

Balance Sheet

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

As of: 10/31/2020

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Operating Fund	1165	53,916.58
Total OPERATING CASH		53,916.58
RESERVE ACCOUNTS		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	51,661.86
Reserves:1st Bank Money Market	1340	34,671.64
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
Total RESERVE ACCOUNTS		448,590.51
Total Cash		502,507.09
TOTAL ASSETS		502,507.09
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Prepaid Assessments	2025	7,390.00
Security Clearing	2999	-5.00
Total ACCOUNTS PAYABLE		7,385.00
Total Liabilities		7,385.00
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,846.91
Total Capital Stock		429,196.91
Calculated Retained Earnings		-15,684.28
Calculated Prior Years Retained Earnings		81,809.44
Total Capital		495,122.09
TOTAL LIABILITIES & CAPITAL		502,507.09

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: Oct 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
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	15,810.00	160,890.00
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	250.00	500.00
Member Service Reimbursement	4160	0.00	0.00
Total ASSOCIATION INCOME		16,060.00	161,430.43
Total Operating Income		16,060.00	161,430.43
Expense			
ADMINISTRATIVE			
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	65.00	962.50
Misc. Admin.	6105	0.00	23.72
Postage and Delivery	6125	7.15	108.85
Printing and Reproduction	6130	22.75	291.00
Professional Fees	6135	0.00	0.00
Property Management Fee	6140	1,152.00	11,605.00
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
Total ADMINISTRATIVE		1,248.80	46,393.42
CAPITAL EXPENSES			
Building Repairs - Reserves	6320	5,800.00	5,800.00
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	0.00	8,580.00
Patio/Deck Repair/Replacement	6460	0.00	0.00
Total CAPITAL EXPENSES		5,800.00	25,974.15
LANDSCAPE MAINTENANCE			
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	298.76	4,933.14

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Landscape Contract	6885	2,520.00	14,490.00
Lawn Fertilizing/Weed Control	6890	0.00	9,085.40
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	6,735.00	7,400.00
Total LANDSCAPE MAINTENANCE		9,553.76	50,439.16
MAINTENANCE			
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
Total MAINTENANCE		0.00	2,435.13
BUILDING/STRUCTURE/MAINTENANCE			
Building Maintenance	7215	0.00	6,882.00
Gutter Maintenance	7260	200.00	3,450.00
Maintenance Roof	7275	0.00	0.00
Paving Sealcoating	7280	0.00	6,142.00
Painting			
Painting - Buildings	7295	0.00	20,139.00
Painting/Staining Decks	7310	0.00	0.00
Total Painting		0.00	20,139.00
Total BUILDING/STRUCTURE/MAINTENANCE		200.00	38,813.00
REPAIRS			
Irrigation Repair	7530	0.00	0.00
Roof Repair	7585	0.00	4,000.00
Total REPAIRS		0.00	4,000.00
UTILITIES			
Electric	7810	78.10	694.39
Storm Drainage	7840	0.00	0.00
Total UTILITIES		78.10	694.39
Water			
Wastewater	7845	0.00	0.00
Water - City of Longmont	7865	2,203.68	15,038.74
Total Water		2,203.68	15,038.74
Total Operating Expense		19,082.44	181,587.99
NOI - Net Operating Income		-3,022.44	-20,157.56
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	0.57	925.31
Interest Income:CD Interest	8010	0.00	3,541.15

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Interest Income:Interest 1st Money Mkt	8020	0.00	6.84
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
Total INTEREST INCOME		0.57	4,473.30
Other Income			
Other Income:Miscellaneous	8110	0.00	0.00
Other Income:NGLA Grant	8115	0.00	0.00
Total Other Income		0.00	0.00
Total Other Income		0.57	4,473.30
Net Other Income		0.57	4,473.30
Total Income		16,060.57	165,903.73
Total Expense		19,082.44	181,587.99
Net Income		-3,021.87	-15,684.26

Annual Budget - Comparative

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

As of: Oct 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
Income								
ASSOCIATION INCOME	4000							
HOA Dues	4010	15,810.00	16,120.00	-310.00	160,890.00	161,200.00	-310.00	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	250.00	0.00	250.00	500.00	0.00	500.00	0.00
Total ASSOCIATION INCOME		<u>16,060.00</u>	<u>16,120.00</u>	<u>-60.00</u>	<u>161,430.43</u>	<u>161,200.00</u>	<u>230.43</u>	<u>193,440.00</u>
Total Operating Income		<u>16,060.00</u>	<u>16,120.00</u>	<u>-60.00</u>	<u>161,430.43</u>	<u>161,200.00</u>	<u>230.43</u>	<u>193,440.00</u>
Expense								
ADMINISTRATIVE	6000							
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	65.00	0.00	-65.00	982.50	800.00	-182.50	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	23.72	0.00	-23.72	30.00
Postage and Delivery	6125	7.15	15.00	7.85	108.85	120.00	11.15	200.00
Printing and Reproduction	6130	22.75	50.00	27.25	291.00	215.00	-76.00	375.00
Property Management Fee	6140	1,152.00	1,152.00	0.00	11,605.00	11,520.00	-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
Total ADMINISTRATIVE		<u>1,248.90</u>	<u>1,217.00</u>	<u>-29.90</u>	<u>48,393.42</u>	<u>43,405.00</u>	<u>-2,988.42</u>	<u>48,179.00</u>
CAPITAL EXPENSES	6300							
Building Repairs - Reserves	6320	5,800.00	0.00	-5,800.00	5,800.00	0.00	-5,800.00	0.00
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	0.00	4,500.00	4,500.00	8,580.00	4,500.00	-4,080.00	4,500.00
Total CAPITAL EXPENSES		<u>5,800.00</u>	<u>4,500.00</u>	<u>-1,300.00</u>	<u>25,974.15</u>	<u>4,500.00</u>	<u>-21,474.15</u>	<u>4,500.00</u>
LANDSCAPE MAINTENANCE	6830							
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	0.00	0.00	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	298.78	0.00	-298.78	4,933.14	0.00	-4,933.14	0.00
Landscape Contract	6885	2,520.00	3,000.00	480.00	14,480.00	14,200.00	-280.00	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	0.00	0.00	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

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	2,850.00	3,000.00	350.00	3,000.00
Tree Trimming/Removal/ Replace	6980	6,735.00	0.00	-6,735.00	7,400.00	6,000.00	-1,400.00	8,000.00
Total LANDSCAPE MAINTENANCE		<u>9,553.76</u>	<u>3,000.00</u>	<u>-6,553.76</u>	<u>50,439.16</u>	<u>52,900.00</u>	<u>2,460.84</u>	<u>65,650.00</u>
MAINTENANCE	7100							
Lighting Maintenance	7135	0.00	100.00	100.00	285.92	400.00	114.08	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
Total MAINTENANCE		<u>0.00</u>	<u>100.00</u>	<u>100.00</u>	<u>2,435.13</u>	<u>900.00</u>	<u>-1,535.13</u>	<u>1,000.00</u>
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	0.00	0.00	6,882.00	1,000.00	-5,882.00	1,000.00
Gutter Maintenance	7260	200.00	0.00	-200.00	3,450.00	4,000.00	550.00	7,000.00
Maintenance Roof	7275	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
Paving Sealcoating	7280	0.00	0.00	0.00	6,142.00	6,000.00	-142.00	6,000.00
Painting	7285							
Painting - Buildings	7295	0.00	0.00	0.00	20,139.00	21,000.00	861.00	21,000.00
Total Painting		<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>
Total BUILDING/STRUCTURE/ MAINTENANCE		<u>200.00</u>	<u>0.00</u>	<u>-200.00</u>	<u>36,613.00</u>	<u>32,500.00</u>	<u>-4,113.00</u>	<u>36,000.00</u>
REPAIRS	7500							
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	4,000.00	4,000.00	4,000.00
Roof Repair	7585	0.00	0.00	0.00	4,000.00	500.00	-3,500.00	1,000.00
Total REPAIRS		<u>0.00</u>	<u>500.00</u>	<u>500.00</u>	<u>4,000.00</u>	<u>5,500.00</u>	<u>1,500.00</u>	<u>6,000.00</u>
UTILITIES	7800							
Electric	7810	78.10	45.00	-33.10	694.39	455.00	-239.39	550.00
Total UTILITIES		<u>78.10</u>	<u>45.00</u>	<u>-33.10</u>	<u>694.39</u>	<u>455.00</u>	<u>-239.39</u>	<u>550.00</u>
Water	7860							
Water - City of Longmont	7865	2,203.68	2,200.00	-3.68	15,038.74	16,500.00	1,461.26	20,000.00
Total Water		<u>2,203.68</u>	<u>2,200.00</u>	<u>-3.68</u>	<u>15,038.74</u>	<u>16,500.00</u>	<u>1,461.26</u>	<u>20,000.00</u>
Total Operating Expense		<u>19,082.44</u>	<u>11,562.00</u>	<u>-7,520.44</u>	<u>181,587.99</u>	<u>156,660.00</u>	<u>-24,927.99</u>	<u>179,879.00</u>
Total Operating Income		16,060.00	16,120.00	-60.00	161,430.43	161,200.00	230.43	193,440.00
Total Operating Expense		<u>19,082.44</u>	<u>11,562.00</u>	<u>-7,520.44</u>	<u>181,587.99</u>	<u>156,660.00</u>	<u>-24,927.99</u>	<u>179,879.00</u>
NOI - Net Operating Income		<u>-3,022.44</u>	<u>4,558.00</u>	<u>-7,580.44</u>	<u>-20,157.56</u>	<u>4,540.00</u>	<u>-24,697.56</u>	<u>13,561.00</u>
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	0.57	375.00	-374.43	925.31	3,750.00	-2,824.69	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
Total INTEREST INCOME		<u>0.57</u>	<u>375.00</u>	<u>-374.43</u>	<u>4,473.30</u>	<u>3,750.00</u>	<u>723.30</u>	<u>4,500.00</u>
Total Other Income		<u>0.57</u>	<u>375.00</u>	<u>-374.43</u>	<u>4,473.30</u>	<u>3,750.00</u>	<u>723.30</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
Net Other Income		0.57	375.00	-374.43	4,473.30	3,750.00	723.30	4,500.00
Total Income		16,080.57	16,495.00	-434.43	165,903.73	164,950.00	953.73	197,940.00
Total Expense		19,082.44	11,562.00	-7,520.44	181,587.99	156,660.00	-24,927.99	179,879.00
Net Income		<u>-3,021.87</u>	<u>4,933.00</u>	<u>-7,954.87</u>	<u>-15,684.26</u>	<u>8,280.00</u>	<u>-23,974.26</u>	<u>18,061.00</u>