

Balance Sheet

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

As of: 07/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Operating Fund	1165	51,242.97
Total OPERATING CASH		51,242.97
RESERVE ACCOUNTS		
Reserves:1st Bank 1 Yr Premier 07/31/18	1335	50,754.62
Reserves:1st Bank Money Market	1340	34,648.56
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/25/19	1345	50,321.37
Reserves: HR 1st Bank CD 56 1stbank 04/29/18	1355	51,841.71
Reserves: HR 1st Bank CD 79 1stbank 11/16/18	1360	50,479.18
Reserves: HR 1st Bank CD 76 6/3/19	1363	50,602.21
Reserves: HR 1st Bank CD 06 09/04/19	1366	50,649.65
Reserves: HR 1st Bank CD 09 12/05/19	1367	50,508.18
Reserves: HR 1st Bank CD 01 12/31/19	1368	50,652.43
Total RESERVE ACCOUNTS		440,457.91
Total Cash		491,700.88
TOTAL ASSETS		491,700.88
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Prepaid Assessments	2025	12,918.50
Total ACCOUNTS PAYABLE		12,918.50
Total Liabilities		12,918.50
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		-1,178.85
Calculated Prior Years Retained Earnings		50,964.32
Total Capital		478,782.38
TOTAL LIABILITIES & CAPITAL		491,700.88

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: Jul 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	15,800.00	109,400.00
Contribution to Reserves	4115	0.00	0.00
Fines (Violations)	4135	100.00	450.00
Late Fees/Finance Charges	4145	30.25	15.50
Legal & Prof Fee Recovery	4150	1,685.00	1,685.00
Transfer Fee Income	4155	0.00	650.00
Member Service Reimbursement	4160	0.00	-300.00
NSF Charges	4170	0.00	0.00
Total ASSOCIATION INCOME		17,615.25	111,900.50
Total Operating Income		17,615.25	111,900.50
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	27,434.00
Legal Fee	6085	0.00	1,137.50
Misc. Admin.	6105	0.00	0.00
Postage and Delivery	6125	8.25	85.80
Printing and Reproduction	6130	23.25	192.25
Professional Fees	6135	0.00	750.00
Property Management Fee	6140	1,152.00	8,064.00
Property Transfer Fee	6145	250.00	650.00
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		1,433.50	39,325.64
CAPITAL EXPENSES			
Drainage Repairs	6365	0.00	3,115.81
Fence Repairs - Perimeter	6395	0.00	1,735.90
Paving & Concrete	6465	0.00	0.00
Total CAPITAL EXPENSES		0.00	4,851.71
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	800.00
Backflow Testing	6840	75.00	75.00
Clean Up Spring/Fall	6850	0.00	5,500.00
Irrigation Maintenance	6880	0.00	0.00
Landscape Contract	6885	4,200.00	4,800.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Lawn Fertilizing/Weed Control	6890	0.00	8,580.18
Misc. Landscape Mtce	6895	4,834.00	4,834.00
Mowing - Landscape Contract	6905	0.00	0.00
Snow Removal	6935	0.00	6,312.50
Tree Mtce (Bug Control & Fert)	6955	0.00	2,600.00
Tree Trimming/Removal/Replace	6960	2,650.00	9,570.00
Total LANDSCAPE MAINTENANCE		11,759.00	43,071.68
MAINTENANCE			
Fence Maintenance	7130	0.00	0.00
Lighting Maintenance	7135	0.00	766.01
Misc. Maintenance	7140	0.00	270.00
Total MAINTENANCE		0.00	1,036.01
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	0.00
Gutter Maintenance	7260	0.00	275.00
Maintenace Roof	7275	0.00	795.00
Paving Sealcoating	7280	0.00	0.00
Painting			
Painting - Buildings	7295	0.00	21,003.00
Painting/Staining Decks	7310	0.00	-66.50
Total Painting		0.00	20,936.50
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	22,006.50
REPAIRS			
Irrigation Repair	7530	1,420.31	1,495.31
Roof Repair	7585	0.00	0.00
Total REPAIRS		1,420.31	1,495.31
UTILITIES			
Electric	7810	52.65	356.68
Storm Drainage	7840	30.10	135.45
Total UTILITIES		82.75	492.13
Water			
Wastewater	7845	0.00	0.00
Water - City of Longmont	7865	2,196.33	8,240.92
Water/Sewer	7940	0.00	0.00
Total Water		2,196.33	8,240.92
Total Operating Expense		16,891.89	120,519.90
NOI - Net Operating Income		723.36	-8,619.40
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	68.79	686.98
Interest Income:CD Interest	8010	0.00	1,377.57
Interest Income:Interest 1st Money Mkt	8020	0.00	24.71

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Interest Income:Interest CD 56 4/27/18	8045	0.00	348.82
Interest Income:Interest CD 79	8050	0.00	372.02
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		68.79	2,994.48
Other Income			
Other Income:Miscellaneous	8110	800.00	800.00
Other Income:NGLA Grant	8115	0.00	3,646.07
Total Other Income		800.00	4,446.07
Total Other Income		868.79	7,440.55
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		868.79	7,440.55
Total Income		18,484.04	119,341.05
Total Expense		16,891.89	120,519.90
Net Income		1,592.15	-1,178.85

Annual Budget - Comparative

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

As of: Jul 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	15,800.00	15,600.00	200.00	109,400.00	109,200.00	200.00	187,200.00
Fines (Violations)	4135	100.00	0.00	100.00	450.00	0.00	450.00	0.00
Late Fees/Finance Charges	4145	30.25	0.00	30.25	15.50	0.00	15.50	0.00
Legal & Prof Fee Recovery	4150	1,685.00	0.00	1,685.00	1,685.00	0.00	1,685.00	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	650.00	0.00	650.00	0.00
Member Service Reimbursement	4160	0.00	0.00	0.00	-300.00	0.00	-300.00	0.00
Total ASSOCIATION INCOME		17,615.25	15,600.00	2,015.25	111,900.50	109,200.00	2,700.50	187,200.00
Total Operating Income		17,615.25	15,600.00	2,015.25	111,900.50	109,200.00	2,700.50	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	40.00	5.00	40.00
Insurance	6070	0.00	0.00	0.00	27,434.00	22,000.00	-5,434.00	22,000.00
Legal Fee	6085	0.00	0.00	0.00	1,137.50	1,500.00	362.50	2,500.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	50.00	50.00	100.00
Postage and Delivery	6125	8.25	10.00	1.75	85.80	175.00	89.20	300.00
Printing and Reproduction	6130	23.25	65.00	41.75	192.25	260.00	67.75	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	8,064.00	8,064.00	0.00	13,824.00
Property Transfer Fee	6145	250.00	0.00	-250.00	650.00	0.00	-650.00	0.00
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		1,433.50	1,227.00	-206.50	39,325.64	32,324.00	-7,001.64	39,599.00
CAPITAL EXPENSES 6300								
Drainage Repairs	6365	0.00	0.00	0.00	3,115.81	0.00	-3,115.81	0.00
Fence Repairs - Perimeter	6395	0.00	0.00	0.00	1,735.90	0.00	-1,735.90	0.00
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	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	5,000.00	5,000.00	5,000.00
Paving, Sealcoating, Concrete	6470	0.00	0.00	0.00	0.00	2,200.00	2,200.00	2,200.00
Total CAPITAL EXPENSES		0.00	2,500.00	2,500.00	4,851.71	12,700.00	7,848.29	16,700.00
LANDSCAPE MAINTENANCE 6830								
Aeration	6835	0.00	0.00	0.00	800.00	0.00	-800.00	0.00
Backflow Testing	6840	75.00	300.00	225.00	75.00	300.00	225.00	300.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Clean Up Spring/Fall	6850	0.00	0.00	0.00	5,500.00	2,750.00	-2,750.00	8,250.00
Landscape Contract	6885	4,200.00	2,400.00	-1,800.00	4,800.00	4,800.00	0.00	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
Misc. Landscape Mtce	6895	4,834.00	0.00	-4,834.00	4,834.00	0.00	-4,834.00	0.00
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	0.00	0.00	0.00	2,600.00	1,500.00	-1,100.00	1,500.00
Tree Trimming/Removal/ Replace	6960	2,650.00	0.00	-2,650.00	9,570.00	0.00	-9,570.00	3,000.00
Total LANDSCAPE MAINTENANCE		11,759.00	2,700.00	-9,059.00	43,071.68	30,850.00	-12,221.68	56,950.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	250.00	250.00	500.00
Lighting Maintenance	7135	0.00	0.00	0.00	766.01	0.00	-766.01	0.00
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	1,036.01	250.00	-786.01	500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	1,000.00	1,000.00	0.00	3,000.00	3,000.00	4,000.00
Fence Maintenance - Buildings	7245	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00
Gutter Maintenance	7260	0.00	0.00	0.00	275.00	500.00	225.00	3,500.00
Maintenace Roof	7275	0.00	0.00	0.00	795.00	0.00	-795.00	0.00
Paving Sealcoating	7280	0.00	0.00	0.00	0.00	6,000.00	6,000.00	6,000.00
Painting	7285							
Painting - Buildings	7295	0.00	18,000.00	18,000.00	21,003.00	18,000.00	-3,003.00	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	18,000.00	18,000.00	20,936.50	18,000.00	-2,936.50	18,000.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	19,000.00	19,000.00	22,006.50	30,000.00	7,993.50	34,000.00
REPAIRS	7500							
Irrigation Repair	7530	1,420.31	250.00	-1,170.31	1,495.31	800.00	-695.31	1,000.00
Roof Repair	7585	0.00	600.00	600.00	0.00	1,800.00	1,800.00	2,000.00
Total REPAIRS		1,420.31	850.00	-570.31	1,495.31	2,600.00	1,104.69	3,000.00
UTILITIES	7800							
Electric	7810	52.65	65.00	12.35	356.68	585.00	228.32	1,000.00
Storm Drainage	7840	30.10	0.00	-30.10	135.45	0.00	-135.45	0.00
Total UTILITIES		82.75	65.00	-17.75	492.13	585.00	92.87	1,000.00
Water	7850							
Water - City of Longmont	7865	2,196.33	2,500.00	303.67	8,240.92	9,000.00	759.08	20,000.00
Total Water		2,196.33	2,500.00	303.67	8,240.92	9,000.00	759.08	20,000.00
Total Operating Expense		16,891.89	28,842.00	11,950.11	120,519.90	118,309.00	-2,210.90	171,749.00
Total Operating Income		17,615.25	15,600.00	2,015.25	111,900.50	109,200.00	2,700.50	187,200.00
Total Operating Expense		16,891.89	28,842.00	11,950.11	120,519.90	118,309.00	-2,210.90	171,749.00
NOI - Net Operating Income		723.36	-13,242.00	13,965.36	-8,619.40	-9,109.00	489.60	15,451.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Income								
INTEREST INCOME		8000						
Interest Income - other	8005	68.79	45.00	23.79	686.98	315.00	371.98	550.00
Interest Income:CD Interest	8010	0.00	0.00	0.00	1,377.57	0.00	1,377.57	0.00
Interest Income:Interest 1st Money Mkt	8020	0.00	0.00	0.00	24.71	0.00	24.71	0.00
Interest Income:Interest CD 56 4/27/18	8045	0.00	0.00	0.00	348.82	0.00	348.82	0.00
Interest Income:Interest CD 79	8050	0.00	0.00	0.00	372.02	0.00	372.02	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		68.79	45.00	23.79	2,994.48	315.00	2,679.48	550.00
Other Income		8100						
Other Income:Miscellaneous	8110	800.00	0.00	800.00	800.00	0.00	800.00	0.00
Other Income:NGLA Grant	8115	0.00	0.00	0.00	3,646.07	0.00	3,646.07	0.00
Total Other Income		800.00	0.00	800.00	4,446.07	0.00	4,446.07	0.00
Total Other Income		868.79	45.00	823.79	7,440.55	315.00	7,125.55	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	8,000.00	8,000.00	16,000.00
Total Non Operating Cash Requirements		0.00	0.00	0.00	0.00	8,000.00	8,000.00	16,000.00
Total Other Expense		0.00	0.00	0.00	0.00	8,000.00	8,000.00	16,000.00
Net Other Income		868.79	45.00	823.79	7,440.55	-7,685.00	15,125.55	-15,450.00
Total Income		18,484.04	15,645.00	2,839.04	119,341.05	109,515.00	9,826.05	187,750.00
Total Expense		16,891.89	28,842.00	11,950.11	120,519.90	126,309.00	5,789.10	187,749.00
Net Income		1,592.15	-13,197.00	14,789.15	-1,178.85	-16,794.00	15,615.15	1.00