

## Balance Sheet

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

As of: 12/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Operating Fund	1165	71,384.14
<b>Total OPERATING CASH</b>		<b>71,384.14</b>
<b>RESERVE ACCOUNTS</b>		
Reserves:1st Bank 1 Yr Premier 07/31/18	1335	51,133.19
Reserves:1st Bank Money Market	1340	34,663.66
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/25/19	1345	50,705.40
Reserves: HR 1st Bank CD 56 1stbank 04/29/18	1355	52,502.76
Reserves: HR 1st Bank CD 79 1stbank 11/16/18	1360	50,858.14
Reserves: HR 1st Bank CD 76 6/3/19	1363	51,247.46
Reserves: HR 1st Bank CD 06 09/04/19	1366	51,078.15
Reserves: HR 1st Bank CD 09 12/05/19	1367	51,025.34
Reserves: HR 1st Bank CD 01 12/31/19	1368	51,038.72
<b>Total RESERVE ACCOUNTS</b>		<b>444,252.82</b>
<b>Total Cash</b>		<b>515,636.96</b>
<b>TOTAL ASSETS</b>		<b>515,636.96</b>
 <b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Prepaid Assessments	2025	4,700.00
Security Clearing	2999	-5.00
<b>Total ACCOUNTS PAYABLE</b>		<b>4,695.00</b>
<b>Total Liabilities</b>		<b>4,695.00</b>
<b>Capital</b>		
<b>Capital Stock</b>		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
<b>Total Capital Stock</b>		<b>428,996.91</b>
Calculated Retained Earnings		30,980.73
Calculated Prior Years Retained Earnings		50,964.32
<b>Total Capital</b>		<b>510,941.96</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>515,636.96</b>

# 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: Dec 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>ASSOCIATION INCOME</b>			
HOA Dues	4010	15,600.00	187,438.50
Contribution to Reserves	4115	0.00	0.00
Fines (Violations)	4135	0.00	350.00
Late Fees/Finance Charges	4145	0.00	81.02
Legal & Prof Fee Recovery	4150	0.00	1,685.00
Transfer Fee Income	4155	0.00	1,650.00
Member Service Reimbursement	4160	0.00	-300.00
NSF Charges	4170	0.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>15,600.00</b>	<b>190,904.52</b>
<b>Total Operating Income</b>		<b>15,600.00</b>	<b>190,904.52</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
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	28,916.00
Legal Fee	6085	0.00	1,495.00
Misc. Admin.	6105	0.00	0.00
Postage and Delivery	6125	38.50	214.15
Printing and Reproduction	6130	115.50	488.50
Professional Fees	6135	0.00	750.00
Property Management Fee	6140	1,152.00	13,824.00
Property Transfer Fee	6145	500.00	1,650.00
Taxes	6170	0.00	141.00
Web Site Design & Management	6180	0.00	481.65
Web Site Hosting & Domain	6185	0.00	103.36
<b>Total ADMINISTRATIVE</b>		<b>1,806.00</b>	<b>48,349.74</b>
<b>CAPITAL EXPENSES</b>			
Building Repairs	6315	0.00	0.00
Drainage Repairs	6365	0.00	3,115.81
Fence Repairs - Perimeter	6395	0.00	1,735.90
Irrigation	6425	0.00	0.00
Landscape Refurbishment	6440	0.00	1,025.00
Patio/Deck Repair/Replacement	6460	0.00	280.00
Paving & Concrete	6465	0.00	0.00
<b>Total CAPITAL EXPENSES</b>		<b>0.00</b>	<b>6,156.71</b>
<b>LANDSCAPE MAINTENANCE</b>			
Aeration	6835	0.00	800.00

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
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
Irrigation Maintenance	6880	0.00	0.00
Landscape Contract	6885	500.00	19,639.14
Lawn Fertilizing/Weed Control	6890	0.00	8,580.18
Misc. Landscape Mtce	6895	0.00	5,040.18
Mowing - Landscape Contract	6905	0.00	0.00
Snow Removal	6935	5,352.50	15,276.88
Tree Mtce (Bug Control & Fert)	6955	0.00	2,600.00
Tree Trimming/Removal/Replace	6960	0.00	10,110.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>5,852.50</b>	<b>67,846.38</b>
<b>MAINTENANCE</b>			
Fence Maintenance	7130	0.00	640.00
Lighting Maintenance	7135	0.00	766.01
Misc. Maintenance	7140	0.00	270.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>1,676.01</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
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	1,900.00
<b>Painting</b>			
Painting - Buildings	7295	0.00	21,230.92
Painting/Staining Decks	7310	0.00	-66.50
<b>Total Painting</b>		<b>0.00</b>	<b>21,164.42</b>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>0.00</b>	<b>24,134.42</b>
<b>REPAIRS</b>			
Concrete Repair	7510	0.00	0.00
Irrigation Repair	7530	0.00	4,048.84
Roof Repair	7585	0.00	0.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>4,048.84</b>
<b>UTILITIES</b>			
Electric	7810	51.25	634.92
Storm Drainage	7840	0.00	180.60
<b>Total UTILITIES</b>		<b>51.25</b>	<b>815.52</b>
<b>Water</b>			
Wastewater	7845	0.00	1,194.15
Water - City of Longmont	7865	1,212.90	16,937.48
Water/Sewer	7940	0.00	0.00
<b>Total Water</b>		<b>1,212.90</b>	<b>18,131.63</b>
<b>Total Operating Expense</b>		<b>8,922.65</b>	<b>171,159.25</b>
<b>NOI - Net Operating Income</b>		<b>6,677.35</b>	<b>19,745.27</b>

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	1,916.37	4,481.89
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
<b>Total INTEREST INCOME</b>		<b>1,916.37</b>	<b>6,789.39</b>
<b>Other Income</b>			
Other Income:Miscellaneous	8110	0.00	800.00
Other Income:NGLA Grant	8115	0.00	3,646.07
<b>Total Other Income</b>		<b>0.00</b>	<b>4,446.07</b>
<b>Total Other Income</b>		<b>1,916.37</b>	<b>11,235.46</b>
<b>Other Expense</b>			
<b>Non Operating Cash Requirements</b>			
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00
<b>Total Non Operating Cash Requirements</b>		<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>		<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>		<b>1,916.37</b>	<b>11,235.46</b>
Total Income		17,516.37	202,139.98
Total Expense		8,922.65	171,159.25
<b>Net Income</b>		<b>8,593.72</b>	<b>30,980.73</b>

## Annual Budget - Comparative

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

As of: Dec 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
<b>Income</b>								
<b>ASSOCIATION INCOME</b>		<b>4000</b>						
HOA Dues	4010	15,600.00	15,600.00	0.00	187,438.50	187,200.00	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	0.00	0.00	0.00	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	0.00	0.00	0.00	1,650.00	0.00	1,650.00	0.00
Member Service Reimbursement	4160	0.00	0.00	0.00	-300.00	0.00	-300.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>15,600.00</b>	<b>15,600.00</b>	<b>0.00</b>	<b>190,904.52</b>	<b>187,200.00</b>	<b>3,704.52</b>	<b>187,200.00</b>
<b>Total Operating Income</b>		<b>15,600.00</b>	<b>15,600.00</b>	<b>0.00</b>	<b>190,904.52</b>	<b>187,200.00</b>	<b>3,704.52</b>	<b>187,200.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>		<b>6000</b>						
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	28,916.00	22,000.00	-6,916.00	22,000.00
Legal Fee	6085	0.00	0.00	0.00	1,495.00	2,500.00	1,005.00	2,500.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	100.00	100.00	100.00
Postage and Delivery	6125	38.50	65.00	26.50	214.15	300.00	85.85	300.00
Printing and Reproduction	6130	115.50	150.00	34.50	488.50	600.00	111.50	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	13,824.00	13,824.00	0.00	13,824.00
Property Transfer Fee	6145	500.00	0.00	-500.00	1,650.00	0.00	-1,650.00	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
<b>Total ADMINISTRATIVE</b>		<b>1,806.00</b>	<b>1,367.00</b>	<b>-439.00</b>	<b>48,349.74</b>	<b>39,599.00</b>	<b>-8,750.74</b>	<b>39,599.00</b>
<b>CAPITAL EXPENSES</b>		<b>6300</b>						
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	4,000.00	4,000.00	4,000.00
Landscape Refurbishment	6440	0.00	0.00	0.00	1,025.00	3,500.00	2,475.00	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	0.00	0.00	280.00	5,000.00	4,720.00	5,000.00
Paving, Sealcoating, Concrete	6470	0.00	0.00	0.00	0.00	2,200.00	2,200.00	2,200.00
<b>Total CAPITAL EXPENSES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,156.71</b>	<b>16,700.00</b>	<b>10,543.29</b>	<b>16,700.00</b>
<b>LANDSCAPE MAINTENANCE</b>		<b>6830</b>						
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	2,750.00	2,750.00	5,500.00	8,250.00	2,750.00	8,250.00
Landscape Contract	6885	500.00	300.00	-200.00	19,639.14	15,900.00	-3,739.14	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	5,040.18	0.00	-5,040.18	0.00
Shrub Pruning	6930	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
Snow Removal	6935	5,352.50	3,000.00	-2,352.50	15,276.88	15,000.00	-276.88	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	0.00	3,000.00	3,000.00	10,110.00	3,000.00	-7,110.00	3,000.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>5,852.50</b>	<b>9,050.00</b>	<b>3,197.50</b>	<b>67,846.38</b>	<b>56,950.00</b>	<b>-10,896.38</b>	<b>56,950.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Fence Maintenance	7130	0.00	0.00	0.00	640.00	500.00	-140.00	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
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,676.01</b>	<b>500.00</b>	<b>-1,176.01</b>	<b>500.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Building Maintenance	7215	0.00	0.00	0.00	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	3,500.00	3,225.00	3,500.00
Maintenance 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	1,900.00	6,000.00	4,100.00	6,000.00
<b>Painting</b>	<b>7285</b>							
Painting - Buildings	7295	0.00	0.00	0.00	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
<b>Total Painting</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,164.42</b>	<b>18,000.00</b>	<b>-3,164.42</b>	<b>18,000.00</b>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>24,134.42</b>	<b>34,000.00</b>	<b>9,865.58</b>	<b>34,000.00</b>
<b>REPAIRS</b>	<b>7500</b>							
Irrigation Repair	7530	0.00	0.00	0.00	4,048.84	1,000.00	-3,048.84	1,000.00
Roof Repair	7585	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,048.84</b>	<b>3,000.00</b>	<b>-1,048.84</b>	<b>3,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	51.25	105.00	53.75	634.92	1,000.00	365.08	1,000.00
Storm Drainage	7840	0.00	0.00	0.00	180.60	0.00	-180.60	0.00
<b>Total UTILITIES</b>		<b>51.25</b>	<b>105.00</b>	<b>53.75</b>	<b>815.52</b>	<b>1,000.00</b>	<b>184.48</b>	<b>1,000.00</b>
<b>Water</b>	<b>7850</b>							
Wastewater	7845	0.00	0.00	0.00	1,194.15	0.00	-1,194.15	0.00
Water - City of Longmont	7865	1,212.90	1,050.00	-162.90	16,937.48	20,000.00	3,062.52	20,000.00
<b>Total Water</b>		<b>1,212.90</b>	<b>1,050.00</b>	<b>-162.90</b>	<b>18,131.63</b>	<b>20,000.00</b>	<b>1,868.37</b>	<b>20,000.00</b>
<b>Total Operating Expense</b>		<b>8,922.65</b>	<b>11,572.00</b>	<b>2,649.35</b>	<b>171,159.25</b>	<b>171,749.00</b>	<b>589.75</b>	<b>171,749.00</b>
Total Operating Income		15,600.00	15,600.00	0.00	190,904.52	187,200.00	3,704.52	187,200.00
Total Operating Expense		8,922.65	11,572.00	2,649.35	171,159.25	171,749.00	589.75	171,749.00
<b>NOI - Net Operating Income</b>		<b>6,677.35</b>	<b>4,028.00</b>	<b>2,649.35</b>	<b>19,745.27</b>	<b>15,451.00</b>	<b>4,294.27</b>	<b>15,451.00</b>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Other Income</b>								
<b>INTEREST INCOME</b>		<b>8000</b>						
Interest Income - other	8005	1,916.37	50.00	1,866.37	4,481.89	550.00	3,931.89	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
<b>Total INTEREST INCOME</b>		<b>1,916.37</b>	<b>50.00</b>	<b>1,866.37</b>	<b>6,789.39</b>	<b>550.00</b>	<b>6,239.39</b>	<b>550.00</b>
<b>Other Income</b>		<b>8100</b>						
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
<b>Total Other Income</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,446.07</b>	<b>0.00</b>	<b>4,446.07</b>	<b>0.00</b>
<b>Total Other Income</b>		<b>1,916.37</b>	<b>50.00</b>	<b>1,866.37</b>	<b>11,235.46</b>	<b>550.00</b>	<b>10,685.46</b>	<b>550.00</b>
<b>Other Expense</b>								
<b>Non Operating Cash Requirements</b>		<b>9000</b>						
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	4,000.00	4,000.00	0.00	16,000.00	16,000.00	16,000.00
<b>Total Non Operating Cash Requirements</b>		<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,000.00</b>
<b>Total Other Expense</b>		<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>16,000.00</b>
<b>Net Other Income</b>		<b>1,916.37</b>	<b>-3,950.00</b>	<b>5,866.37</b>	<b>11,235.46</b>	<b>-15,450.00</b>	<b>26,685.46</b>	<b>-15,450.00</b>
<b>Total Income</b>		<b>17,516.37</b>	<b>15,650.00</b>	<b>1,866.37</b>	<b>202,139.98</b>	<b>187,750.00</b>	<b>14,389.98</b>	<b>187,750.00</b>
<b>Total Expense</b>		<b>8,922.65</b>	<b>15,572.00</b>	<b>6,649.35</b>	<b>171,159.25</b>	<b>187,749.00</b>	<b>16,589.75</b>	<b>187,749.00</b>
<b>Net Income</b>		<b>8,593.72</b>	<b>78.00</b>	<b>8,515.72</b>	<b>30,980.73</b>	<b>1.00</b>	<b>30,979.73</b>	<b>1.00</b>