

# Balance Sheet

Portfolios: Hover Ridge Town Homes Condominium Association

As of: 01/31/2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Operating Fund	1165	56,432.11
<b>Total OPERATING CASH</b>		<b>56,432.11</b>
<b>RESERVE ACCOUNTS</b>		
Reserves:1st Bank 1 Yr Premier 07/31/18	1335	51,133.19
Reserves:1st Bank Money Market	1340	34,665.13
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/25/19	1345	50,757.52
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>444,306.41</b>
<b>Total Cash</b>		<b>500,738.52</b>
<b>TOTAL ASSETS</b>		<b>500,738.52</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Prepaid Assessments	2025	10,880.00
Security Clearing	2999	-5.00
<b>Total ACCOUNTS PAYABLE</b>		<b>10,875.00</b>
<b>Total Liabilities</b>		<b>10,875.00</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		-21,078.44
Calculated Prior Years Retained Earnings		81,945.05
<b>Total Capital</b>		<b>489,863.52</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>500,738.52</b>

# Income Statement

Trio Property Management

Portfolios: Hover Ridge Town Homes Condominium Association

As of: Jan 2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

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	16,090.00	16,090.00
<b>Total ASSOCIATION INCOME</b>		<b>16,090.00</b>	<b>16,090.00</b>
<b>Total Operating Income</b>		<b>16,090.00</b>	<b>16,090.00</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Business Filing Fees	6025	10.00	10.00
Insurance	6070	30,709.00	30,709.00
Postage and Delivery	6125	7.15	7.15
Printing and Reproduction	6130	20.50	20.50
Property Management Fee	6140	1,152.00	1,152.00
<b>Total ADMINISTRATIVE</b>		<b>31,898.65</b>	<b>31,898.65</b>
<b>CAPITAL EXPENSES</b>			
Fence Repairs - Perimeter	6395	1,010.00	1,010.00
<b>Total CAPITAL EXPENSES</b>		<b>1,010.00</b>	<b>1,010.00</b>
<b>LANDSCAPE MAINTENANCE</b>			
Clean Up Spring/Fall	6850	2,750.00	2,750.00
Snow Removal	6935	380.00	380.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>3,130.00</b>	<b>3,130.00</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Gutter Maintenance	7260	200.00	200.00
<b>Total BUILDING/STRUCTURE/MAINTENANCE</b>		<b>200.00</b>	<b>200.00</b>
<b>UTILITIES</b>			
Electric	7810	50.68	50.68
<b>Total UTILITIES</b>		<b>50.68</b>	<b>50.68</b>
<b>Water</b>			
Water - City of Longmont	7865	932.70	932.70
<b>Total Water</b>		<b>932.70</b>	<b>932.70</b>
<b>Total Operating Expense</b>		<b>37,222.03</b>	<b>37,222.03</b>
<b>NOI - Net Operating Income</b>		<b>-21,132.03</b>	<b>-21,132.03</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income:CD Interest	8010	52.12	52.12
Interest Income:Interest 1st Money Mkt	8020	1.47	1.47

# Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total INTEREST INCOME		53.59	53.59
Total Other Income		53.59	53.59
Net Other Income		53.59	53.59
Total Income		16,143.59	16,143.59
Total Expense		37,222.03	37,222.03
Net Income		-21,078.44	-21,078.44

# Annual Budget - Comparative

Portfolios: Hover Ridge Town Homes Condominium Association

As of: Jan 2020

Additional Account Types: None

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

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	16,090.00	16,120.00	-30.00	16,090.00	16,120.00	-30.00	193,440.00
<b>Total ASSOCIATION INCOME</b>		<b>16,090.00</b>	<b>16,120.00</b>	<b>-30.00</b>	<b>16,090.00</b>	<b>16,120.00</b>	<b>-30.00</b>	<b>193,440.00</b>
<b>Total Operating Income</b>		<b>16,090.00</b>	<b>16,120.00</b>	<b>-30.00</b>	<b>16,090.00</b>	<b>16,120.00</b>	<b>-30.00</b>	<b>193,440.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>	<b>6000</b>							
Accounting Fees	6005	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Business Filing Fees	6025	10.00	10.00	0.00	10.00	10.00	0.00	35.00
Insurance	6070	30,709.00	30,000.00	-709.00	30,709.00	30,000.00	-709.00	30,000.00
Legal Fee	6085	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Postage and Delivery	6125	7.15	5.00	-2.15	7.15	5.00	-2.15	200.00
Printing and Reproduction	6130	20.50	45.00	24.50	20.50	45.00	24.50	375.00
Property Management Fee	6140	1,152.00	1,152.00	0.00	1,152.00	1,152.00	0.00	13,824.00
Taxes	6170	0.00	0.00	0.00	0.00	0.00	0.00	175.00
Web Site Design & Management	6180	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	0.00	0.00	0.00	110.00
<b>Total ADMINISTRATIVE</b>		<b>31,898.65</b>	<b>31,212.00</b>	<b>-686.65</b>	<b>31,898.65</b>	<b>31,212.00</b>	<b>-686.65</b>	<b>46,179.00</b>
<b>CAPITAL EXPENSES</b>	<b>6300</b>							
Fence Repairs - Perimeter	6395	1,010.00	0.00	-1,010.00	1,010.00	0.00	-1,010.00	0.00
Irrigation	6425	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
<b>Total CAPITAL EXPENSES</b>		<b>1,010.00</b>	<b>0.00</b>	<b>-1,010.00</b>	<b>1,010.00</b>	<b>0.00</b>	<b>-1,010.00</b>	<b>4,500.00</b>
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Backflow Testing	6840	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Shrub Trimming/Replacement	6845	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Clean Up Spring/Fall	6850	2,750.00	0.00	-2,750.00	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	16,200.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Snow Removal	6935	380.00	6,000.00	5,620.00	380.00	6,000.00	5,620.00	15,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>3,130.00</b>	<b>6,000.00</b>	<b>2,870.00</b>	<b>3,130.00</b>	<b>6,000.00</b>	<b>2,870.00</b>	<b>65,650.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	0.00	0.00	500.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Building Maintenance	7215	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Gutter Maintenance	7260	200.00	0.00	-200.00	200.00	0.00	-200.00	7,000.00
Maintenace Roof	7275	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Paving Sealcoating	7280	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
<b>Painting</b>	<b>7285</b>							
Painting - Buildings	7295	0.00	0.00	0.00	0.00	0.00	0.00	21,000.00
<b>Total Painting</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,000.00</b>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>200.00</b>	<b>0.00</b>	<b>-200.00</b>	<b>200.00</b>	<b>0.00</b>	<b>-200.00</b>	<b>36,000.00</b>
<b>REPAIRS</b>	<b>7500</b>							
Concrete Repair	7510	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Irrigation Repair	7530	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Roof Repair	7585	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	50.68	50.00	-0.68	50.68	50.00	-0.68	550.00
<b>Total UTILITIES</b>		<b>50.68</b>	<b>50.00</b>	<b>-0.68</b>	<b>50.68</b>	<b>50.00</b>	<b>-0.68</b>	<b>550.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	932.70	1,100.00	167.30	932.70	1,100.00	167.30	20,000.00
<b>Total Water</b>		<b>932.70</b>	<b>1,100.00</b>	<b>167.30</b>	<b>932.70</b>	<b>1,100.00</b>	<b>167.30</b>	<b>20,000.00</b>
<b>Total Operating Expense</b>		<b>37,222.03</b>	<b>38,362.00</b>	<b>1,139.97</b>	<b>37,222.03</b>	<b>38,362.00</b>	<b>1,139.97</b>	<b>179,879.00</b>
Total Operating Income		16,090.00	16,120.00	-30.00	16,090.00	16,120.00	-30.00	193,440.00
Total Operating Expense		37,222.03	38,362.00	1,139.97	37,222.03	38,362.00	1,139.97	179,879.00
<b>NOI - Net Operating Income</b>		<b>-21,132.03</b>	<b>-22,242.00</b>	<b>1,109.97</b>	<b>-21,132.03</b>	<b>-22,242.00</b>	<b>1,109.97</b>	<b>13,561.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500.00
Interest Income:CD Interest	8010	52.12	0.00	52.12	52.12	0.00	52.12	0.00
Interest Income:Interest 1st Money Mkt	8020	1.47	0.00	1.47	1.47	0.00	1.47	0.00
<b>Total INTEREST INCOME</b>		<b>53.59</b>	<b>375.00</b>	<b>-321.41</b>	<b>53.59</b>	<b>375.00</b>	<b>-321.41</b>	<b>4,500.00</b>
<b>Total Other Income</b>		<b>53.59</b>	<b>375.00</b>	<b>-321.41</b>	<b>53.59</b>	<b>375.00</b>	<b>-321.41</b>	<b>4,500.00</b>
<b>Net Other Income</b>		<b>53.59</b>	<b>375.00</b>	<b>-321.41</b>	<b>53.59</b>	<b>375.00</b>	<b>-321.41</b>	<b>4,500.00</b>
Total Income		16,143.59	16,495.00	-351.41	16,143.59	16,495.00	-351.41	197,940.00
Total Expense		37,222.03	38,362.00	1,139.97	37,222.03	38,362.00	1,139.97	179,879.00
<b>Net Income</b>		<b>-21,078.44</b>	<b>-21,867.00</b>	<b>788.56</b>	<b>-21,078.44</b>	<b>-21,867.00</b>	<b>788.56</b>	<b>18,061.00</b>