

Balance Sheet

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

As of: 02/28/2022 (End of Last Month)

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Account Number | Balance |
|---|----------------|-------------------|
| ASSETS | | |
| Cash | | |
| OPERATING CASH | | |
| Operating Fund | 1165 | 19,285.63 |
| Total OPERATING CASH | | 19,285.63 |
| RESERVE ACCOUNTS | | |
| Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20 | 1335 | 51,726.87 |
| Reserves:1st Bank Money Market | 1340 | 34,678.27 |
| Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/27/21 | 1345 | 51,526.59 |
| Reserves: HR 1st Bank CD 56 1stbank 04/29/20 | 1355 | 53,017.92 |
| Reserves: HR 1st Bank CD 79 1stbank 11/18/20 | 1360 | 51,546.20 |
| Reserves: HR 1st Bank CD 76 6/3/20 | 1363 | 51,869.54 |
| Reserves: HR 1st Bank CD 06 09/04/20 | 1366 | 51,753.03 |
| Reserves: HR 1st Bank CD 09 12/07/20 | 1367 | 51,613.12 |
| Reserves: HR 1st Bank CD 01 12/31/20 | 1368 | 51,808.50 |
| Total RESERVE ACCOUNTS | | 449,540.04 |
| Total Cash | | 468,825.67 |
| TOTAL ASSETS | | 468,825.67 |
| LIABILITIES & CAPITAL | | |
| Liabilities | | |
| ACCOUNTS PAYABLE | | |
| Security Clearing | 2999 | -5.00 |
| Total ACCOUNTS PAYABLE | | -5.00 |
| Prepaid Assessments | 2025 | 12,400.00 |
| Total Liabilities | | 12,395.00 |
| Capital | | |
| Capital Stock | | |
| Reserve Equity | 3030 | 234,350.00 |
| Retained Earnings | 3045 | 194,646.91 |
| Total Capital Stock | | 428,996.91 |
| Calculated Retained Earnings | | -41,550.04 |
| Calculated Prior Years Retained Earnings | | 68,983.80 |
| Total Capital | | 456,430.67 |
| TOTAL LIABILITIES & CAPITAL | | 468,825.67 |

Annual Budget - Comparative

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

As of: Feb 2022

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 | 17,445.00 | 17,420.00 | 25.00 | 35,150.00 | 34,840.00 | 310.00 | 209,040.00 |
| Total ASSOCIATION INCOME | | 17,445.00 | 17,420.00 | 25.00 | 35,150.00 | 34,840.00 | 310.00 | 209,040.00 |
| Total Operating Income | | 17,445.00 | 17,420.00 | 25.00 | 35,150.00 | 34,840.00 | 310.00 | 209,040.00 |
| Expense | | | | | | | | |
| ADMINISTRATIVE | 6000 | | | | | | | |
| Accounting Fees | 6005 | 245.00 | 0.00 | -245.00 | 245.00 | 350.00 | 105.00 | 350.00 |
| Business Filing Fees | 6025 | 0.00 | 40.00 | 40.00 | 10.00 | 50.00 | 40.00 | 50.00 |
| Insurance | 6070 | 0.00 | 0.00 | 0.00 | 43,086.00 | 48,000.00 | 4,914.00 | 48,000.00 |
| Legal Fee | 6085 | 180.00 | 0.00 | -180.00 | 180.00 | 0.00 | -180.00 | 500.00 |
| Misc. Office Expenses & Supplies | 6110 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 |
| Postage and Delivery | 6125 | 12.76 | 10.00 | -2.76 | 23.20 | 20.00 | -3.20 | 200.00 |
| Printing and Reproduction | 6130 | 29.25 | 30.00 | 0.75 | 48.50 | 55.00 | 6.50 | 450.00 |
| Property Management Fee | 6140 | 1,280.00 | 1,280.00 | 0.00 | 2,560.00 | 2,560.00 | 0.00 | 15,360.00 |
| 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 | 0.00 | 600.00 | 600.00 | 600.00 |
| Web Site Design & Management | 6180 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 180.00 |
| Web Site Hosting & Domain | 6185 | 0.00 | 0.00 | 0.00 | 0.00 | 110.00 | 110.00 | 110.00 |
| Total ADMINISTRATIVE | | 1,747.01 | 1,360.00 | -387.01 | 46,402.70 | 51,745.00 | 5,342.30 | 65,850.00 |
| CAPITAL EXPENSES | 6300 | | | | | | | |
| 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 |
| Total CAPITAL EXPENSES | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 27,000.00 |
| 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 | 0.00 | 0.00 | 10,000.00 |
| Irrigation Maintenance | 6880 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,000.00 |
| Landscape Contract | 6885 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19,000.00 |
| Lawn Fertilizing/Weed Control | 6890 | 0.00 | 0.00 | 0.00 | 12,348.54 | 13,278.00 | 929.46 | 13,278.00 |
| Misc. Landscape Mtce | 6895 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 |
| Snow Removal | 6935 | 15,995.00 | 3,500.00 | -12,495.00 | 15,995.00 | 7,500.00 | -8,495.00 | 16,000.00 |
| 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 | 2,000.00 | 2,000.00 | 0.00 | 2,000.00 | 2,000.00 | 4,000.00 |
| Total LANDSCAPE | | 15,995.00 | 5,500.00 | -10,495.00 | 28,343.54 | 22,778.00 | -5,565.54 | 73,018.00 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|---|----------------|------------------|-----------------|-------------------|-------------------|-------------------|-----------------|-------------------|
| MAINTENANCE | | | | | | | | |
| 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 | 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 | 120.00 | 0.00 | -120.00 | 120.00 | 0.00 | -120.00 | 500.00 |
| Total MAINTENANCE | | 120.00 | 0.00 | -120.00 | 120.00 | 0.00 | -120.00 | 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 | 445.00 | 0.00 | -445.00 | 445.00 | 0.00 | -445.00 | 7,000.00 |
| Maintenance 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 | 1,500.00 |
| Total BUILDING/STRUCTURE/ MAINTENANCE | | 445.00 | 0.00 | -445.00 | 445.00 | 0.00 | -445.00 | 14,000.00 |
| 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 | 1,500.00 |
| Roof Repair | 7585 | 0.00 | 0.00 | 0.00 | 265.00 | 0.00 | -265.00 | 0.00 |
| Total REPAIRS | | 0.00 | 0.00 | 0.00 | 265.00 | 0.00 | -265.00 | 2,500.00 |
| UTILITIES | | 7800 | | | | | | |
| Electric | 7810 | 0.00 | 100.00 | 100.00 | 94.81 | 200.00 | 105.19 | 1,200.00 |
| Total UTILITIES | | 0.00 | 100.00 | 100.00 | 94.81 | 200.00 | 105.19 | 1,200.00 |
| Water | | 7850 | | | | | | |
| Water - City of Longmont | 7865 | 0.00 | 1,100.00 | 1,100.00 | 1,032.95 | 2,200.00 | 1,167.05 | 20,000.00 |
| Total Water | | 0.00 | 1,100.00 | 1,100.00 | 1,032.95 | 2,200.00 | 1,167.05 | 20,000.00 |
| Total Operating Expense | | 18,307.01 | 8,060.00 | -10,247.01 | 76,704.00 | 76,923.00 | 219.00 | 204,868.00 |
| Total Operating Income | | 17,445.00 | 17,420.00 | 25.00 | 35,150.00 | 34,840.00 | 310.00 | 209,040.00 |
| Total Operating Expense | | 18,307.01 | 8,060.00 | -10,247.01 | 76,704.00 | 76,923.00 | 219.00 | 204,868.00 |
| NOI - Net Operating Income | | -862.01 | 9,360.00 | -10,222.01 | -41,554.00 | -42,083.00 | 529.00 | 4,172.00 |
| Other Income | | | | | | | | |
| INTEREST INCOME | | 8000 | | | | | | |
| Interest Income - other | 8005 | 0.27 | 40.00 | -39.73 | 3.96 | 80.00 | -76.04 | 500.00 |
| Total INTEREST INCOME | | 0.27 | 40.00 | -39.73 | 3.96 | 80.00 | -76.04 | 500.00 |
| Total Other Income | | 0.27 | 40.00 | -39.73 | 3.96 | 80.00 | -76.04 | 500.00 |
| 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 | -27,000.00 |
| Non Operating Cash Requirements: Transfer TO Reserves | 9010 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 31,000.00 |
| Total Non Operating Cash | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,000.00 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|----------------------------|----------------|----------------|-----------------|-------------------|-------------------|-------------------|---------------|------------------|
| Requirements | | | | | | | | |
| 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>4,000.00</u> |
| Net Other Income | | <u>0.27</u> | <u>40.00</u> | <u>-39.73</u> | <u>3.96</u> | <u>80.00</u> | <u>-76.04</u> | <u>-3,500.00</u> |
| Total Income | | 17,445.27 | 17,460.00 | -14.73 | 35,153.96 | 34,920.00 | 233.96 | 209,540.00 |
| Total Expense | | 18,307.01 | 8,060.00 | -10,247.01 | 76,704.00 | 76,923.00 | 219.00 | 208,868.00 |
| Net Income | | <u>-861.74</u> | <u>9,400.00</u> | <u>-10,261.74</u> | <u>-41,550.04</u> | <u>-42,003.00</u> | <u>452.96</u> | <u>672.00</u> |