

# Balance Sheet

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

As of: 09/30/2020

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	58,499.02
<b>Total OPERATING CASH</b>		<b>58,499.02</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	51,661.86
Reserves:1st Bank Money Market	1340	34,671.07
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/27/21	1345	51,242.63
Reserves: HR 1st Bank CD 56 1stbank 04/29/20	1355	52,951.29
Reserves: HR 1st Bank CD 79 1stbank 11/18/20	1360	51,393.47
Reserves: HR 1st Bank CD 76 6/3/20	1363	51,804.34
Reserves: HR 1st Bank CD 06 09/04/20	1366	51,687.97
Reserves: HR 1st Bank CD 09 12/07/20	1367	51,601.36
Reserves: HR 1st Bank CD 01 12/31/20	1368	51,575.95
<b>Total RESERVE ACCOUNTS</b>		<b>448,589.94</b>
<b>Total Cash</b>		<b>507,088.96</b>
<b>TOTAL ASSETS</b>		<b>507,088.96</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Prepaid Assessments	2025	8,950.00
Security Clearing	2999	-5.00
<b>Total ACCOUNTS PAYABLE</b>		<b>8,945.00</b>
<b>Total Liabilities</b>		<b>8,945.00</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		-12,662.39
Calculated Prior Years Retained Earnings		81,809.44
<b>Total Capital</b>		<b>498,143.96</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>507,088.96</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: Sep 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	16,120.00	145,080.00
Fines (Violations)	4135	0.00	0.00
Late Fees/Finance Charges	4145	0.00	40.43
Legal & Prof Fee Recovery	4150	0.00	0.00
Transfer Fee Income	4155	0.00	250.00
Member Service Reimbursement	4160	0.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>16,120.00</b>	<b>145,370.43</b>
<b>Total Operating Income</b>		<b>16,120.00</b>	<b>145,370.43</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	0.00	254.25
Business Filing Fees	6025	0.00	43.00
Insurance	6070	0.00	30,709.00
Legal Fee	6085	0.00	897.50
Misc. Admin.	6105	0.00	23.72
Postage and Delivery	6125	9.35	101.70
Printing and Reproduction	6130	27.00	268.25
Professional Fees	6135	0.00	0.00
Property Management Fee	6140	1,152.00	10,453.00
Property Transfer Fee	6145	0.00	250.00
Taxes	6170	0.00	1,633.00
Web Site Design & Management	6180	0.00	0.00
Web Site Hosting & Domain	6185	0.00	513.10
<b>Total ADMINISTRATIVE</b>		<b>1,188.35</b>	<b>45,146.52</b>
<b>CAPITAL EXPENSES</b>			
Capital Expense:Cap Ex - Fence	6330	0.00	10,584.15
Drainage Repairs	6365	0.00	0.00
Fence Repairs - Perimeter	6395	0.00	1,010.00
Irrigation	6425	8,580.00	8,580.00
Patio/Deck Repair/Replacement	6460	0.00	0.00
<b>Total CAPITAL EXPENSES</b>		<b>8,580.00</b>	<b>20,174.15</b>
<b>LANDSCAPE MAINTENANCE</b>			
Aeration	6835	0.00	840.00
Backflow Testing	6840	0.00	300.00
Clean Up Spring/Fall	6850	0.00	5,650.00
Irrigation Maintenance	6880	568.17	4,634.38
Landscape Contract	6885	3,150.00	11,970.00

## Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Lawn Fertilizing/Weed Control	6890	0.00	9,095.40
Misc. Landscape Mtce	6895	0.00	45.00
Snow Removal	6935	0.00	5,035.62
Tree Mtce (Bug Control & Fert)	6955	0.00	2,650.00
Tree Trimming/Removal/Replace	6960	0.00	665.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>3,718.17</b>	<b>40,885.40</b>
<b>MAINTENANCE</b>			
Fence Maintenance	7130	0.00	0.00
Lighting Maintenance	7135	0.00	285.92
Misc. Maintenance	7140	0.00	0.00
Pest Control - Buildings	7155	0.00	1,425.00
Signs & Mail Boxes	7170	0.00	724.21
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>2,435.13</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Building Maintenance	7215	0.00	6,882.00
Gutter Maintenance	7260	2,850.00	3,250.00
Maintenace Roof	7275	0.00	0.00
Paving Sealcoating	7280	6,142.00	6,142.00
<b>Painting</b>			
Painting - Buildings	7295	0.00	20,139.00
Painting/Staining Decks	7310	0.00	0.00
<b>Total Painting</b>		<b>0.00</b>	<b>20,139.00</b>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>8,992.00</b>	<b>36,413.00</b>
<b>REPAIRS</b>			
Irrigation Repair	7530	0.00	0.00
Roof Repair	7585	4,000.00	4,000.00
<b>Total REPAIRS</b>		<b>4,000.00</b>	<b>4,000.00</b>
<b>UTILITIES</b>			
Electric	7810	81.34	616.29
Storm Drainage	7840	0.00	0.00
<b>Total UTILITIES</b>		<b>81.34</b>	<b>616.29</b>
<b>Water</b>			
Wastewater	7845	0.00	0.00
Water - City of Longmont	7865	2,186.27	12,835.06
<b>Total Water</b>		<b>2,186.27</b>	<b>12,835.06</b>
<b>Total Operating Expense</b>		<b>28,746.13</b>	<b>162,505.55</b>
<b>NOI - Net Operating Income</b>		<b>-12,626.13</b>	<b>-17,135.12</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	924.74	924.74
Interest Income:CD Interest	8010	0.00	3,541.15
Interest Income:Interest 1st Money Mkt	8020	0.00	6.84

## Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Interest Income:Interest CD 56 4/27/18	8045	0.00	0.00
Interest Income:Interest CD 79	8050	0.00	0.00
Interest Income:Interest from Premier 44	8065	0.00	0.00
<b>Total INTEREST INCOME</b>		<b>924.74</b>	<b>4,472.73</b>
<b>Other Income</b>			
Other Income:Miscellaneous	8110	0.00	0.00
Other Income:NGLA Grant	8115	0.00	0.00
<b>Total Other Income</b>		<b>0.00</b>	<b>0.00</b>
<b>Total Other Income</b>		<b>924.74</b>	<b>4,472.73</b>
<b>Net Other Income</b>		<b>924.74</b>	<b>4,472.73</b>
Total Income		17,044.74	149,843.16
Total Expense		28,746.13	162,505.55
<b>Net Income</b>		<b>-11,701.39</b>	<b>-12,662.39</b>

## Annual Budget - Comparative

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

As of: Sep 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	16,120.00	16,120.00	0.00	145,080.00	145,080.00	0.00	193,440.00
Late Fees/Finance Charges	4145	0.00	0.00	0.00	40.43	0.00	40.43	0.00
Transfer Fee Income	4155	0.00	0.00	0.00	250.00	0.00	250.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>16,120.00</b>	<b>16,120.00</b>	<b>0.00</b>	<b>145,370.43</b>	<b>145,080.00</b>	<b>290.43</b>	<b>193,440.00</b>
<b>Total Operating Income</b>		<b>16,120.00</b>	<b>16,120.00</b>	<b>0.00</b>	<b>145,370.43</b>	<b>145,080.00</b>	<b>290.43</b>	<b>193,440.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>		<b>6000</b>						
Accounting Fees	6005	0.00	0.00	0.00	254.25	250.00	-4.25	250.00
Business Filing Fees	6025	0.00	0.00	0.00	43.00	35.00	-8.00	35.00
Insurance	6070	0.00	0.00	0.00	30,709.00	30,000.00	-709.00	30,000.00
Legal Fee	6085	0.00	200.00	200.00	897.50	800.00	-97.50	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	23.72	0.00	-23.72	30.00
Postage and Delivery	6125	9.35	5.00	-4.35	101.70	105.00	3.30	200.00
Printing and Reproduction	6130	27.00	15.00	-12.00	268.25	165.00	-103.25	375.00
Property Management Fee	6140	1,152.00	1,152.00	0.00	10,453.00	10,368.00	-85.00	13,824.00
Property Transfer Fee	6145	0.00	0.00	0.00	250.00	0.00	-250.00	0.00
Taxes	6170	0.00	0.00	0.00	1,633.00	175.00	-1,458.00	175.00
Web Site Design & Management	6180	0.00	0.00	0.00	0.00	180.00	180.00	180.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	513.10	110.00	-403.10	110.00
<b>Total ADMINISTRATIVE</b>		<b>1,188.35</b>	<b>1,372.00</b>	<b>183.65</b>	<b>45,146.52</b>	<b>42,188.00</b>	<b>-2,958.52</b>	<b>46,179.00</b>
<b>CAPITAL EXPENSES</b>		<b>6300</b>						
Capital Expense:Cap Ex - Fence	6330	0.00	0.00	0.00	10,584.15	0.00	-10,584.15	0.00
Fence Repairs - Perimeter	6395	0.00	0.00	0.00	1,010.00	0.00	-1,010.00	0.00
Irrigation	6425	8,580.00	0.00	-8,580.00	8,580.00	0.00	-8,580.00	4,500.00
<b>Total CAPITAL EXPENSES</b>		<b>8,580.00</b>	<b>0.00</b>	<b>-8,580.00</b>	<b>20,174.15</b>	<b>0.00</b>	<b>-20,174.15</b>	<b>4,500.00</b>
<b>LANDSCAPE MAINTENANCE</b>		<b>6830</b>						
Aeration	6835	0.00	0.00	0.00	840.00	800.00	-40.00	800.00
Backflow Testing	6840	0.00	0.00	0.00	300.00	400.00	100.00	400.00
Shrub Trimming/Replacement	6845	0.00	1,000.00	1,000.00	0.00	3,000.00	3,000.00	3,000.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	5,650.00	2,750.00	-2,900.00	8,250.00
Irrigation Maintenance	6880	568.17	0.00	-568.17	4,634.38	0.00	-4,634.38	0.00
Landscape Contract	6885	3,150.00	2,400.00	-750.00	11,970.00	11,200.00	-770.00	16,200.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	9,095.40	10,000.00	904.60	10,000.00
Misc. Landscape Mtce	6895	0.00	250.00	250.00	45.00	750.00	705.00	1,000.00
Snow Removal	6935	0.00	0.00	0.00	5,035.62	12,000.00	6,964.38	15,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	2,650.00	3,000.00	350.00	3,000.00

## 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	665.00	6,000.00	5,335.00	8,000.00
<b>Total LANDSCAPE MAINTENANCE</b>		<u>3,718.17</u>	<u>3,650.00</u>	<u>-68.17</u>	<u>40,885.40</u>	<u>49,900.00</u>	<u>9,014.60</u>	<u>65,650.00</u>
<b>MAINTENANCE</b>	<b>7100</b>							
Lighting Maintenance	7135	0.00	0.00	0.00	285.92	300.00	14.08	500.00
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Pest Control - Buildings	7155	0.00	0.00	0.00	1,425.00	0.00	-1,425.00	0.00
Signs & Mail Boxes	7170	0.00	0.00	0.00	724.21	0.00	-724.21	0.00
<b>Total MAINTENANCE</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,435.13</u>	<u>800.00</u>	<u>-1,635.13</u>	<u>1,000.00</u>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Building Maintenance	7215	0.00	500.00	500.00	6,882.00	1,000.00	-5,882.00	1,000.00
Gutter Maintenance	7260	2,850.00	0.00	-2,850.00	3,250.00	4,000.00	750.00	7,000.00
Maintenace Roof	7275	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
Paving Sealcoating	7280	6,142.00	6,000.00	-142.00	6,142.00	6,000.00	-142.00	6,000.00
<b>Painting</b>	<b>7285</b>							
Painting - Buildings	7295	0.00	0.00	0.00	20,139.00	21,000.00	861.00	21,000.00
<b>Total Painting</b>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,139.00</u>	<u>21,000.00</u>	<u>861.00</u>	<u>21,000.00</u>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<u>8,992.00</u>	<u>6,500.00</u>	<u>-2,492.00</u>	<u>36,413.00</u>	<u>32,500.00</u>	<u>-3,913.00</u>	<u>36,000.00</u>
<b>REPAIRS</b>	<b>7500</b>							
Concrete Repair	7510	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Irrigation Repair	7530	0.00	500.00	500.00	0.00	3,500.00	3,500.00	4,000.00
Roof Repair	7585	4,000.00	0.00	-4,000.00	4,000.00	500.00	-3,500.00	1,000.00
<b>Total REPAIRS</b>		<u>4,000.00</u>	<u>500.00</u>	<u>-3,500.00</u>	<u>4,000.00</u>	<u>5,000.00</u>	<u>1,000.00</u>	<u>6,000.00</u>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	81.34	45.00	-36.34	616.29	410.00	-206.29	550.00
<b>Total UTILITIES</b>		<u>81.34</u>	<u>45.00</u>	<u>-36.34</u>	<u>616.29</u>	<u>410.00</u>	<u>-206.29</u>	<u>550.00</u>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	2,186.27	2,500.00	313.73	12,835.06	14,300.00	1,464.94	20,000.00
<b>Total Water</b>		<u>2,186.27</u>	<u>2,500.00</u>	<u>313.73</u>	<u>12,835.06</u>	<u>14,300.00</u>	<u>1,464.94</u>	<u>20,000.00</u>
<b>Total Operating Expense</b>		<u>28,746.13</u>	<u>14,567.00</u>	<u>-14,179.13</u>	<u>162,505.55</u>	<u>145,098.00</u>	<u>-17,407.55</u>	<u>179,879.00</u>
<b>Total Operating Income</b>		16,120.00	16,120.00	0.00	145,370.43	145,080.00	290.43	193,440.00
<b>Total Operating Expense</b>		<u>28,746.13</u>	<u>14,567.00</u>	<u>-14,179.13</u>	<u>162,505.55</u>	<u>145,098.00</u>	<u>-17,407.55</u>	<u>179,879.00</u>
<b>NOI - Net Operating Income</b>		<u>-12,626.13</u>	<u>1,553.00</u>	<u>-14,179.13</u>	<u>-17,135.12</u>	<u>-18.00</u>	<u>-17,117.12</u>	<u>13,561.00</u>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	924.74	375.00	549.74	924.74	3,375.00	-2,450.26	4,500.00
Interest Income:CD Interest	8010	0.00	0.00	0.00	3,541.15	0.00	3,541.15	0.00
Interest Income:Interest 1st Money Mkt	8020	0.00	0.00	0.00	6.84	0.00	6.84	0.00
<b>Total INTEREST INCOME</b>		<u>924.74</u>	<u>375.00</u>	<u>549.74</u>	<u>4,472.73</u>	<u>3,375.00</u>	<u>1,097.73</u>	<u>4,500.00</u>
<b>Total Other Income</b>		<u>924.74</u>	<u>375.00</u>	<u>549.74</u>	<u>4,472.73</u>	<u>3,375.00</u>	<u>1,097.73</u>	<u>4,500.00</u>

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Net Other Income</b>		924.74	375.00	549.74	4,472.73	3,375.00	1,097.73	4,500.00
Total Income		17,044.74	16,495.00	549.74	149,843.16	148,455.00	1,388.16	197,940.00
Total Expense		28,746.13	14,567.00	-14,179.13	162,505.55	145,098.00	-17,407.55	179,879.00
<b>Net Income</b>		<b>-11,701.39</b>	<b>1,928.00</b>	<b>-13,629.39</b>	<b>-12,662.39</b>	<b>3,357.00</b>	<b>-16,019.39</b>	<b>18,061.00</b>