

**Reynolds Farm HOA  
2018 Close 2019 Budget**

Account Name	YTD Actual	Annual Budget	2019 Budget
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
HOA Dues	157,386.50	167,580.00	\$171,000
Barn Storage	10,965.14	11,200.00	\$11,200
Collection Expense Fee Recovery	469.02	0.00	
Contribution to Reserves	1,000.00	0.00	
Late Fees/Finance Charges	940.00	300.00	\$300
Legal & Prof Fee Recovery			
Transfer Fee Income	800.00	0.00	
Member Service Reimbursement	123.24	0.00	
Miscellaneous Income	1,602.16	0.00	
NSF Charges	79.55	0.00	
<b>Total ASSOCIATION INCOME</b>	<b>173,365.61</b>	<b>179,080.00</b>	<b>\$182,500</b>
<b>Total Operating Income</b>	<b>173,365.61</b>	<b>179,080.00</b>	<b>\$182,500</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	220.00	225.00	\$235
Bank Charges and Fees	158.00	120.00	\$120
Business Filing Fees	20.00	0.00	\$50
Insurance	23,234.00	27,000.00	\$26,000
Legal Fee	1,168.36	1,000.00	\$1,000
Misc. Admin.	38.54	50.00	\$0
Misc. Office Expenses & Supplies	0.00	50.00	\$50
Office Supplies	10.00	0.00	\$50
Postage and Delivery	485.74	550.00	\$450
Printing and Reproduction	757.25	725.00	\$550
Property Management Fee	10,350.00	11,400.00	\$12,000
Property Transfer Fee	600.00	0.00	\$0
Web Site Design & Management	325.00	0.00	\$0
Web Site Hosting & Domain	25.00	300.00	\$300
<b>Total ADMINISTRATIVE</b>	<b>37,391.89</b>	<b>41,420.00</b>	<b>\$40,805</b>
<b>CAPITAL EXPENSES</b>			
Patio/Deck Repair/Replacement	0.00	3,500.00	\$2,000
<b>Total CAPITAL EXPENSES</b>	<b>0.00</b>	<b>3,500.00</b>	<b>\$2,000</b>
<b>LANDSCAPE MAINTENANCE</b>			
Aeration	500.00	0.00	\$500
Backflow Testing	375.00	900.00	\$400
Clean Up Spring/Fall	1,400.00	0.00	\$1,600
Common Area Maintenance	0.00	500.00	\$500
Irrigation Maintenance	26,511.33	16,000.00	\$16,000
Landscape Contract	12,655.00	14,000.00	\$8,000

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Lawn Fertilizing/Weed Control	900.00	0.00	\$1,000
Misc. Landscape Mtce	246.11	500.00	\$500
Snow Removal	180.00	3,500.00	\$3,000
Tree Trimming/Removal/Replace	3,731.49	7,000.00	\$4,000
<b>Total LANDSCAPE MAINTENANCE</b>	<b>46,498.93</b>	<b>42,400.00</b>	<b>\$35,500</b>
<b>MAINTENANCE</b>			
Misc. Maintenance	0.00	500.00	\$500
Path/Sidewalk Maintenance	1,257.84	0.00	\$0
<b>Total MAINTENANCE</b>	<b>1,257.84</b>	<b>500.00</b>	<b>\$500</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Barn Maintenance	357.58	500.00	\$500
Building Maintenance	4,875.92	5,000.00	\$0
Buildings & Structures Misc	8,714.94	0.00	\$8,000
Deck Maintenance	11,720.54	0.00	\$5,000
Fence Maintenance - Buildings	3,988.00	4,000.00	\$4,000
Gutter Maintenance	3,795.00	3,000.00	\$4,500
Maintenace Roof	0.00	2,000.00	\$0
<b>Painting</b>			
Painting - Buildings	9,750.00	12,000.00	\$12,000
Painting - Fences	0.00	500.00	\$500
Painting/Staining Decks	3,689.13	3,500.00	\$4,000
<b>Total Painting</b>	<b>13,439.13</b>	<b>16,000.00</b>	<b>\$16,500</b>
Pest Control - Buildings	300.00	1,000.00	\$500
<b>Total BUILDING/STRUCTURE/MAINTENANCE</b>	<b>47,191.11</b>	<b>31,500.00</b>	<b>\$39,000</b>
<b>REPAIRS</b>			
Concrete Repair	0.00	3,000.00	\$2,000
<b>Total REPAIRS</b>	<b>0.00</b>	<b>3,000.00</b>	<b>\$2,000</b>
<b>UTILITIES</b>	<b>107,821.35</b>		
Electric	204.83	0.00	
Electricity - RFL 10132	761.97	1,200.00	\$1,200
<b>Total UTILITIES</b>	<b>966.80</b>	<b>1,200.00</b>	<b>\$1,200</b>
<b>Water</b>			
Water - City of Longmont	20,884.46	24,000.00	\$27,000
<b>Total Water</b>	<b>20,884.46</b>	<b>24,000.00</b>	<b>\$27,000</b>
<b>Total Operating Expense</b>	<b>154,191.03</b>	<b>147,520.00</b>	<b>\$148,005</b>
Total Operating Income	173,365.61	179,080.00	\$182,500
Total Operating Expense	154,191.03	147,520.00	\$148,005
<b>NOI - Net Operating Income</b>	<b>19,174.58</b>	<b>31,560.00</b>	<b>\$34,495</b>

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Account Name	YTD Actual	Annual Budget	2019 Budget
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	824.01	400.00	\$3,000
<b>Total INTEREST INCOME</b>	<b>824.01</b>	<b>400.00</b>	<b>\$3,000</b>
<b>Other Income</b>			
Other Income: NGLA Grant	6,000.00	6,000.00	\$6,000
<b>Total Other Income</b>	<b>6,000.00</b>	<b>6,000.00</b>	<b>\$6,000</b>
<b>Total Other Income</b>	<b>6,824.01</b>	<b>6,400.00</b>	<b>\$9,000</b>
<b>Other Expense</b>			
<b>Non Operating Cash Requirements</b>			
Non Operating Cash Requirements: Trar	0.00	30,000.00	\$30,000
<b>Total Non Operating Cash Requirements:</b>	<b>0.00</b>	<b>30,000.00</b>	<b>\$30,000</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>30,000.00</b>	<b>\$30,000</b>
<b>Net Other Income</b>	<b>6,824.01</b>	<b>-23,600.00</b>	<b>-21,000.00</b>
Total Income	180,189.62	155,480.00	\$161,500
Total Expense	154,191.03	147,520.00	\$148,005
<b>Net Income</b>	<b>25,998.59</b>	<b>7,960.00</b>	<b>\$13,495</b>