

Balance Sheet

Properties: Hover Ridge Town Homes Condominuim Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: 04/30/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Operating Fund	1165	57,605.35
Total OPERATING CASH		57,605.35
RESERVE ACCOUNTS		
Reserves:1st Bank 1 Yr Premier 07/31/18	1335	50,502.87
Reserves:1st Bank Money Market	1340	34,631.11
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/25/19	1345	50,133.54
Reserves: HR 1st Bank CD 56 1stbank 04/29/18	1355	51,618.50
Reserves: HR 1st Bank CD 79 1stbank 11/16/18	1360	50,290.76
Reserves: HR 1st Bank CD 76 6/3/19	1363	50,418.16
Reserves: HR 1st Bank CD 06 09/04/19	1366	50,460.59
Reserves: HR 1st Bank CD 09 12/05/19	1367	50,319.65
Reserves: HR 1st Bank CD 01 12/31/19	1368	50,463.36
Total RESERVE ACCOUNTS		438,838.54
Total Cash		496,443.89
TOTAL ASSETS		496,443.89
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Prepaid Assessments	2025	12,668.50
Total ACCOUNTS PAYABLE		12,668.50
Total Liabilities		12,668.50
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		3,814.16
Calculated Prior Years Retained Earnings		50,964.32
Total Capital		483,775.39
TOTAL LIABILITIES & CAPITAL		496,443.89

Income Statement

Trio Property Management

Properties: Hover Ridge Town Homes Condominium Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Apr 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	15,900.00	61,800.00
Contribution to Reserves	4115	0.00	0.00
Fines (Violations)	4135	0.00	350.00
Late Fees/Finance Charges	4145	0.00	-45.00
NSF Charges	4170	0.00	0.00
Total ASSOCIATION INCOME		15,900.00	62,105.00
Total Operating Income		15,900.00	62,105.00
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	0.00	251.08
Bank Charges and Fees	6015	0.00	0.00
Business Filing Fees	6025	0.00	35.00
Insurance	6070	0.00	27,400.00
Legal Fee	6085	65.00	195.00
Misc. Admin.	6105	0.00	0.00
Postage and Delivery	6125	32.45	62.70
Printing and Reproduction	6130	50.00	127.00
Professional Fees	6135	0.00	750.00
Property Management Fee	6140	1,152.00	4,608.00
Taxes	6170	122.00	141.00
Web Site Design & Management	6180	0.00	481.65
Web Site Hosting & Domain	6185	0.00	103.36
Total ADMINISTRATIVE		1,421.45	34,154.79
LANDSCAPE MAINTENANCE			
Clean Up Spring/Fall	6850	0.00	2,750.00
Lawn Fertilizing/Weed Control	6890	8,580.18	8,580.18
Snow Removal	6935	0.00	6,312.50
Tree Trimming/Removal/Replace	6960	6,920.00	6,920.00
Total LANDSCAPE MAINTENANCE		15,500.18	24,562.68
MAINTENANCE			
Fence Maintenance	7130	0.00	0.00
Misc. Maintenance	7140	270.00	270.00
Total MAINTENANCE		270.00	270.00
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	0.00
Painting			
Painting/Staining Decks	7310	0.00	-66.50
Total Painting		0.00	-66.50

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	-66.50
UTILITIES			
Electric	7810	56.59	169.03
Storm Drainage	7840	30.10	75.25
Total UTILITIES		86.69	244.28
Water			
Water - City of Longmont	7865	1,039.32	4,146.77
Water/Sewer	7940	0.00	0.00
Total Water		1,039.32	4,146.77
Total Operating Expense		18,317.64	63,312.02
NOI - Net Operating Income		-2,417.64	-1,207.02
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	45.65	45.65
Interest Income:CD Interest	8010	0.00	816.47
Interest Income:Interest 1st Money Mkt	8020	0.00	19.40
Interest Income:Interest CD 56 4/27/18	8045	0.00	125.61
Interest Income:Interest CD 79	8050	0.00	183.60
Interest Income:Interest from Money Market Acct	8060	0.00	0.00
Interest Income:Interest from Premier 44	8065	0.00	184.38
Total INTEREST INCOME		45.65	1,375.11
Other Income			
Other Income:NGLA Grant	8115	0.00	3,646.07
Total Other Income		0.00	3,646.07
Total Other Income		45.65	5,021.18
Other Expense			
Non Operating Cash Requirements			
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00
Total Non Operating Cash Requirements		0.00	0.00
Total Other Expense		0.00	0.00
Net Other Income		45.65	5,021.18
Total Income		15,945.65	67,126.18
Total Expense		18,317.64	63,312.02
Net Income		-2,371.99	3,814.16

Annual Budget - Comparative

Properties: Hover Ridge Town Homes Condominuim Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544

As of: Apr 2019

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
ASSOCIATION INCOME		4000						
HOA Dues	4010	15,900.00	15,600.00	300.00	61,800.00	62,400.00	-600.00	187,200.00
Fines (Violations)	4135	0.00	0.00	0.00	350.00	0.00	350.00	0.00
Late Fees/Finance Charges	4145	0.00	0.00	0.00	-45.00	0.00	-45.00	0.00
Total ASSOCIATION INCOME		15,900.00	15,600.00	300.00	62,105.00	62,400.00	-295.00	187,200.00
Total Operating Income		15,900.00	15,600.00	300.00	62,105.00	62,400.00	-295.00	187,200.00
Expense								
ADMINISTRATIVE		6000						
Accounting Fees	6005	0.00	0.00	0.00	251.08	235.00	-16.08	235.00
Business Filing Fees	6025	0.00	0.00	0.00	35.00	10.00	-25.00	40.00
Insurance	6070	0.00	0.00	0.00	27,400.00	22,000.00	-5,400.00	22,000.00
Legal Fee	6085	65.00	0.00	-65.00	195.00	1,000.00	805.00	2,500.00
Misc. Admin.	6105	0.00	25.00	25.00	0.00	50.00	50.00	100.00
Postage and Delivery	6125	32.45	10.00	-22.45	62.70	145.00	82.30	300.00
Printing and Reproduction	6130	50.00	30.00	-20.00	127.00	145.00	18.00	600.00
Professional Fees	6135	0.00	0.00	0.00	750.00	0.00	-750.00	0.00
Property Management Fee	6140	1,152.00	1,152.00	0.00	4,608.00	4,608.00	0.00	13,824.00
Taxes	6170	122.00	0.00	-122.00	141.00	0.00	-141.00	0.00
Web Site Design & Management	6180	0.00	0.00	0.00	481.65	0.00	-481.65	0.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	103.36	0.00	-103.36	0.00
Total ADMINISTRATIVE		1,421.45	1,217.00	-204.45	34,154.79	28,193.00	-5,961.79	39,599.00
CAPITAL EXPENSES		6300						
Irrigation Improvements	6430	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Landscape Refurbishment	6440	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
Lighting Upgrade/Replacement	6445	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	2,000.00
Patio/Deck Repair/ Replacement	6460	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Paving, Sealcoating, Concrete	6470	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Total CAPITAL EXPENSES		0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	16,700.00
LANDSCAPE MAINTENANCE		6830						
Backflow Testing	6840	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	2,750.00	0.00	-2,750.00	8,250.00
Landscape Contract	6885	0.00	0.00	0.00	0.00	0.00	0.00	15,900.00
Lawn Fertilizing/Weed Control	6890	8,580.18	0.00	-8,580.18	8,580.18	9,000.00	419.82	9,000.00
Shrub Pruning	6930	0.00	0.00	0.00	0.00	2,500.00	2,500.00	4,000.00
Snow Removal	6935	0.00	1,000.00	1,000.00	6,312.50	10,000.00	3,687.50	15,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Tree Trimming/Removal/ Replace	6960	6,920.00	0.00	-6,920.00	6,920.00	0.00	-6,920.00	3,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total LANDSCAPE MAINTENANCE		15,500.18	1,000.00	-14,500.18	24,562.68	21,500.00	-3,062.68	56,950.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Misc. Maintenance	7140	270.00	0.00	-270.00	270.00	0.00	-270.00	0.00
Total MAINTENANCE		270.00	0.00	-270.00	270.00	0.00	-270.00	500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	4,000.00
Fence Maintenance - Buildings	7245	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Gutter Maintenance	7260	0.00	250.00	250.00	0.00	250.00	250.00	3,500.00
Paving Sealcoating	7280	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Painting	7285							
Painting - Buildings	7295	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
Painting/Staining Decks	7310	0.00	0.00	0.00	-66.50	0.00	66.50	0.00
Total Painting		0.00	0.00	0.00	-66.50	0.00	66.50	18,000.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	1,250.00	1,250.00	-66.50	1,250.00	1,316.50	34,000.00
REPAIRS	7500							
Irrigation Repair	7530	0.00	150.00	150.00	0.00	150.00	150.00	1,000.00
Roof Repair	7585	0.00	0.00	0.00	0.00	600.00	600.00	2,000.00
Total REPAIRS		0.00	150.00	150.00	0.00	750.00	750.00	3,000.00
UTILITIES	7800							
Electric	7810	56.59	85.00	28.41	169.03	380.00	210.97	1,000.00
Storm Drainage	7840	30.10	0.00	-30.10	75.25	0.00	-75.25	0.00
Total UTILITIES		86.69	85.00	-1.69	244.28	380.00	135.72	1,000.00
Water	7850							
Water - City of Longmont	7865	1,039.32	1,000.00	-39.32	4,146.77	3,550.00	-596.77	20,000.00
Total Water		1,039.32	1,000.00	-39.32	4,146.77	3,550.00	-596.77	20,000.00
Total Operating Expense		18,317.64	6,702.00	-11,615.64	63,312.02	57,623.00	-5,689.02	171,749.00
Total Operating Income		15,900.00	15,600.00	300.00	62,105.00	62,400.00	-295.00	187,200.00
Total Operating Expense		18,317.64	6,702.00	-11,615.64	63,312.02	57,623.00	-5,689.02	171,749.00
NOI - Net Operating Income		-2,417.64	8,898.00	-11,315.64	-1,207.02	4,777.00	-5,984.02	15,451.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	45.65	45.00	0.65	45.65	180.00	-134.35	550.00
Interest Income:CD Interest	8010	0.00	0.00	0.00	816.47	0.00	816.47	0.00
Interest Income:Interest 1st Money Mkt	8020	0.00	0.00	0.00	19.40	0.00	19.40	0.00
Interest Income:Interest CD 56 4/27/18	8045	0.00	0.00	0.00	125.61	0.00	125.61	0.00
Interest Income:Interest CD 79	8050	0.00	0.00	0.00	183.60	0.00	183.60	0.00
Interest Income:Interest from Premier 44	8065	0.00	0.00	0.00	184.38	0.00	184.38	0.00
Total INTEREST INCOME		45.65	45.00	0.65	1,375.11	180.00	1,195.11	550.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income	8100							
Other Income:NGLA Grant	8115	0.00	0.00	0.00	3,646.07	0.00	3,646.07	0.00
Total Other Income		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,646.07</u>	<u>0.00</u>	<u>3,646.07</u>	<u>0.00</u>
Total Other Income		45.65	45.00	0.65	5,021.18	180.00	4,841.18	550.00
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	4,000.00	4,000.00	16,000.00
Total Non Operating Cash Requirements		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>16,000.00</u>
Total Other Expense		0.00	0.00	0.00	0.00	4,000.00	4,000.00	16,000.00
Net Other Income		45.65	45.00	0.65	5,021.18	-3,820.00	8,841.18	-15,450.00
Total Income		15,945.65	15,645.00	300.65	67,126.18	62,580.00	4,546.18	187,750.00
Total Expense		18,317.64	6,702.00	-11,615.64	63,312.02	61,623.00	-1,689.02	187,749.00
Net Income		<u>-2,371.99</u>	<u>8,943.00</u>	<u>-11,314.99</u>	<u>3,814.16</u>	<u>957.00</u>	<u>2,857.16</u>	<u>1.00</u>