

**Income Statement (Accrual)**  
**REYNOLDS FARM CONDO ASSN. - (rf)**  
**May 2012**

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Prepared For:  
REYNOLDS FARM CONDO ASSN.  
REYNOLDS FARM LANE  
LONGMONT, CO 80501

Prepared By:  
FLAGSTAFF MANAGEMENT CO.  
900 COFFMAN ST., STE. D  
LONGMONT, CO 80501

	Month to Date	%	Year to Date	%
<b>INCOME:</b>				
3110 MONTHLY ASSESSMENTS	9,405.00	92.13	103,455.00	92.52
3120 INTEREST INCOME	0.86	0.01	565.78	0.51
3130 LATE FEES, FINES ETC.	80.00	0.78	1,135.00	1.02
3140 BARN INCOME	622.50	6.10	6,409.92	5.73
3200 NGLA REIMBURSEMENT	0.00	0.00	150.00	0.13
3210 PARKING SPACE RENT INCOME	25.00	0.24	25.00	0.02
3310 PARKING SPACE SEC. DEP.	75.00	0.73	75.00	0.07
<b>TOTAL INCOME</b>	<b>10,208.36</b>	<b>100.00</b>	<b>111,815.70</b>	<b>100.00</b>
<b>OPERATING EXPENSES:</b>				
4520 ACCOUNTING	0.00	0.00	255.00	0.23
4525 BACKFLOW TEST	375.00	3.67	375.00	0.34
4530 BANK CHARGES	3.50	0.03	93.15	0.08
4535 BAD DEBTS WRITE OFF	1,659.00	16.25	1,659.00	1.48
4540 INSURANCE	0.00	0.00	13,561.00	12.13
4545 COPIES	0.00	0.00	188.40	0.17
4550 LEGAL	0.00	0.00	705.00	0.63
4555 SNOW REMOVAL	0.00	0.00	2,225.00	1.99
4560 MANAGEMENT	750.00	7.35	8,250.00	7.38
4570 OFFICE EXPENSE	0.00	0.00	476.38	0.43
4575 POSTAGE	0.00	0.00	102.91	0.09
4580 SOCIAL PROGRAMS	0.00	0.00	429.33	0.38
<b>TOTAL OPERATING EXP.</b>	<b>2,787.50</b>	<b>27.31</b>	<b>28,320.17</b>	<b>25.33</b>
<b>MAINTENANCE EXPENSES</b>				
4610 BUILDING MAINTENANCE	0.00	0.00	6,929.63	6.20
4620 BARN MAINTENANCE	0.00	0.00	647.45	0.58
4630 COMMON AREA MAINT.	800.00	7.84	2,637.18	2.36
4650 LANDSCAPING	1,167.92	11.44	16,435.67	14.70
4655 PRUNING	32.34	0.32	1,071.34	0.96
4660 SPRINKLER REPAIRS	1,668.54	16.34	4,161.31	3.72
4665 ROAD MAINTENANCE	0.00	0.00	8,193.07	7.33
4680 WATER & SEWER	1,260.06	12.34	15,885.22	14.21
<b>TOTAL MAINT. EXPENSES</b>	<b>4,928.86</b>	<b>48.28</b>	<b>55,960.87</b>	<b>50.05</b>
<b>RESERVE EXPENSES:</b>				
4770 PAINTING UNIT RESERVE EXP.	0.00	0.00	9,070.28	8.11
4773 DECK RESERVE EXP.	0.00	0.00	4,560.00	4.08
<b>TOTAL RESERVE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>13,630.28</b>	<b>12.19</b>
<b>TOTAL EXPENSES</b>	<b>7,716.36</b>	<b>75.59</b>	<b>97,911.32</b>	<b>87.56</b>
<b>NET INCOME</b>	<b>2,492.00</b>	<b>24.41</b>	<b>13,904.38</b>	<b>12.44</b>

**Balance Sheet (Accrual)**  
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ASSETS:

CASH

1110 CHECKING-WellsFargo	58,873.04
1120 SAVINGS USB 195900132174	21,863.81
1125 MILE HIGH CD #108510 (3/23/13)	30,239.30
1130 MILE HIGH CD #108502 (9/23/12)	29,416.71

TOTAL CASH	140,392.86
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1310 ASSESSMENTS RECEIVABLE	968.00
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BUILDINGS & EQUIP.

1610 BARN	77,640.00
1620 (Accumulated Depreciation)	17,433.75
1700 SNOW BLOWER	561.19

TOTAL BUILDING & EQUIP.	60,767.44
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TOTAL ASSETS	202,128.30
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LIABILITIES & RESERVES:

LIABILITIES:

2210 PREPAID ASSESSMENTS	6,653.71
2220 BARN DEPOSITS	1,956.80

TOTAL LIABILITIES	8,610.51
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RESERVE ACCOUNTS

2610 RESERVES UNALLOCATED	41,249.12
2615 PAINTING RESERVES	21,673.21
2617 ROOF RESERVES	61,567.98
2620 ASPHALT RESERVES	15,678.00
2622 CONCRETE RESERVES	4,764.27
2625 CONTINGENCY RESERVES	12,505.77
2627 DECK RESERVES	11,865.50
2630 PAINT BARN RESERVES	900.00
2640 SIDING RESERVE	4,409.56
2645 SPRINKLER RESERVES	5,000.00
2710 NET INCOME	13,904.38

TOTAL CAPITAL ACCOUNTS	193,517.79
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TOTAL LIAB. & CAPITAL	202,128.30
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**Budget Comparison (Accrual)**  
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME:</b>									
3110 MONTHLY ASSESSMENTS	9,405.00	9,405.00	0.00	0.00	103,455.00	103,455.00	0.00	0.00	112,860.00
3120 INTEREST INCOME	0.86	29.17	-28.31	-97.05	565.78	320.87	244.91	76.33	350.00
3130 LATE FEES, FINES ETC.	80.00	0.00	80.00	0	1,135.00	0.00	1,135.00	0	0.00
3140 BARN INCOME	622.50	511.67	110.83	21.66	6,409.92	5,628.37	781.55	13.89	6,140.00
3200 NGLA REIMBURSEMENT	0.00	0.00	0.00	0	150.00	0.00	150.00	0	0.00
3210 PARKING SPACE RENT INC	25.00	0.00	25.00	0	25.00	0.00	25.00	0	0.00
3310 PARKING SPACE SEC. DEP.	75.00	0.00	75.00	0	75.00	0.00	75.00	0	0.00
<b>TOTAL INCOME</b>	<b>10,208.36</b>	<b>9,945.84</b>	<b>262.52</b>	<b>2.64</b>	<b>111,815.70</b>	<b>109,404.24</b>	<b>2,411.46</b>	<b>2.20</b>	<b>119,350.00</b>
<b>OPERATING EXPENSES:</b>									
4520 ACCOUNTING	0.00	0.00	0.00	0	255.00	300.00	45.00	15.00	300.00
4525 BACKFLOW TEST	375.00	375.00	0.00	0.00	375.00	375.00	0.00	0.00	375.00
4530 BANK CHARGES	3.50	10.00	6.50	65.00	93.15	110.00	16.85	15.32	120.00
4535 BAD DEBTS WRITE OFF	1,659.00	500.00	-1,159.00	-231.8	1,659.00	1,000.00	-659.00	-65.90	1,000.00
4540 INSURANCE	0.00	1,250.00	1,250.00	100.0	13,561.00	12,500.00	-1,061.00	-8.49	12,500.00
4545 COPIES	0.00	0.00	0.00	0	188.40	90.00	-98.40	-109.3	120.00
4550 LEGAL	0.00	150.00	150.00	100.0	705.00	1,500.00	795.00	53.00	1,500.00
4555 SNOW REMOVAL	0.00	500.00	500.00	100.0	2,225.00	4,000.00	1,775.00	44.38	4,000.00
4560 MANAGEMENT	750.00	750.00	0.00	0.00	8,250.00	8,250.00	0.00	0.00	9,000.00
4570 OFFICE EXPENSE	0.00	0.00	0.00	0	476.38	375.00	-101.38	-27.03	500.00
4575 POSTAGE	0.00	0.00	0.00	0	102.91	150.00	47.09	31.39	200.00
4580 SOCIAL PROGRAMS	0.00	0.00	0.00	0	429.33	400.00	-29.33	-7.33	400.00
<b>TOTAL OPERATING EXP.</b>	<b>2,787.50</b>	<b>3,535.00</b>	<b>747.50</b>	<b>21.15</b>	<b>28,320.17</b>	<b>29,050.00</b>	<b>729.83</b>	<b>2.51</b>	<b>30,015.00</b>
<b>MAINTENANCE EXPENSES</b>									
4610 BUILDING MAINTENANCE	0.00	1,250.00	1,250.00	100.0	6,929.63	13,750.00	6,820.37	49.60	15,000.00
4620 BARN MAINTENANCE	0.00	0.00	0.00	0	647.45	500.00	-147.45	-29.49	500.00
4630 COMMON AREA MAINT.	800.00	83.33	-716.67	-860.0	2,637.18	916.63	-1,720.55	-187.7	1,000.00
4650 LANDSCAPING	1,167.92	2,000.00	832.08	41.60	16,435.67	14,000.00	-2,435.67	-17.40	16,000.00
4655 PRUNING	32.34	1,250.00	1,217.66	97.41	1,071.34	2,500.00	1,428.66	57.15	2,500.00
4660 SPRINKLER REPAIRS	1,668.54	500.00	-1,168.54	-233.7	4,161.31	2,500.00	-1,661.31	-66.45	3,000.00
4665 ROAD MAINTENANCE	0.00	0.00	0.00	0	8,193.07	500.00	-7,693.07	-1,538	500.00
4670 WEBSITE	0.00	0.00	0.00	0	0.00	200.00	200.00	100.0	200.00
4680 WATER & SEWER	1,260.06	1,416.67	156.61	11.05	15,885.22	15,583.37	-301.85	-1.94	17,000.00
<b>TOTAL MAINT. EXPENSES</b>	<b>4,928.86</b>	<b>6,500.00</b>	<b>1,571.14</b>	<b>24.17</b>	<b>55,960.87</b>	<b>50,450.00</b>	<b>-5,510.87</b>	<b>-10.92</b>	<b>55,700.00</b>
<b>RESERVE EXPENSES:</b>									
4770 PAINTING UNIT RESERVE E	0.00	0.00	0.00	0	9,070.28	9,600.00	529.72	5.52	14,000.00
4772 CONCRETE RESERVE EXP.	0.00	0.00	0.00	0	0.00	3,805.00	3,805.00	100.0	3,805.00
4773 DECK RESERVE EXP.	0.00	0.00	0.00	0	4,560.00	8,750.00	4,190.00	47.89	10,000.00
<b>TOTAL RESERVE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>13,630.28</b>	<b>22,155.00</b>	<b>8,524.72</b>	<b>38.48</b>	<b>27,805.00</b>
<b>TOTAL EXPENSES</b>	<b>7,716.36</b>	<b>10,035.00</b>	<b>2,318.64</b>	<b>23.11</b>	<b>97,911.32</b>	<b>101,655.00</b>	<b>3,743.68</b>	<b>3.68</b>	<b>113,520.00</b>
<b>NET INCOME</b>	<b>2,492.00</b>	<b>-89.16</b>	<b>2,581.16</b>	<b>2,894.</b>	<b>13,904.38</b>	<b>7,749.24</b>	<b>6,155.14</b>	<b>79.43</b>	<b>5,830.00</b>