

Reynolds Farm Condominium Association Income & Expense 2017 Budget vs. Actual and 2018 Approved Budget

	<u>Jul '16 - Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>2018 Budget</u>
Ordinary Income/Expense					
Income					Dues @ \$250/mth starts Sept 2017
Barn Income	11,872.74	11,200.00	672.74	106.01%	\$11,200
HOA Dues					
Collection Expense Fees	863.02	0.00	863.02	100.0%	
Late Fee - Dues	928.52	300.00	628.52	309.51%	\$300
Monthly Dues	152,493.74	150,480.00	2,013.74	101.34%	\$167,580
Transfer Fee	600.00	0.00	600.00	100.0%	
Total HOA Dues	154,885.28	150,780.00	4,105.28	102.72%	\$179,080
Interest Income	508.91	350.00	158.91	145.4%	\$400
Other Income					
Donations	0.00	0.00	0.00	0.0%	
NGLA Grant	6,000.00	6,000.00	0.00	100.0%	\$6,000
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%	\$185,480
Returned Check Charges	0.00	0.00	0.00	0.0%	
Total Income	173,266.93	168,330.00	4,936.93	102.93%	\$185,480
Gross Profit	173,266.93	168,330.00	4,936.93	102.93%	\$185,480
Expense					
Administrative					
Accounting	225.00	225.00	0.00	100.0%	\$225
Bank Supplies - Checks/Deposit	90.00	0.00	90.00	100.0%	\$120
Copies/Printing/Scans	916.22	600.00	316.22	152.7%	\$725
Insurance	26,760.00	27,500.00	-740.00	97.31%	\$27,000
Legal Fees	1,411.68	3,000.00	-1,588.32	47.06%	\$1,000
Misc. Office Expense	35.00	150.00	-115.00	23.33%	\$50
Office Supplies	56.72				\$50
Postage and Delivery	498.55	650.00	-151.45	76.7%	\$550
Professional Services	198.26	1,500.00	-1,301.74	13.22%	\$0
Property Management Fees	10,800.00	12,000.00	-1,200.00	90.0%	\$11,400
Property Transfer Fee	600.00	0.00	600.00	100.0%	\$0
Social Programs	30.00	0.00	30.00	100.0%	\$0
Web Design/Management	320.00	300.00	20.00	106.67%	\$300
Total Administrative	41,941.43	45,925.00	-3,983.57	91.33%	\$41,420
Bank Service Fee	30.00	0.00	30.00	100.0%	
Landscape Maintenance					
Backflow Testing	525.00	325.00	200.00	161.54%	\$900
Common Area Maintenance	9,247.33	7,000.00	2,247.33	132.11%	\$500
Irrigation	14,363.98	12,000.00	2,363.98	119.7%	\$16,000
Lawn Maintenance	14,709.28	12,000.00	2,709.28	122.58%	\$14,000
Misc. Landscape Mtce	1,317.84	500.00	817.84	263.57%	\$500
Snow Removal	2,480.00	3,000.00	-520.00	82.67%	\$3,500
Tree Trimming/Spraying	5,689.60	4,500.00	1,189.60	126.44%	\$7,000
Trimming Bushes	0.00	500.00	-500.00	0.0%	\$0
Landscape Maintenance - Other	305.00				\$0
Total Landscape Maintenance	48,638.03	39,825.00	8,813.03	122.13%	\$42,400

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Structures & Road Maintenance					
Barn Maintenance	137.00	250.00	-113.00	54.8%	\$500
Building Maintenance	6,164.09	5,000.00	1,164.09	123.28%	\$5,000
Concrete	0.00	4,500.00	-4,500.00	0.0%	\$3,000
Deck Repair/Replacement	3,083.00	5,000.00	-1,917.00	61.66%	\$3,500
Fence	1,595.94	3,000.00	-1,404.06	53.2%	\$4,000
Gutters & Downspouts	4,102.00	3,300.00	802.00	124.3%	\$3,000
Misc	0.00	500.00	-500.00	0.0%	\$500
Painting - Fences	0.00	500.00	-500.00	0.0%	\$500
Painting - Units	0.00	12,000.00	-12,000.00	0.0%	\$12,000
Painting/Staining Decks	0.00	2,000.00	-2,000.00	0.0%	\$3,500
Paving	4,201.30	2,500.00	1,701.30	168.05%	\$0
Pest Control	591.98	1,000.00	-408.02	59.2%	\$1,000
Roofing	0.00	3,000.00	-3,000.00	0.0%	\$2,000
Total Structures & Road Maintenance	19,875.31	42,550.00	-22,674.69	46.71%	\$38,500
Utilities					
Electricity - 10132	1,063.75	1,300.00	-236.25	81.83%	\$1,200
Water - 41509	1,693.28	1,500.00	193.28	112.89%	\$1,900
Water - 41648	1,686.17	1,500.00	186.17	112.41%	\$1,800
Water - 41806	3,264.12	3,000.00	264.12	108.8%	\$3,250
Water - 42126	972.16	900.00	72.16	108.02%	\$1,000
Water - 42189	1,727.46	1,750.00	-22.54	98.71%	\$1,850
Water - 42249	602.72	600.00	2.72	100.45%	\$635
Water - 42399	4,221.15	3,500.00	721.15	120.6%	\$4,000
Water - 42595	1,023.93	900.00	123.93	113.77%	\$1,150
Water - 42604	1,187.58	1,800.00	-612.42	65.98%	\$1,650
Water - 42707	1,375.07	1,500.00	-124.93	91.67%	\$1,450
Water - 42748	908.65	1,000.00	-91.35	90.87%	\$950
Water - 42778	1,519.77	1,400.00	119.77	108.56%	\$1,625
Water - 42808	2,488.81	2,500.00	-11.19	99.55%	\$2,750
Total Utilities	23,734.62	23,150.00	584.62	102.53%	\$25,210
Total Expense	134,219.39	151,450.00	-17,230.61	88.62%	\$147,530
Net Ordinary Income	39,047.54	16,880.00	22,167.54	231.32%	\$37,950
Other Income/Expense					
Other Expense					
Non Operating Cash Requirements					
Transfer TO Reserves	0.00	0.00	0.00	0.0%	\$30,000
Total Non Operating Cash Requirements	0.00	0.00	0.00	0.0%	
Total Other Expense	0.00	0.00	0.00	0.0%	\$30,000
Net Other Income	0.00	0.00	0.00	0.0%	\$7,950
Net Income	39,047.54	16,880.00	22,167.54	231.32%	\$7,950