

Reynolds Farm Condominium Association Income & Expense Budget vs. Actual 2016 and 2017 Approved Budget

	<u>Jul '15 - Jun 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Fiscal 2017</u>
Ordinary Income/Expense					
Income					
Barn Income	11,421.10	11,430.00	-8.90	99.92%	\$11,200
HOA Dues					
Collection Expense Fees	0.00	0.00	0.00	0.0%	
Late Fee - Dues	111.48	300.00	-188.52	37.16%	\$300
Monthly Dues	143,452.42	146,490.00	-3,037.58	97.93%	\$150,480
Transfer Fee	1,200.00	0.00	1,200.00	100.0%	\$0
Total HOA Dues	<u>144,763.90</u>	<u>146,790.00</u>	<u>-2,026.10</u>	<u>98.62%</u>	\$161,980
Interest Income	460.12	350.00	110.12	131.46%	\$350
Other Income					
Donations	0.00	0.00	0.00	0.0%	
NGLA Grant	6,000.00				\$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	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>100.0%</u>	\$6,350
Returned Check Charges	25.00	0.00	25.00	100.0%	
Uncategorized Income	0.00	0.00	0.00	0.0%	
Total Income	<u>162,670.12</u>	<u>158,570.00</u>	<u>4,100.12</u>	<u>102.59%</u>	
Gross Profit	162,670.12	158,570.00	4,100.12	102.59%	\$168,330
Expense					
Administrative					
Accounting	210.00	210.00	0.00	100.0%	\$225
Bank Supplies - Checks/Deposits	20.00	0.00	20.00	100.0%	\$0
Copies/Printing/Scans	876.33	1,700.00	-823.67	51.55%	\$600
Insurance	25,284.00	26,000.00	-716.00	97.25%	\$27,500
Legal Fees	5,929.84	2,500.00	3,429.84	237.19%	\$3,000
Misc. Office Expense	132.70	250.00	-117.30	53.08%	\$150
Postage and Delivery	571.64	800.00	-228.36	71.46%	\$650
Professional Services	2,427.50	0.00	2,427.50	100.0%	\$1,500
Property Management Fees	10,800.00	10,800.00	0.00	100.0%	\$12,000
Property Transfer Fee	1,200.00	0.00	1,200.00	100.0%	\$0
Social Programs	0.00	50.00	-50.00	0.0%	\$0
Web Design/Management	539.76	350.00	189.76	154.22%	\$300
Total Administrative	<u>47,991.77</u>	<u>42,660.00</u>	<u>5,331.77</u>	<u>112.5%</u>	\$45,925
Bank Service Fee	0.00	0.00	0.00	0.0%	
Landscape Maintenance					
Backflow Testing	0.00	325.00	-325.00	0.0%	\$325
Common Area Maintenance	2,978.89				For Respite Garden \$7,000
Irrigation	16,754.39	12,000.00	4,754.39	139.62%	\$12,000
Lawn Maintenance	15,199.11	10,850.00	4,349.11	140.08%	\$12,000
Misc. Landscape Mtce	0.00	500.00	-500.00	0.0%	\$500
Snow Removal	3,047.61	3,000.00	47.61	101.59%	\$3,000
Tree Trimming/Spraying	4,022.24	6,500.00	-2,477.76	61.88%	\$4,500
Trimming Bushes	85.00	1,300.00	-1,215.00	6.54%	\$500
Total Landscape Maintenance	<u>42,087.24</u>	<u>34,475.00</u>	<u>7,612.24</u>	<u>122.08%</u>	\$39,825

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Structures & Road Maintenance					
Barn Maintenance	3,055.00	500.00	2,555.00	611.0%	\$250
Building Maintenance	2,405.89	5,000.00	-2,594.11	48.12%	\$5,000
Concrete	3,925.00	0.00	3,925.00	100.0%	\$4,500
Deck Repair/Replacement	355.00	5,000.00	-4,645.00	7.1%	\$5,000
Fence	3,314.00	3,000.00	314.00	110.47%	\$3,000
Gutters & Downspouts	2,637.00	2,500.00	137.00	105.48%	\$3,300
Lighting	0.00	0.00	0.00	0.0%	
Misc	0.00	0.00	0.00	0.0%	\$500
Painting - Fences	0.00	500.00	-500.00	0.0%	\$500
Painting - Units	11,832.00	2,500.00	9,332.00	473.28%	\$12,000
Painting/Staining Decks	0.00	0.00	0.00	0.0%	\$2,000
Paving	7,015.00	0.00	7,015.00	100.0%	\$2,500
Pest Control	719.00				\$1,000
Road Maintenance	0.00	0.00	0.00	0.0%	\$0
Roofing	545.00	0.00	545.00	100.0%	\$3,000
Total Structures & Road Maintenance	35,802.89	19,000.00	16,802.89	188.44%	\$42,550
Utilities					
Electricity - 10132	1,000.50	1,100.00	-99.50	90.96%	\$1,300
Water - 41509	1,317.87	1,000.00	317.87	131.79%	\$1,500
Water - 41648	1,355.30	1,250.00	105.30	108.42%	\$1,500
Water - 41806	2,669.49	3,000.00	-330.51	88.98%	\$3,000
Water - 42126	814.69	850.00	-35.31	95.85%	\$900
Water - 42189	1,558.71	1,600.00	-41.29	97.42%	\$1,750
Water - 42249	544.29	550.00	-5.71	98.96%	\$600
Water - 42399	3,384.53	3,200.00	184.53	105.77%	\$3,500
Water - 42595	879.36	725.00	154.36	121.29%	\$900
Water - 42604	1,736.76	1,400.00	336.76	124.05%	\$1,800
Water - 42707	1,446.28	1,300.00	146.28	111.25%	\$1,500
Water - 42748	911.85	825.00	86.85	110.53%	\$1,000
Water - 42778	1,320.75	925.00	395.75	142.78%	\$1,400
Water - 42808	2,057.61	2,500.00	-442.39	82.3%	\$2,500
Total Utilities	20,997.99	20,225.00	772.99	103.82%	\$23,150
Total Expense	146,879.89	116,360.00	30,519.89	126.23%	\$151,450
Net Ordinary Income	15,790.23	42,210.00	-26,419.77	37.41%	
Other Income/Expense					
Other Expense					
Non Operating Cash Requirements					
Transfer TO Reserves	0.00	42,000.00	-42,000.00	0.0%	
Total Non Operating Cash Requirement:	0.00	42,000.00	-42,000.00	0.0%	
Total Other Expense	0.00	42,000.00	-42,000.00	0.0%	
Net Other Income	0.00	-42,000.00	42,000.00	0.0%	
Net Income	15,790.23	210.00	15,580.23	7,519.16%	\$16,880