

## Balance Sheet

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

As of: 01/31/2021 (End of Last Month)

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	18,610.44
<b>Total OPERATING CASH</b>		<b>18,610.44</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	51,675.31
Reserves:1st Bank Money Market	1340	34,673.37
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/27/21	1345	51,475.08
Reserves: HR 1st Bank CD 56 1stbank 04/29/20	1355	52,965.07
Reserves: HR 1st Bank CD 79 1stbank 11/18/20	1360	51,494.81
Reserves: HR 1st Bank CD 76 6/3/20	1363	51,817.83
Reserves: HR 1st Bank CD 06 09/04/20	1366	51,701.43
Reserves: HR 1st Bank CD 09 12/07/20	1367	51,561.67
Reserves: HR 1st Bank CD 01 12/31/20	1368	51,756.85
<b>Total RESERVE ACCOUNTS</b>		<b>449,121.42</b>
<b>Total Cash</b>		<b>467,731.86</b>
<b>TOTAL ASSETS</b>		<b>467,731.86</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>ACCOUNTS PAYABLE</b>		
Security Clearing	2999	-5.00
<b>Total ACCOUNTS PAYABLE</b>		<b>-5.00</b>
<b>Total Liabilities</b>		<b>-5.00</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		-33,438.24
Calculated Prior Years Retained Earnings		72,178.19
<b>Total Capital</b>		<b>467,736.86</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>467,731.86</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: Jan 2021

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>			
Prepaid Assessments	2025	7,120.00	7,120.00
HOA Dues	4010	17,360.00	17,360.00
Late Fees/Finance Charges	4145	41.28	41.28
Member Service Reimbursement	4160	75.00	75.00
<b>Total ASSOCIATION INCOME</b>		<b>24,596.28</b>	<b>24,596.28</b>
<b>Total Operating Income</b>		<b>24,596.28</b>	<b>24,596.28</b>
<b>Expense</b>			
<b>ADMINISTRATIVE</b>			
Accounting Fees	6005	375.00	375.00
Business Filing Fees	6025	10.00	10.00
Insurance	6070	40,651.00	40,651.00
Legal Fee	6085	227.50	227.50
Postage and Delivery	6125	7.70	7.70
Printing and Reproduction	6130	19.00	19.00
Property Management Fee	6140	1,152.00	1,152.00
Taxes	6170	777.00	777.00
Web Site Hosting & Domain	6185	35.96	35.96
<b>Total ADMINISTRATIVE</b>		<b>43,255.16</b>	<b>43,255.16</b>
<b>CAPITAL EXPENSES</b>			
Fence Repairs - Perimeter	6395	0.00	0.00
Paving & Concrete	6465	6,430.00	6,430.00
<b>Total CAPITAL EXPENSES</b>		<b>6,430.00</b>	<b>6,430.00</b>
<b>LANDSCAPE MAINTENANCE</b>			
Clean Up Spring/Fall	6850	0.00	0.00
Snow Removal	6935	2,825.00	2,825.00
Tree Trimming/Removal/Replace	6960	4,500.00	4,500.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>7,325.00</b>	<b>7,325.00</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>			
Gutter Maintenance	7260	0.00	0.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>
<b>UTILITIES</b>			
Electric	7810	83.68	83.68
<b>Total UTILITIES</b>		<b>83.68</b>	<b>83.68</b>
<b>Water</b>			
Water - City of Longmont	7865	986.62	986.62
<b>Total Water</b>		<b>986.62</b>	<b>986.62</b>

## Income Statement

Account Name	Account Number	Selected Month	Year to Month End
<b>Total Operating Expense</b>		<b>58,080.46</b>	<b>58,080.46</b>
<b>NOI - Net Operating Income</b>		<b>-33,484.18</b>	<b>-33,484.18</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
<b>INTEREST INCOME</b>			
Interest Income - other	8005	45.94	45.94
Interest Income:CD Interest	8010	0.00	0.00
Interest Income:Interest 1st Money Mkt	8020	0.00	0.00
<b>Total INTEREST INCOME</b>		<b>45.94</b>	<b>45.94</b>
<b>Total Other Income</b>		<b>45.94</b>	<b>45.94</b>
<b>Net Other Income</b>		<b>45.94</b>	<b>45.94</b>
Total Income		24,642.22	24,642.22
Total Expense		58,080.46	58,080.46
<b>Net Income</b>		<b>-33,438.24</b>	<b>-33,438.24</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: Jan 2021

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>							
Prepaid Assessments	2025	7,120.00	0.00	7,120.00	7,120.00	0.00	7,120.00	0.00
HOA Dues	4010	17,360.00	16,120.00	1,240.00	17,360.00	16,120.00	1,240.00	193,440.00
Late Fees/Finance Charges	4145	41.28	0.00	41.28	41.28	0.00	41.28	0.00
Member Service Reimbursement	4160	75.00	0.00	75.00	75.00	0.00	75.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>24,596.28</b>	<b>16,120.00</b>	<b>8,476.28</b>	<b>24,596.28</b>	<b>16,120.00</b>	<b>8,476.28</b>	<b>193,440.00</b>
<b>Total Operating Income</b>		<b>24,596.28</b>	<b>16,120.00</b>	<b>8,476.28</b>	<b>24,596.28</b>	<b>16,120.00</b>	<b>8,476.28</b>	<b>193,440.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>	<b>6000</b>							
Accounting Fees	6005	375.00	0.00	-375.00	375.00	0.00	-375.00	350.00
Business Filing Fees	6025	10.00	10.00	0.00	10.00	10.00	0.00	45.00
Insurance	6070	40,651.00	35,000.00	-5,651.00	40,651.00	35,000.00	-5,651.00	35,000.00
Legal Fee	6085	227.50	0.00	-227.50	227.50	0.00	-227.50	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Postage and Delivery	6125	7.70	10.00	2.30	7.70	10.00	2.30	225.00
Printing and Reproduction	6130	19.00	27.00	8.00	19.00	27.00	8.00	550.00
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	777.00	0.00	-777.00	777.00	0.00	-777.00	2,000.00
Web Site Design & Management	6180	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Web Site Hosting & Domain	6185	35.96	0.00	-35.96	35.96	0.00	-35.96	110.00
<b>Total ADMINISTRATIVE</b>		<b>43,255.16</b>	<b>36,199.00</b>	<b>-7,056.16</b>	<b>43,255.16</b>	<b>36,199.00</b>	<b>-7,056.16</b>	<b>53,314.00</b>
<b>CAPITAL EXPENSES</b>	<b>6300</b>							
Irrigation	6425	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
Landscape Refurbishment	6440	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Painting	6459	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
Paving & Concrete	6465	6,430.00	0.00	-6,430.00	6,430.00	0.00	-6,430.00	0.00
<b>Total CAPITAL EXPENSES</b>		<b>6,430.00</b>	<b>0.00</b>	<b>-6,430.00</b>	<b>6,430.00</b>	<b>0.00</b>	<b>-6,430.00</b>	<b>31,500.00</b>
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
Aeration	6835	0.00	0.00	0.00	0.00	0.00	0.00	840.00
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	0.00	2,900.00	2,900.00	0.00	2,900.00	2,900.00	8,250.00
Landscape Contract	6885	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	0.00	0.00	0.00	9,100.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Snow Removal	6935	2,825.00	2,500.00	-325.00	2,825.00	2,500.00	-325.00	15,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00

## 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	4,500.00	0.00	-4,500.00	4,500.00	0.00	-4,500.00	8,000.00
<b>Total LANDSCAPE MAINTENANCE</b>		<b>7,325.00</b>	<b>5,400.00</b>	<b>-1,925.00</b>	<b>7,325.00</b>	<b>5,400.00</b>	<b>-1,925.00</b>	<b>68,090.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Pest Control - Buildings	7155	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>1,300.00</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>	<b>7200</b>							
Building Maintenance	7215	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Gutter Maintenance	7260	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
Maintenace Roof	7275	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Paving Sealcoating	7280	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>Total BUILDING/STRUCTURE/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>13,500.00</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
<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>5,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	83.68	80.00	-3.68	83.68	80.00	-3.68	750.00
<b>Total UTILITIES</b>		<b>83.68</b>	<b>80.00</b>	<b>-3.68</b>	<b>83.68</b>	<b>80.00</b>	<b>-3.68</b>	<b>750.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	986.62	1,200.00	213.38	986.62	1,200.00	213.38	20,000.00
<b>Total Water</b>		<b>986.62</b>	<b>1,200.00</b>	<b>213.38</b>	<b>986.62</b>	<b>1,200.00</b>	<b>213.38</b>	<b>20,000.00</b>
<b>Total Operating Expense</b>		<b>58,080.46</b>	<b>42,879.00</b>	<b>-15,201.46</b>	<b>58,080.46</b>	<b>42,879.00</b>	<b>-15,201.46</b>	<b>193,454.00</b>
Total Operating Income		24,596.28	16,120.00	8,476.28	24,596.28	16,120.00	8,476.28	193,440.00
Total Operating Expense		58,080.46	42,879.00	-15,201.46	58,080.46	42,879.00	-15,201.46	193,454.00
<b>NOI - Net Operating Income</b>		<b>-33,484.18</b>	<b>-26,759.00</b>	<b>-6,725.18</b>	<b>-33,484.18</b>	<b>-26,759.00</b>	<b>-6,725.18</b>	<b>-14.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	45.94	575.00	-529.06	45.94	575.00	-529.06	7,000.00
<b>Total INTEREST INCOME</b>		<b>45.94</b>	<b>575.00</b>	<b>-529.06</b>	<b>45.94</b>	<b>575.00</b>	<b>-529.06</b>	<b>7,000.00</b>
<b>Total Other Income</b>		<b>45.94</b>	<b>575.00</b>	<b>-529.06</b>	<b>45.94</b>	<b>575.00</b>	<b>-529.06</b>	<b>7,000.00</b>
<b>Other Expense</b>								
<b>Non Operating Cash Requirements</b>	<b>9000</b>							
Non Operating Cash Requirements:Transfer FROM Reserves	9005	0.00	0.00	0.00	0.00	0.00	0.00	-31,500.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	38,500.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total Non Operating Cash Requirements</b>		0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
<b>Total Other Expense</b>		0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
<b>Net Other Income</b>		45.94	575.00	-529.06	45.94	575.00	-529.06	0.00
<b>Total Income</b>		24,642.22	16,695.00	7,947.22	24,642.22	16,695.00	7,947.22	200,440.00
<b>Total Expense</b>		58,080.46	42,879.00	-15,201.46	58,080.46	42,879.00	-15,201.46	200,454.00
<b>Net Income</b>		-33,438.24	-26,184.00	-7,254.24	-33,438.24	-26,184.00	-7,254.24	-14.00