.00	-800.00	0.0%	\$500
<b>Painting - Units</b>	15,994.00	16,000.00	-6.00	99.96%	\$2,500
<b>Painting/Staining Decks</b>	0.00	2,500.00	-2,500.00	0.0%	\$0
<b>Paving</b>	0.00	0.00	0.00	0.0%	\$0
<b>Road Maintenance</b>	0.00	0.00	0.00	0.0%	\$0
<b>Roofing</b>	10.00	0.00	10.00	100.0%	\$0
<b>Siding</b>	0.00	0.00	0.00	0.0%	\$0
<b>Total Structures &amp; Road Maintenance</b>	<u>30,932.52</u>	<u>32,800.00</u>	<u>-1,867.48</u>	<u>94.31%</u>	<u>\$19,000</u>
<b>Utilities</b>					
<b>Electricity - 10132</b>	1,045.65	1,100.00	-54.35	95.06%	\$1,100
<b>Water - 41509</b>	903.55	1,500.00	-596.45	60.24%	\$1,000
<b>Water - 41648</b>	1,156.71	1,300.00	-143.29	88.98%	\$1,250
<b>Water - 41806</b>	2,562.89	3,000.00	-437.11	85.43%	\$3,000
<b>Water - 42126</b>	779.60	900.00	-120.40	86.62%	\$850
<b>Water - 42189</b>	1,480.45	1,750.00	-269.55	84.6%	\$1,600
<b>Water - 42249</b>	449.67	625.00	-175.33	71.95%	\$550
<b>Water - 42399</b>	2,451.30	3,500.00	-1,048.70	70.04%	\$3,200
<b>Water - 42595</b>	679.70	725.00	-45.30	93.75%	\$725
<b>Water - 42604</b>	1,304.80	1,350.00	-45.20	96.65%	\$1,400
<b>Water - 42707</b>	1,188.18	1,250.00	-61.82	95.05%	\$1,300
<b>Water - 42748</b>	780.82	750.00	30.82	104.11%	\$825
<b>Water - 42778</b>	900.57	825.00	75.57	109.16%	\$925
<b>Water - 42808</b>	1,471.35	2,500.00	-1,028.65	58.85%	\$2,500
<b>Total Utilities</b>	<u>17,155.24</u>	<u>21,075.00</u>	<u>-3,919.76</u>	<u>81.4%</u>	<u>\$20,225</u>
<b>Total Expense</b>	<u>105,956.18</u>	<u>120,530.00</u>	<u>-14,573.82</u>	<u>87.91%</u>	<u>\$116,360</u>
<b>Net Ordinary Income</b>	34,427.88	17,750.00	16,677.88	193.96%	\$42,210
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>Non Operating Cash Requirements</b>					
<b>Transfer TO Reserves</b>	15,000.00	14,000.00	1,000.00	107.14%	\$42,000
<b>Total Non Operating Cash Requirements</b>	<u>15,000.00</u>	<u>14,000.00</u>	<u>1,000.00</u>	<u>107.14%</u>	
<b>Total Other Expense</b>	<u>15,000.00</u>	<u>14,000.00</u>	<u>1,000.00</u>	<u>107.14%</u>	\$42,000
<b>Net Other Income</b>	<u>-15,000.00</u>	<u>-14,000.00</u>	<u>-1,000.00</u>	<u>107.14%</u>	
<b>Net Income</b>	<u><u>19,427.88</u></u>	<u><u>3,750.00</u></u>	<u><u>15,677.88</u></u>	<u><u>518.08%</u></u>	<u><u>\$210</u></u>