

Balance Sheet

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

As of: 09/30/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Operating Fund	1165	60,796.16
Total OPERATING CASH		60,796.16
RESERVE ACCOUNTS		
Reserves:1st Bank 1 Yr Premier 07/31/18	1335	50,905.71
Reserves:1st Bank Money Market	1340	34,657.25
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/25/19	1345	50,511.98
Reserves: HR 1st Bank CD 56 1stbank 04/29/18	1355	52,169.40
Reserves: HR 1st Bank CD 79 1stbank 11/16/18	1360	50,670.39
Reserves: HR 1st Bank CD 76 6/3/19	1363	50,922.07
Reserves: HR 1st Bank CD 06 09/04/19	1366	50,850.91
Reserves: HR 1st Bank CD 09 12/05/19	1367	50,699.50
Reserves: HR 1st Bank CD 01 12/31/19	1368	50,844.30
Total RESERVE ACCOUNTS		442,231.51
Total Cash		503,027.67
TOTAL ASSETS		503,027.67
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Prepaid Assessments	2025	8,480.00
Security Clearing	2999	-5.00
Total ACCOUNTS PAYABLE		8,475.00
Total Liabilities		8,475.00
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		14,591.44
Calculated Prior Years Retained Earnings		50,964.32
Total Capital		494,552.67
TOTAL LIABILITIES & CAPITAL		503,027.67

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: Sep 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	15,938.50	140,638.50
Contribution to Reserves	4115	0.00	0.00
Fines (Violations)	4135	0.00	350.00
Late Fees/Finance Charges	4145	65.52	81.02
Legal & Prof Fee Recovery	4150	0.00	1,685.00
Transfer Fee Income	4155	250.00	900.00
Member Service Reimbursement	4160	0.00	-300.00
NSF Charges	4170	0.00	0.00
Total ASSOCIATION INCOME		16,254.02	143,354.52
Total Operating Income		16,254.02	143,354.52
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	1,482.00	28,916.00
Legal Fee	6085	0.00	1,397.50
Misc. Admin.	6105	0.00	0.00
Postage and Delivery	6125	6.60	103.05
Printing and Reproduction	6130	21.50	241.00
Professional Fees	6135	0.00	750.00
Property Management Fee	6140	1,152.00	10,368.00
Property Transfer Fee	6145	0.00	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		2,662.10	43,437.64
CAPITAL EXPENSES			
Drainage Repairs	6365	0.00	3,115.81
Fence Repairs - Perimeter	6395	0.00	1,735.90
Patio/Deck Repair/Replacement	6460	230.00	230.00
Paving & Concrete	6465	0.00	0.00
Total CAPITAL EXPENSES		230.00	5,081.71
LANDSCAPE MAINTENANCE			
Aeration	6835	0.00	800.00
Backflow Testing	6840	0.00	300.00
Shrub Trimming/Replacement	6845	0.00	0.00
Clean Up Spring/Fall	6850	0.00	5,500.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Irrigation Maintenance	6880	0.00	0.00
Landscape Contract	6885	2,500.00	10,800.00
Lawn Fertilizing/Weed Control	6890	0.00	8,580.18
Misc. Landscape Mtce	6895	0.00	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	540.00	10,110.00
Total LANDSCAPE MAINTENANCE		3,040.00	49,836.68
MAINTENANCE			
Fence Maintenance	7130	280.00	280.00
Lighting Maintenance	7135	0.00	766.01
Misc. Maintenance	7140	0.00	270.00
Total MAINTENANCE		280.00	1,316.01
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	227.92	21,230.92
Painting/Staining Decks	7310	0.00	-66.50
Total Painting		227.92	21,164.42
Total BUILDING/STRUCTURE/MAINTENANCE		227.92	22,234.42
REPAIRS			
Concrete Repair	7510	0.00	0.00
Irrigation Repair	7530	389.94	2,686.11
Roof Repair	7585	0.00	0.00
Total REPAIRS		389.94	2,686.11
UTILITIES			
Electric	7810	48.22	484.36
Storm Drainage	7840	15.05	150.50
Total UTILITIES		63.27	634.86
Water			
Wastewater	7845	604.60	604.60
Water - City of Longmont	7865	1,640.50	12,145.20
Water/Sewer	7940	0.00	0.00
Total Water		2,245.10	12,749.80
Total Operating Expense		9,138.33	137,977.23
NOI - Net Operating Income		7,115.69	5,377.29

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	1,386.25	2,460.58
Interest Income:CD Interest	8010	0.00	1,377.57
Interest Income:Interest 1st Money Mkt	8020	0.00	24.71
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		1,386.25	4,768.08
Other Income			
Other Income:Miscellaneous	8110	0.00	800.00
Other Income:NGLA Grant	8115	0.00	3,646.07
Total Other Income		0.00	4,446.07
Total Other Income		1,386.25	9,214.15
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		1,386.25	9,214.15
Total Income		17,640.27	152,568.67
Total Expense		9,138.33	137,977.23
Net Income		8,501.94	14,591.44

Annual Budget - Comparative

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

As of: Sep 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	15,938.50	15,600.00	338.50	140,638.50	140,400.00	238.50	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	65.52	0.00	65.52	81.02	0.00	81.02	0.00
Legal & Prof Fee Recovery	4150	0.00	0.00	0.00	1,685.00	0.00	1,685.00	0.00
Transfer Fee Income	4155	250.00	0.00	250.00	900.00	0.00	900.00	0.00
Member Service Reimbursement	4160	0.00	0.00	0.00	-300.00	0.00	-300.00	0.00
Total ASSOCIATION INCOME		16,254.02	15,600.00	654.02	143,354.52	140,400.00	2,954.52	187,200.00
Total Operating Income		16,254.02	15,600.00	654.02	143,354.52	140,400.00	2,954.52	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	1,482.00	0.00	-1,482.00	28,916.00	22,000.00	-6,916.00	22,000.00
Legal Fee	6085	0.00	500.00	500.00	1,397.50	2,000.00	602.50	2,500.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	50.00	50.00	100.00
Postage and Delivery	6125	6.60	10.00	3.40	103.05	195.00	91.95	300.00
Printing and Reproduction	6130	21.50	65.00	43.50	241.00	350.00	109.00	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	10,368.00	10,368.00	0.00	13,824.00
Property Transfer Fee	6145	0.00	0.00	0.00	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		2,662.10	1,727.00	-935.10	43,437.64	35,238.00	-8,199.64	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	230.00	0.00	-230.00	230.00	5,000.00	4,770.00	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		230.00	0.00	-230.00	5,081.71	12,700.00	7,618.29	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	0.00	0.00	0.00	300.00	300.00	0.00	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	2,500.00	2,400.00	-100.00	10,800.00	10,200.00	-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
Misc. Landscape Mtce	6895	0.00	0.00	0.00	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	540.00	0.00	-540.00	10,110.00	0.00	-10,110.00	3,000.00
Total LANDSCAPE MAINTENANCE		3,040.00	2,400.00	-640.00	49,836.68	36,250.00	-13,586.68	56,950.00
MAINTENANCE	7100							
Fence Maintenance	7130	280.00	0.00	-280.00	280.00	250.00	-30.00	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		280.00	0.00	-280.00	1,316.01	250.00	-1,066.01	500.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	1,000.00	1,000.00	0.00	4,000.00	4,000.00	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	227.92	0.00	-227.92	21,230.92	18,000.00	-3,230.92	18,000.00
Painting/Staining Decks	7310	0.00	0.00	0.00	-66.50	0.00	66.50	0.00
Total Painting		227.92	0.00	-227.92	21,164.42	18,000.00	-3,164.42	18,000.00
Total BUILDING/STRUCTURE/ MAINTENANCE		227.92	1,000.00	772.08	22,234.42	31,000.00	8,765.58	34,000.00
REPAIRS	7500							
Irrigation Repair	7530	389.94	100.00	-289.94	2,686.11	1,000.00	-1,686.11	1,000.00
Roof Repair	7585	0.00	200.00	200.00	0.00	2,000.00	2,000.00	2,000.00
Total REPAIRS		389.94	300.00	-89.94	2,686.11	3,000.00	313.89	3,000.00
UTILITIES	7800							
Electric	7810	48.22	65.00	16.78	484.36	715.00	230.64	1,000.00
Storm Drainage	7840	15.05	0.00	-15.05	150.50	0.00	-150.50	0.00
Total UTILITIES		63.27	65.00	1.73	634.86	715.00	80.14	1,000.00
Water	7850							
Wastewater	7845	604.60	0.00	-604.60	604.60	0.00	-604.60	0.00
Water - City of Longmont	7865	1,640.50	2,700.00	1,059.50	12,145.20	14,500.00	2,354.80	20,000.00
Total Water		2,245.10	2,700.00	454.90	12,749.80	14,500.00	1,750.20	20,000.00
Total Operating Expense		9,138.33	8,192.00	-946.33	137,977.23	133,653.00	-4,324.23	171,749.00
Total Operating Income		16,254.02	15,600.00	654.02	143,354.52	140,400.00	2,954.52	187,200.00
Total Operating Expense		9,138.33	8,192.00	-946.33	137,977.23	133,653.00	-4,324.23	171,749.00
NOI - Net Operating Income		7,115.69	7,408.00	-292.31	5,377.29	6,747.00	-1,369.71	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	1,386.25	45.00	1,341.25	2,460.58	405.00	2,055.58	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		1,386.25	45.00	1,341.25	4,768.08	405.00	4,363.08	550.00
Other Income		8100						
Other Income:Miscellaneous	8110	0.00	0.00	0.00	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		0.00	0.00	0.00	4,446.07	0.00	4,446.07	0.00
Total Other Income		1,386.25	45.00	1,341.25	9,214.15	405.00	8,809.15	550.00
Other Expense								
Non Operating Cash Requirements		9000						
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	4,000.00	4,000.00	0.00	12,000.00	12,000.00	16,000.00
Total Non Operating Cash Requirements		0.00	4,000.00	4,000.00	0.00	12,000.00	12,000.00	16,000.00
Total Other Expense		0.00	4,000.00	4,000.00	0.00	12,000.00	12,000.00	16,000.00
Net Other Income		1,386.25	-3,955.00	5,341.25	9,214.15	-11,595.00	20,809.15	-15,450.00
Total Income		17,640.27	15,645.00	1,995.27	152,568.67	140,805.00	11,763.67	187,750.00
Total Expense		9,138.33	12,192.00	3,053.67	137,977.23	145,653.00	7,675.77	187,749.00
Net Income		8,501.94	3,453.00	5,048.94	14,591.44	-4,848.00	19,439.44	1.00