

Balance Sheet

Portfolios: Hover Ridge Town Homes Condominium Association

As of: 03/31/2021

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	31,144.31
Total OPERATING CASH		31,144.31
RESERVE ACCOUNTS		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	51,687.63
Reserves:1st Bank Money Market	1340	34,674.53
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/27/21	1345	51,484.11
Reserves: HR 1st Bank CD 56 1stbank 04/29/20	1355	52,977.70
Reserves: HR 1st Bank CD 79 1stbank 11/18/20	1360	51,507.09
Reserves: HR 1st Bank CD 76 6/3/20	1363	51,830.18
Reserves: HR 1st Bank CD 06 09/04/20	1366	51,713.76
Reserves: HR 1st Bank CD 09 12/07/20	1367	51,573.96
Reserves: HR 1st Bank CD 01 12/31/20	1368	51,769.19
Total RESERVE ACCOUNTS		449,218.15
Total Cash		480,362.46
TOTAL ASSETS		480,362.46
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Security Clearing	2999	-5.00
Total ACCOUNTS PAYABLE		-5.00
Prepaid Assessments	2025	12,000.00
Total Liabilities		11,995.00
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		-27,297.64
Calculated Prior Years Retained Earnings		66,668.19
Total Capital		468,367.46
TOTAL LIABILITIES & CAPITAL		480,362.46

Income Statement

Trio Property Management

Portfolios: Hover Ridge Town Homes Condominium Association

As of: Mar 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
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	16,120.00	49,600.00
Late Fees/Finance Charges	4145	0.00	41.28
Member Service Reimbursement	4160	0.00	75.00
Total ASSOCIATION INCOME		16,120.00	49,716.28
Total Operating Income		16,120.00	49,716.28
Expense			
ADMINISTRATIVE			
Accounting Fees	6005	16.87	391.87
Business Filing Fees	6025	0.00	48.00
Insurance	6070	0.00	40,651.00
Legal Fee	6085	0.00	227.50
Misc. Admin.	6105	0.00	0.00
Misc. Office Expenses & Supplies	6110	42.75	42.75
Postage and Delivery	6125	16.20	34.35
Printing and Reproduction	6130	20.25	70.00
Professional Fees	6135	750.00	750.00
Property Management Fee	6140	1,152.00	3,456.00
Taxes	6170	0.00	777.00
Web Site Hosting & Domain	6185	0.00	35.96
Total ADMINISTRATIVE		1,998.07	46,484.43
CAPITAL EXPENSES			
Fence Repairs - Perimeter	6395	0.00	0.00
Paving & Concrete	6465	0.00	6,430.00
Total CAPITAL EXPENSES		0.00	6,430.00
LANDSCAPE MAINTENANCE			
Clean Up Spring/Fall	6850	0.00	0.00
Lawn Fertilizing/Weed Control	6890	0.00	9,562.70
Snow Removal	6935	3,510.00	7,925.00
Tree Trimming/Removal/Replace	6960	0.00	4,500.00
Total LANDSCAPE MAINTENANCE		3,510.00	21,987.70
MAINTENANCE			
Pest Control - Buildings	7155	0.00	0.00
Signs & Mail Boxes	7170	0.00	0.00
Total MAINTENANCE		0.00	0.00
BUILDING/STRUCTURE/MAINTENANCE			
Gutter Maintenance	7260	0.00	0.00

Income Statement

Account Name	Account Number	Selected Month	Year to Month End
Total BUILDING/STRUCTURE/ MAINTENANCE		<u>0.00</u>	<u>0.00</u>
UTILITIES			
Electric	7810	0.00	176.29
Total UTILITIES		<u>0.00</u>	<u>176.29</u>
Water			
Water - City of Longmont	7865	0.00	2,078.17
Total Water		<u>0.00</u>	<u>2,078.17</u>
Total Operating Expense		<u>5,508.07</u>	<u>77,156.59</u>
NOI - Net Operating Income		10,611.93	-27,440.31
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income - other	8005	0.00	46.47
Interest Income:CD Interest	8010	46.05	95.57
Interest Income:Interest 1st Money Mkt	8020	0.63	0.63
Total INTEREST INCOME		<u>46.68</u>	<u>142.67</u>
Total Other Income		<u>46.68</u>	<u>142.67</u>
Net Other Income		46.68	142.67
Total Income		16,166.68	49,858.95
Total Expense		5,508.07	77,156.59
Net Income		<u>10,658.61</u>	<u>-27,297.64</u>

Annual Budget - Comparative

Portfolios: Hover Ridge Town Homes Condominium Association

As of: Mar 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
Income								
ASSOCIATION INCOME	4000							
HOA Dues	4010	16,120.00	16,120.00	0.00	49,600.00	48,360.00	1,240.00	193,440.00
Late Fees/Finance Charges	4145	0.00	0.00	0.00	41.28	0.00	41.28	0.00
Member Service Reimbursement	4160	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Total ASSOCIATION INCOME		16,120.00	16,120.00	0.00	49,716.28	48,360.00	1,356.28	193,440.00
Total Operating Income		16,120.00	16,120.00	0.00	49,716.28	48,360.00	1,356.28	193,440.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	16.87	0.00	-16.87	391.87	350.00	-41.87	350.00
Business Filing Fees	6025	0.00	0.00	0.00	48.00	45.00	-3.00	45.00
Insurance	6070	0.00	0.00	0.00	40,651.00	35,000.00	-5,651.00	35,000.00
Legal Fee	6085	0.00	0.00	0.00	227.50	350.00	122.50	1,000.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	20.00	20.00	30.00
Misc. Office Expenses & Supplies	6110	42.75	0.00	-42.75	42.75	0.00	-42.75	0.00
Postage and Delivery	6125	16.20	10.00	-6.20	34.35	40.00	5.65	225.00
Printing and Reproduction	6130	20.25	50.00	29.75	70.00	104.00	34.00	550.00
Professional Fees	6135	750.00	0.00	-750.00	750.00	0.00	-750.00	0.00
Property Management Fee	6140	1,152.00	1,152.00	0.00	3,456.00	3,456.00	0.00	13,824.00
Taxes	6170	0.00	0.00	0.00	777.00	2,000.00	1,223.00	2,000.00
Web Site Design & Management	6180	0.00	0.00	0.00	0.00	30.00	30.00	180.00
Web Site Hosting & Domain	6185	0.00	110.00	110.00	35.96	110.00	74.04	110.00
Total ADMINISTRATIVE		1,998.07	1,322.00	-676.07	46,484.43	41,505.00	-4,979.43	53,314.00
CAPITAL EXPENSES	6300							
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	0.00	0.00	0.00	6,430.00	0.00	-6,430.00	0.00
Total CAPITAL EXPENSES		0.00	0.00	0.00	6,430.00	0.00	-6,430.00	31,500.00
LANDSCAPE MAINTENANCE	6830							
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	0.00	0.00	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	9,562.70	9,100.00	-462.70	9,100.00
Misc. Landscape Mtoe	6895	0.00	125.00	125.00	0.00	125.00	125.00	500.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Snow Removal	6935	3,510.00	3,500.00	-10.00	7,925.00	9,000.00	1,075.00	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	4,500.00	2,500.00	-2,000.00	8,000.00
Total LANDSCAPE MAINTENANCE		3,510.00	3,625.00	115.00	21,987.70	23,625.00	1,637.30	68,090.00
MAINTENANCE	7100							
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	50.00	50.00	300.00
Misc. Maintenance	7140	0.00	100.00	100.00	0.00	100.00	100.00	200.00
Pest Control - Buildings	7155	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total MAINTENANCE		0.00	100.00	100.00	0.00	150.00	150.00	1,300.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
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
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	0.00	0.00	0.00	0.00	0.00	13,500.00
REPAIRS	7500							
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
Total REPAIRS		0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
UTILITIES	7800							
Electric	7810	0.00	65.00	65.00	176.29	220.00	43.71	750.00
Total UTILITIES		0.00	65.00	65.00	176.29	220.00	43.71	750.00
Water	7850							
Water - City of Longmont	7865	0.00	1,200.00	1,200.00	2,078.17	3,600.00	1,521.83	20,000.00
Total Water		0.00	1,200.00	1,200.00	2,078.17	3,600.00	1,521.83	20,000.00
Total Operating Expense		5,508.07	6,312.00	803.93	77,156.59	69,100.00	-8,056.59	193,454.00
Total Operating Income		16,120.00	16,120.00	0.00	49,716.28	48,360.00	1,356.28	193,440.00
Total Operating Expense		5,508.07	6,312.00	803.93	77,156.59	69,100.00	-8,056.59	193,454.00
NOI - Net Operating Income		10,611.93	9,808.00	803.93	-27,440.31	-20,740.00	-6,700.31	-14.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	0.00	575.00	-575.00	46.47	1,725.00	-1,678.53	7,000.00
Interest Income:CD Interest	8010	46.05	0.00	46.05	95.57	0.00	95.57	0.00
Interest Income:Interest 1st Money Mkt	8020	0.63	0.00	0.63	0.63	0.00	0.63	0.00
Total INTEREST INCOME		46.68	575.00	-528.32	142.67	1,725.00	-1,582.33	7,000.00
Total Other Income		46.68	575.00	-528.32	142.67	1,725.00	-1,582.33	7,000.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Other Expense								
Non Operating Cash Requirements	9000							
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
Total Non Operating Cash Requirements		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,000.00</u>
Total Other Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,000.00</u>
Net Other Income		46.68	575.00	-528.32	142.67	1,725.00	-1,582.33	0.00
Total Income		16,166.68	16,695.00	-528.32	49,858.95	50,085.00	-226.05	200,440.00
Total Expense		5,508.07	6,312.00	803.93	77,156.59	69,100.00	-8,056.59	200,454.00
Net Income		<u>10,658.61</u>	<u>10,383.00</u>	<u>275.61</u>	<u>-27,297.64</u>	<u>-19,015.00</u>	<u>-8,282.64</u>	<u>-14.00</u>