

**Reynolds Farm HOA
2021 Actual 2022 Budget**

Account Name	Acct No	To May Act 2021	June est 2021	Est Year End 2021	Annual Budget 2021	Draft 2022 Budget R5 - Approved
Income						
ASSOCIATION INCOME	4000					
HOA Dues	4010	167,730.54	1,000.00	168,730.54	\$171,000	\$171,000
Barn Storage	4040	14,990.00	130.00	15,120.00	\$18,000	\$18,000
Contribution to Reserves	4115	1,000.00	0.00	1,000.00	\$0	\$2,500
Late Fees/Finance Charges	4145	260.70	28.00	288.70	\$0	\$0
Transfer Fee Income	4155	500.00	0.00	500.00	\$0	\$0
Member Service Reimbursement	4160	-180.00	0.00	-180.00	\$0	\$0
NSF Charges	4170	20.00	0.00	20.00	\$0	\$0
Special Assessments	4175				\$0	\$236,550
Total ASSOCIATION INCOME		184,321.24	1,158.00	185,479.24	\$189,000	\$428,050
Total Operating Income		184,321.24	1,158.00	185,479.24	\$189,000	\$428,050
Expense						
ADMINISTRATIVE	6000					
Accounting Fees	6005	376.51		376.51	\$300	\$400
Bank Charges and Fees	6015	12.00		12.00	\$200	\$0
Business Filing Fees	6025	48.00		48.00	\$50	\$50
Insurance	6070	33,828.00		33,828.00	\$22,000	\$46,000
Legal Fee	6085	1,270.00	2,840.00	4,110.00	\$500	\$5,500
Misc. Office Expenses & Supplies	6110	69.76	0.00	69.76	\$0	\$50
Postage and Delivery	6125	320.50	44.00	364.50	\$350	\$350
Printing and Reproduction	6130	613.30	50.00	663.30	\$600	\$600
Property Management Fee	6140	11,255.00	1,000.00	12,255.00	\$12,000	\$13,200
Property Transfer Fee	6145	500.00		500.00	\$0	\$0
Taxes	6170	969.00		969.00	\$300	\$500
Web Site Design & Management	6180	311.00	36.00	347.00	\$300	\$732
Web Site Hosting & Domain	6185	226.00		226.00	\$100	\$100
Total ADMINISTRATIVE		49,799.07	3,970.00	53,769.07	\$36,700	\$67,482
CAPITAL EXPENSES	6300					
Building Repairs - Reserves	6320	789.20		789.20	\$8,000	\$35,000
Fence Repairs - Patio	6390	1,686.10		1,686.10	\$0	\$0
Fence Replacement	6400	900.00		900.00	\$0	\$0
Patio/Deck Repair/Replacement	6460	8,834.00		8,834.00	\$0	\$0
Paving & Concrete	6465	0.00		0.00	\$6,000	\$0
Roof Repair/Replacement	6495	95,563.80		95,563.80	\$100,000	\$236,550
Tree/Shrub Replacement	6515	0.00		0.00	\$300	\$0
Total CAPITAL EXPENSES		107,773.10	0.00	107,773.10	\$114,300	\$271,550
LANDSCAPE MAINTENANCE	6830					
Aeration	6835	525.00		525.00	\$0	\$525
Backflow Testing	6840	597.49		597.49	\$400	\$600
Shrub Trimming/Replacement	6845	135.00		135.00	\$0	\$0
Clean Up Spring/Fall	6850	3,210.00	1,575.00	4,785.00	\$4,950	\$5,000
Irrigation Maintenance	6880	6,535.02		6,535.02	\$9,000	\$6,500
Landscape Contract	6885	8,610.00	2,005.00	10,615.00	\$9,500	\$10,500
Lawn Fertilizing/Weed Control	6890	525.00	525.00	1,050.00	\$0	\$1,050
Misc. Landscape Mtce	6895	5,853.25		5,853.25	\$1,500	\$0
Snow Removal	6935	1,085.00	300.00	1,385.00	\$3,200	\$3,200
Tree Mtce (Bug Control & Fert)	6955	0.00		0.00	\$1,500	\$0
Tree Trimming/Removal/Replace	6960	2,670.00		2,670.00	\$3,000	\$1,500
Total LANDSCAPE MAINTENANCE		29,745.76	4,405.00	34,150.76	\$33,050	\$28,875
MAINTENANCE	7100					
Fence Maintenance	7130	51.55		51.55	\$0	\$500
Misc. Maintenance	7140	864.00		864.00	\$0	\$500

**Reynolds Farm HOA
2021 Actual 2022 Budget**

Account Name	Acct No	To May Act 2021	June est 2021	Est Year End 2021	Annual Budget 2021	Draft 2022 Budget
Signs & Mailboxes	7171					\$500
Total MAINTENANCE		915.55	0.00	915.55	\$0	\$1,500
BUILDING/STRUCTURE/MAINTENANCE	7200					
Barn Maintenance	7205	0.00		0.00	\$500	\$500
Building Maintenance	7215	3,305.00		3,305.00	\$3,000	\$4,000
Deck Maintenance	7230	0.00		0.00	\$4,000	\$2,000
Gutter Maintenance	7260	3,108.44		3,108.44	\$4,500	\$3,200
Maintenace Roof	7275	11,642.20		11,642.20	\$0	\$0
Painting	7285					
Painting Buildings	7295					\$0
Painting/Staining Decks	7310	0.00		0.00	\$4,000	\$0
Total Painting		0.00	0.00	0.00	\$4,000	\$0
Pest Control - Buildings	7315	0.00	600.00	600.00	\$500	\$500
Total BUILDING/STRUCTURE/MAINTENANCE		18,055.64	600.00	18,655.64	\$16,500	\$10,200
REPAIRS	7500					
Concrete Repair	7510	0.00		0.00	\$2,000	\$0
Roof Repair	7585	0.00		0.00	\$1,000	\$0
Total REPAIRS		0.00	0.00	0.00	\$3,000	\$0
UTILITIES	7800					
Electric	7810	800.37	125.15	925.52	\$1,200	\$1,000
Total UTILITIES		800.37	125.15	925.52	\$1,200	\$1,000
Water	7850					
Water - City of Longmont	7865	22,658.10	3,265.27	25,923.37	\$27,500	\$27,500
Total Water		22,658.10	3,265.27	25,923.37	\$27,500	\$27,500
Total Operating Expense		229,747.59	12,365.42	242,113.01	\$232,250	\$408,107
Total Operating Income		184,321.24	1,158.00	185,479.24	\$189,000	\$428,050
Total Operating Expense		229,747.59	12,365.42	242,113.01	\$232,250	\$408,107
NOI - Net Operating Income		-45,426.35	-11,207.42	-56,633.77	(\$43,250)	\$19,943
Other Income						
INTEREST INCOME	8000					
Interest Income - other	8005	386.56	14.50	401.06	\$4,200	\$400
Total INTEREST INCOME		386.56	14.50	401.06	\$4,200	\$400
Other Income	8100					
Other Income:NGLA Grant	8115	6,000.00		6,000.00	\$0	\$0
Total Other Income		6,000.00	0.00	6,000.00	\$0	\$0
Total Other Income		6,386.56	14.50	6,401.06	\$4,200	\$400
Net Other Income		6,386.56	14.50	6,401.06	\$4,200	\$400
Non Operating Cash Requirements						
Transfer from Reserves	9005					-\$271,550
Transfer to Reserves	9010					\$291,550
Total Non Operating Cash Requirements						\$20,000
Total Income		190,707.80	1,172.50	191,880.30	\$193,200	\$428,450
Total Expense		229,747.59	12,365.42	242,113.01	\$232,250	\$428,107
Net Income		-39,039.79	-11,192.92	-50,232.71	(\$39,050)	\$343