

Balance Sheet

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

As of: 04/30/2021 (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 |
|---|----------------|-------------------|
| ASSETS | | |
| Cash | | |
| OPERATING CASH | | |
| Operating Fund | 1165 | 41,129.05 |
| Total OPERATING CASH | | 41,129.05 |
| RESERVE ACCOUNTS | | |
| Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20 | 1335 | 51,687.63 |
| Reserves:1st Bank Money Market | 1340 | 34,675.10 |
| 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 | | 449,218.72 |
| Total Cash | | 490,347.77 |
| TOTAL ASSETS | | 490,347.77 |
| LIABILITIES & CAPITAL | | |
| Liabilities | | |
| ACCOUNTS PAYABLE | | |
| Security Clearing | 2999 | -5.00 |
| Total ACCOUNTS PAYABLE | | -5.00 |
| Prepaid Assessments | 2025 | 11,370.00 |
| Total Liabilities | | 11,365.00 |
| Capital | | |
| Capital Stock | | |
| Reserve Equity | 3030 | 234,350.00 |
| Retained Earnings | 3045 | 194,646.91 |
| Total Capital Stock | | 428,996.91 |
| Calculated Retained Earnings | | -16,682.33 |
| Calculated Prior Years Retained Earnings | | 66,668.19 |
| Total Capital | | 478,982.77 |
| TOTAL LIABILITIES & CAPITAL | | 490,347.77 |

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: Apr 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 | 65,720.00 |
| Late Fees/Finance Charges | 4145 | 0.00 | 41.28 |
| Transfer Fee Income | 4155 | 250.00 | 250.00 |
| Member Service Reimbursement | 4160 | 0.00 | 75.00 |
| Total ASSOCIATION INCOME | | 16,370.00 | 66,086.28 |
| Total Operating Income | | 16,370.00 | 66,086.28 |
| Expense | | | |
| ADMINISTRATIVE | | | |
| Accounting Fees | 6005 | 0.00 | 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 | 0.00 | 42.75 |
| Postage and Delivery | 6125 | 7.15 | 41.50 |
| Printing and Reproduction | 6130 | 20.75 | 90.75 |
| Professional Fees | 6135 | 0.00 | 750.00 |
| Property Management Fee | 6140 | 1,152.00 | 4,608.00 |
| Taxes | 6170 | 0.00 | 777.00 |
| Web Site Hosting & Domain | 6185 | 0.00 | 35.96 |
| Total ADMINISTRATIVE | | 1,179.90 | 47,664.33 |
| 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 | 2,260.00 | 10,185.00 |
| Tree Trimming/Removal/Replace | 6960 | 225.00 | 4,725.00 |
| Total LANDSCAPE MAINTENANCE | | 2,485.00 | 24,472.70 |
| 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 | 189.84 | 366.13 |
| Total UTILITIES | | <u>189.84</u> | <u>366.13</u> |
| Water | | | |
| Water - City of Longmont | 7865 | 1,900.52 | 3,978.69 |
| Total Water | | <u>1,900.52</u> | <u>3,978.69</u> |
| Total Operating Expense | | <u>5,755.26</u> | <u>82,911.85</u> |
| | | | |
| NOI - Net Operating Income | | 10,614.74 | -16,825.57 |
| | | | |
| Other Income & Expense | | | |
| Other Income | | | |
| INTEREST INCOME | | | |
| Interest Income - other | 8005 | 0.57 | 47.04 |
| Interest Income:CD Interest | 8010 | 0.00 | 95.57 |
| Interest Income:Interest 1st Money Mkt | 8020 | 0.00 | 0.63 |
| Total INTEREST INCOME | | <u>0.57</u> | <u>143.24</u> |
| Total Other Income | | <u>0.57</u> | <u>143.24</u> |
| | | | |
| Net Other Income | | 0.57 | 143.24 |
| | | | |
| Total Income | | 16,370.57 | 66,229.52 |
| Total Expense | | 5,755.26 | 82,911.85 |
| | | | |
| Net Income | | <u>10,615.31</u> | <u>-16,682.33</u> |

Annual Budget - Comparative

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

As of: Apr 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 | 65,720.00 | 64,480.00 | 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 |
| Transfer Fee Income | 4155 | 250.00 | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 | 0.00 |
| Member Service Reimbursement | 4160 | 0.00 | 0.00 | 0.00 | 75.00 | 0.00 | 75.00 | 0.00 |
| Total ASSOCIATION INCOME | | <u>16,370.00</u> | <u>16,120.00</u> | <u>250.00</u> | <u>66,086.28</u> | <u>64,480.00</u> | <u>1,606.28</u> | <u>193,440.00</u> |
| Total Operating Income | | <u>16,370.00</u> | <u>16,120.00</u> | <u>250.00</u> | <u>66,086.28</u> | <u>64,480.00</u> | <u>1,606.28</u> | <u>193,440.00</u> |
| Expense | | | | | | | | |
| ADMINISTRATIVE | 6000 | | | | | | | |
| Accounting Fees | 6005 | 0.00 | 0.00 | 0.00 | 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 | 0.00 | 0.00 | 0.00 | 42.75 | 0.00 | -42.75 | 0.00 |
| Postage and Delivery | 6125 | 7.15 | 10.00 | 2.85 | 41.50 | 50.00 | 8.50 | 225.00 |
| Printing and Reproduction | 6130 | 20.75 | 27.00 | 6.25 | 90.75 | 131.00 | 40.25 | 550.00 |
| Professional Fees | 6135 | 0.00 | 0.00 | 0.00 | 750.00 | 0.00 | -750.00 | 0.00 |
| Property Management Fee | 6140 | 1,152.00 | 1,152.00 | 0.00 | 4,608.00 | 4,608.00 | 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 | 30.00 | 30.00 | 0.00 | 60.00 | 60.00 | 180.00 |
| Web Site Hosting & Domain | 6185 | 0.00 | 0.00 | 0.00 | 35.96 | 110.00 | 74.04 | 110.00 |
| Total ADMINISTRATIVE | | <u>1,179.90</u> | <u>1,219.00</u> | <u>39.10</u> | <u>47,664.33</u> | <u>42,724.00</u> | <u>-4,940.33</u> | <u>53,314.00</u> |
| 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 | | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>6,430.00</u> | <u>0.00</u> | <u>-6,430.00</u> | <u>31,500.00</u> |
| 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 | 2,500.00 | 2,500.00 | 0.00 | 2,500.00 | 2,500.00 | 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 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|--|----------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| Misc. Landscape Mtce | 6895 | 0.00 | 0.00 | 0.00 | 0.00 | 125.00 | 125.00 | 500.00 |
| Snow Removal | 6935 | 2,260.00 | 1,500.00 | -760.00 | 10,185.00 | 10,500.00 | 315.00 | 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 | 225.00 | 1,000.00 | 775.00 | 4,725.00 | 3,500.00 | -1,225.00 | 8,000.00 |
| Total LANDSCAPE MAINTENANCE | | 2,485.00 | 5,000.00 | 2,515.00 | 24,472.70 | 28,625.00 | 4,152.30 | 68,090.00 |
| MAINTENANCE | 7100 | | | | | | | |
| Fence Maintenance | 7130 | 0.00 | 150.00 | 150.00 | 0.00 | 150.00 | 150.00 | 300.00 |
| Lighting Maintenance | 7135 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 | 50.00 | 300.00 |
| Misc. Maintenance | 7140 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 200.00 |
| Pest Control - Buildings | 7155 | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 | 250.00 | 500.00 |
| Total MAINTENANCE | | 0.00 | 400.00 | 400.00 | 0.00 | 550.00 | 550.00 | 1,300.00 |
| BUILDING/STRUCTURE/ MAINTENANCE | 7200 | | | | | | | |
| Building Maintenance | 7215 | 0.00 | 500.00 | 500.00 | 0.00 | 500.00 | 500.00 | 5,000.00 |
| Gutter Maintenance | 7260 | 0.00 | 2,850.00 | 2,850.00 | 0.00 | 2,850.00 | 2,850.00 | 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 | 3,350.00 | 3,350.00 | 0.00 | 3,350.00 | 3,350.00 | 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 | 1,000.00 | 1,000.00 | 0.00 | 1,000.00 | 1,000.00 | 4,000.00 |
| Total REPAIRS | | 0.00 | 1,000.00 | 1,000.00 | 0.00 | 1,000.00 | 1,000.00 | 5,000.00 |
| UTILITIES | 7800 | | | | | | | |
| Electric | 7810 | 189.84 | 60.00 | -129.84 | 366.13 | 280.00 | -86.13 | 750.00 |
| Total UTILITIES | | 189.84 | 60.00 | -129.84 | 366.13 | 280.00 | -86.13 | 750.00 |
| Water | 7850 | | | | | | | |
| Water - City of Longmont | 7865 | 1,900.52 | 1,200.00 | -700.52 | 3,978.69 | 4,800.00 | 821.31 | 20,000.00 |
| Total Water | | 1,900.52 | 1,200.00 | -700.52 | 3,978.69 | 4,800.00 | 821.31 | 20,000.00 |
| Total Operating Expense | | 5,755.26 | 12,229.00 | 6,473.74 | 82,911.85 | 81,329.00 | -1,582.85 | 193,454.00 |
| Total Operating Income | | 16,370.00 | 16,120.00 | 250.00 | 66,086.28 | 64,480.00 | 1,606.28 | 193,440.00 |
| Total Operating Expense | | 5,755.26 | 12,229.00 | 6,473.74 | 82,911.85 | 81,329.00 | -1,582.85 | 193,454.00 |
| NOI - Net Operating Income | | 10,614.74 | 3,891.00 | 6,723.74 | -16,825.57 | -16,849.00 | 23.43 | -14.00 |
| Other Income | | | | | | | | |
| INTEREST INCOME | 8000 | | | | | | | |
| Interest Income - other | 8005 | 0.57 | 575.00 | -574.43 | 47.04 | 2,300.00 | -2,252.96 | 7,000.00 |
| Interest Income:CD Interest | 8010 | 0.00 | 0.00 | 0.00 | 95.57 | 0.00 | 95.57 | 0.00 |
| Interest Income:Interest 1st Money Mkt | 8020 | 0.00 | 0.00 | 0.00 | 0.63 | 0.00 | 0.63 | 0.00 |
| Total INTEREST INCOME | | 0.57 | 575.00 | -574.43 | 143.24 | 2,300.00 | -2,156.76 | 7,000.00 |
| Total Other Income | | 0.57 | 575.00 | -574.43 | 143.24 | 2,300.00 | -2,156.76 | 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 | | 0.57 | 575.00 | -574.43 | 143.24 | 2,300.00 | -2,156.76 | 0.00 |
| Total Income | | 16,370.57 | 16,695.00 | -324.43 | 66,229.52 | 66,780.00 | -550.48 | 200,440.00 |
| Total Expense | | 5,755.26 | 12,229.00 | 6,473.74 | 82,911.85 | 81,329.00 | -1,582.85 | 200,454.00 |
| Net Income | | <u>10,615.31</u> | <u>4,466.00</u> | <u>6,149.31</u> | <u>-16,682.33</u> | <u>-14,549.00</u> | <u>-2,133.33</u> | <u>-14.00</u> |