

Balance Sheet

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

As of: 05/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Operating Fund	1165	64,046.21
Total OPERATING CASH		64,046.21
RESERVE ACCOUNTS		
Reserves:1st Bank 1 Yr Premier 07/31/18	1335	50,502.87
Reserves:1st Bank Money Market	1340	34,636.99
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		438,844.42
Total Cash		502,890.63
TOTAL ASSETS		502,890.63
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Prepaid Assessments	2025	11,768.50
Total ACCOUNTS PAYABLE		11,768.50
Total Liabilities		11,768.50
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		11,160.90
Calculated Prior Years Retained Earnings		50,964.32
Total Capital		491,122.13
TOTAL LIABILITIES & CAPITAL		502,890.63

Income Statement

Trio Property Management

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

As of: May 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	16,200.00	78,000.00
Contribution to Reserves	4115	0.00	0.00
Fines (Violations)	4135	0.00	350.00
Late Fees/Finance Charges	4145	30.25	-14.75
Transfer Fee Income	4155	400.00	400.00
NSF Charges	4170	0.00	0.00
Total ASSOCIATION INCOME		16,630.25	78,735.25
Total Operating Income		16,630.25	78,735.25
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	34.00	27,434.00
Legal Fee	6085	0.00	195.00
Misc. Admin.	6105	0.00	0.00
Postage and Delivery	6125	11.55	74.25
Printing and Reproduction	6130	19.50	146.50
Professional Fees	6135	0.00	750.00
Property Management Fee	6140	1,152.00	5,760.00
Taxes	6170	0.00	141.00
Web Site Design & Management	6180	0.00	481.65
Web Site Hosting & Domain	6185	0.00	103.36
Total ADMINISTRATIVE		1,217.05	35,371.84
LANDSCAPE MAINTENANCE			
Aeration	6835	800.00	800.00
Clean Up Spring/Fall	6850	2,750.00	5,500.00
Irrigation Maintenance	6880	0.00	0.00
Landscape Contract	6885	600.00	600.00
Lawn Fertilizing/Weed Control	6890	0.00	8,580.18
Mowing - Landscape Contract	6905	0.00	0.00
Snow Removal	6935	0.00	6,312.50
Tree Mtce (Bug Control & Fert)	6955	2,600.00	2,600.00
Tree Trimming/Removal/Replace	6960	0.00	6,920.00
Total LANDSCAPE MAINTENANCE		6,750.00	31,312.68
MAINTENANCE			
Fence Maintenance	7130	0.00	0.00
Misc. Maintenance	7140	0.00	270.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total MAINTENANCE		0.00	270.00
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	0.00
Gutter Maintenance	7260	275.00	275.00
Maintenance Roof	7275	0.00	0.00
Painting			
Painting/Staining Decks	7310	0.00	-66.50
Total Painting		0.00	-66.50
Total BUILDING/STRUCTURE/ MAINTENANCE		275.00	208.50
REPAIRS			
Roof Repair	7585	0.00	0.00
Total REPAIRS		0.00	0.00
UTILITIES			
Electric	7810	83.00	252.03
Storm Drainage	7840	0.00	75.25
Total UTILITIES		83.00	327.28
Water			
Water - City of Longmont	7865	964.34	5,111.11
Water/Sewer	7940	0.00	0.00
Total Water		964.34	5,111.11
Total Operating Expense		9,289.39	72,601.41
NOI - Net Operating Income		7,340.86	6,133.84
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	5.88	51.53
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		5.88	1,380.99
Other Income			
Other Income:NGLA Grant	8115	0.00	3,646.07
Total Other Income		0.00	3,646.07
Total Other Income		5.88	5,027.06
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

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Net Other Income		5.88	5,027.06
Total Income		16,636.13	83,762.31
Total Expense		9,289.39	72,601.41
Net Income		<u>7,346.74</u>	<u>11,160.90</u>

Annual Budget - Comparative

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

As of: May 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	16,200.00	15,600.00	600.00	78,000.00	78,000.00	0.00	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	30.25	0.00	30.25	-14.75	0.00	-14.75	0.00
Transfer Fee Income	4155	400.00	0.00	400.00	400.00	0.00	400.00	0.00
Total ASSOCIATION INCOME		16,630.25	15,600.00	1,030.25	78,735.25	78,000.00	735.25	187,200.00
Total Operating Income		16,630.25	15,600.00	1,030.25	78,735.25	78,000.00	735.25	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	34.00	0.00	-34.00	27,434.00	22,000.00	-5,434.00	22,000.00
Legal Fee	6085	0.00	500.00	500.00	195.00	1,500.00	1,305.00	2,500.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	50.00	50.00	100.00
Postage and Delivery	6125	11.55	10.00	-1.55	74.25	155.00	80.75	300.00
Printing and Reproduction	6130	19.50	25.00	5.50	146.50	170.00	23.50	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	5,760.00	5,760.00	0.00	13,824.00
Taxes	6170	0.00	0.00	0.00	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		1,217.05	1,687.00	469.95	35,371.84	29,880.00	-5,491.84	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	3,500.00	3,500.00	0.00	3,500.00	3,500.00	3,500.00
Lighting Upgrade/Replacement	6445	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
Patio/Deck Repair/Replacement	6460	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	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	6,000.00	6,000.00	0.00	8,000.00	8,000.00	16,700.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	800.00	0.00	-800.00	800.00	0.00	-800.00	0.00
Backflow Testing	6840	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Clean Up Spring/Fall	6850	2,750.00	0.00	-2,750.00	5,500.00	0.00	-5,500.00	8,250.00
Landscape Contract	6885	600.00	0.00	-600.00	600.00	0.00	-600.00	15,900.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	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	0.00	0.00	6,312.50	10,000.00	3,687.50	15,000.00
Tree Mtce (Bug Control & Fert)	6955	2,600.00	1,500.00	-1,100.00	2,600.00	1,500.00	-1,100.00	1,500.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	6,920.00	0.00	-6,920.00	3,000.00
Total LANDSCAPE MAINTENANCE		6,750.00	1,500.00	-5,250.00	31,312.68	23,000.00	-8,312.68	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	0.00	0.00	0.00	270.00	0.00	-270.00	0.00
Total MAINTENANCE		0.00	0.00	0.00	270.00	0.00	-270.00	500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	500.00	500.00	0.00	1,500.00	1,500.00	4,000.00
Fence Maintenance - Buildings	7245	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	2,500.00
Gutter Maintenance	7260	275.00	0.00	-275.00	275.00	250.00	-25.00	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		275.00	3,000.00	2,725.00	208.50	4,250.00	4,041.50	34,000.00
REPAIRS	7500							
Irrigation Repair	7530	0.00	250.00	250.00	0.00	400.00	400.00	1,000.00
Roof Repair	7585	0.00	600.00	600.00	0.00	1,200.00	1,200.00	2,000.00
Total REPAIRS		0.00	850.00	850.00	0.00	1,600.00	1,600.00	3,000.00
UTILITIES	7800							
Electric	7810	83.00	75.00	-8.00	252.03	455.00	202.97	1,000.00
Storm Drainage	7840	0.00	0.00	0.00	75.25	0.00	-75.25	0.00
Total UTILITIES		83.00	75.00	-8.00	327.28	455.00	127.72	1,000.00
Water	7850							
Water - City of Longmont	7865	964.34	1,250.00	285.66	5,111.11	4,800.00	-311.11	20,000.00
Total Water		964.34	1,250.00	285.66	5,111.11	4,800.00	-311.11	20,000.00
Total Operating Expense		9,289.39	14,362.00	5,072.61	72,601.41	71,985.00	-616.41	171,749.00
Total Operating Income		16,630.25	15,600.00	1,030.25	78,735.25	78,000.00	735.25	187,200.00
Total Operating Expense		9,289.39	14,362.00	5,072.61	72,601.41	71,985.00	-616.41	171,749.00
NOI - Net Operating Income		7,340.86	1,238.00	6,102.86	6,133.84	6,015.00	118.84	15,451.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	5.88	45.00	-39.12	51.53	225.00	-173.47	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

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total INTEREST INCOME		5.88	45.00	-39.12	1,380.99	225.00	1,155.99	550.00
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		0.00	0.00	0.00	3,646.07	0.00	3,646.07	0.00
Total Other Income		5.88	45.00	-39.12	5,027.06	225.00	4,802.06	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		0.00	0.00	0.00	0.00	4,000.00	4,000.00	16,000.00
Total Other Expense		0.00	0.00	0.00	0.00	4,000.00	4,000.00	16,000.00
Net Other Income		5.88	45.00	-39.12	5,027.06	-3,775.00	8,802.06	-15,450.00
Total Income		16,636.13	15,645.00	991.13	83,762.31	78,225.00	5,537.31	187,750.00
Total Expense		9,289.39	14,362.00	5,072.61	72,601.41	75,985.00	3,383.59	187,749.00
Net Income		7,346.74	1,283.00	6,063.74	11,160.90	2,240.00	8,920.90	1.00