

## Balance Sheet

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

As of: 08/31/2022 (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
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Operating Fund	1165	19,246.90
<b>Total OPERATING CASH</b>		<b>19,246.90</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	51,752.24
Reserves:1st Bank Money Market	1340	34,684.39
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/27/21	1345	51,548.48
Reserves: HR 1st Bank CD 56 1stbank 04/29/20	1355	53,043.94
Reserves: HR 1st Bank CD 79 1stbank 11/18/20	1360	51,571.49
Reserves: HR 1st Bank CD 76 6/3/20	1363	51,894.99
Reserves: HR 1st Bank CD 06 09/04/20	1366	51,778.42
Reserves: HR 1st Bank CD 09 12/07/20	1367	51,638.44
Reserves: HR 1st Bank CD 01 12/31/20	1368	51,833.91
<b>Total RESERVE ACCOUNTS</b>		<b>449,746.30</b>
<b>Total Cash</b>		<b>468,993.20</b>
<b>TOTAL ASSETS</b>		<b>468,993.20</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>
Prepaid Assessments	2025	10,695.00
<b>Total Liabilities</b>		<b>10,690.00</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		-39,677.51
Calculated Prior Years Retained Earnings		68,983.80
<b>Total Capital</b>		<b>458,303.20</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>468,993.20</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: Aug 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
<b>Income</b>								
<b>ASSOCIATION INCOME</b>	<b>4000</b>							
HOA Dues	4010	17,420.00	17,420.00	0.00	139,670.00	139,360.00	310.00	209,040.00
Transfer Fee Income	4155	0.00	0.00	0.00	250.00	0.00	250.00	0.00
<b>Total ASSOCIATION INCOME</b>		<b>17,420.00</b>	<b>17,420.00</b>	<b>0.00</b>	<b>139,920.00</b>	<b>139,360.00</b>	<b>560.00</b>	<b>209,040.00</b>
<b>Total Operating Income</b>		<b>17,420.00</b>	<b>17,420.00</b>	<b>0.00</b>	<b>139,920.00</b>	<b>139,360.00</b>	<b>560.00</b>	<b>209,040.00</b>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>	<b>6000</b>							
Accounting Fees	6005	0.00	0.00	0.00	257.50	350.00	92.50	350.00
Business Filing Fees	6025	0.00	0.00	0.00	39.00	50.00	11.00	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	0.00	0.00	0.00	180.00	250.00	70.00	500.00
Misc. Office Expenses & Supplies	6110	0.00	0.00	0.00	0.00	50.00	50.00	50.00
Postage and Delivery	6125	10.80	10.00	-0.80	100.39	80.00	-20.39	200.00
Printing and Reproduction	6130	21.75	25.00	3.25	192.50	205.00	12.50	450.00
Property Management Fee	6140	1,280.00	1,280.00	0.00	10,240.00	10,240.00	0.00	15,360.00
Property Transfer Fee	6145	250.00	0.00	-250.00	500.00	0.00	-500.00	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	180.00	180.00	180.00
Web Site Hosting & Domain	6185	0.00	0.00	0.00	0.00	110.00	110.00	110.00
<b>Total ADMINISTRATIVE</b>		<b>1,562.55</b>	<b>1,315.00</b>	<b>-247.55</b>	<b>54,595.39</b>	<b>60,115.00</b>	<b>5,519.61</b>	<b>65,850.00</b>
<b>CAPITAL EXPENSES</b>	<b>6300</b>							
Landscape Refurbishment	6440	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
Painting	6459	42,628.00	0.00	-42,628.00	42,628.00	24,000.00	-18,628.00	24,000.00
<b>Total CAPITAL EXPENSES</b>		<b>42,628.00</b>	<b>0.00</b>	<b>-42,628.00</b>	<b>42,628.00</b>	<b>27,000.00</b>	<b>-15,628.00</b>	<b>27,000.00</b>
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
Aeration	6835	0.00	0.00	0.00	1,053.00	420.00	-633.00	840.00
Backflow Testing	6840	100.00	0.00	-100.00	600.00	400.00	-200.00	400.00
Shrub Trimming/Replacement	6845	0.00	0.00	0.00	0.00	1,500.00	1,500.00	3,000.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	3,000.00	3,500.00	500.00	10,000.00
Irrigation Maintenance	6880	1,626.96	500.00	-1,126.96	4,294.63	2,000.00	-2,294.63	3,000.00
Landscape Contract	6885	2,808.00	2,800.00	-8.00	8,424.00	10,900.00	2,476.00	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	1,195.00	0.00	-1,195.00	2,172.00	500.00	-1,672.00	500.00
Plant Trees	6925	3,475.00	0.00	-3,475.00	3,475.00	0.00	-3,475.00	0.00
Snow Removal	6935	0.00	0.00	0.00	15,995.00	13,000.00	-2,995.00	16,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	1,900.00	3,000.00	1,100.00	3,000.00
Tree Trimming/Removal/	6960	0.00	0.00	0.00	4,690.00	2,000.00	-2,690.00	4,000.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Replace								
<b>Total LANDSCAPE MAINTENANCE</b>		<b>9,204.96</b>	<b>3,300.00</b>	<b>-5,904.96</b>	<b>57,952.17</b>	<b>50,498.00</b>	<b>-7,454.17</b>	<b>73,018.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	300.00	300.00	300.00
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	150.00	150.00	300.00
Misc. Maintenance	7140	0.00	0.00	0.00	0.00	200.00	200.00	200.00
Pest Control - Buildings	7155	0.00	0.00	0.00	540.00	250.00	-290.00	500.00
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>540.00</b>	<b>900.00</b>	<b>360.00</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	4,500.00	4,500.00	5,000.00
Gutter Maintenance	7260	3,200.00	0.00	-3,200.00	6,820.00	3,500.00	-3,320.00	7,000.00
Maintenance Roof	7275	0.00	250.00	250.00	0.00	500.00	500.00	500.00
Paving Sealcoating	7280	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>3,200.00</b>	<b>250.00</b>	<b>-2,950.00</b>	<b>6,820.00</b>	<b>8,500.00</b>	<b>1,680.00</b>	<b>14,000.00</b>
<b>REPAIRS</b>	<b>7500</b>							
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	0.00	0.00	0.00	1,000.00	1,000.00	1,500.00
Roof Repair	7585	0.00	0.00	0.00	265.00	0.00	-265.00	0.00
<b>Total REPAIRS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>265.00</b>	<b>2,000.00</b>	<b>1,735.00</b>	<b>2,500.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	95.36	100.00	4.64	776.13	800.00	23.87	1,200.00
<b>Total UTILITIES</b>		<b>95.36</b>	<b>100.00</b>	<b>4.64</b>	<b>776.13</b>	<b>800.00</b>	<b>23.87</b>	<b>1,200.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	3,401.83	2,700.00	-701.83	16,231.04	11,600.00	-4,631.04	20,000.00
<b>Total Water</b>		<b>3,401.83</b>	<b>2,700.00</b>	<b>-701.83</b>	<b>16,231.04</b>	<b>11,600.00</b>	<b>-4,631.04</b>	<b>20,000.00</b>
<b>Total Operating Expense</b>		<b>60,092.70</b>	<b>7,665.00</b>	<b>-52,427.70</b>	<b>179,807.73</b>	<b>161,413.00</b>	<b>-18,394.73</b>	<b>204,868.00</b>
<b>Total Operating Income</b>		<b>17,420.00</b>	<b>17,420.00</b>	<b>0.00</b>	<b>139,920.00</b>	<b>139,360.00</b>	<b>560.00</b>	<b>209,040.00</b>
<b>Total Operating Expense</b>		<b>60,092.70</b>	<b>7,665.00</b>	<b>-52,427.70</b>	<b>179,807.73</b>	<b>161,413.00</b>	<b>-18,394.73</b>	<b>204,868.00</b>
<b>NOI - Net Operating Income</b>		<b>-42,672.70</b>	<b>9,755.00</b>	<b>-52,427.70</b>	<b>-39,887.73</b>	<b>-22,053.00</b>	<b>-17,834.73</b>	<b>4,172.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	3.00	40.00	-37.00	209.92	320.00	-110.08	500.00
Interest Income:Interest 1st Money Mkt	8020	0.00	0.00	0.00	0.30	0.00	0.30	0.00
<b>Total INTEREST INCOME</b>		<b>3.00</b>	<b>40.00</b>	<b>-37.00</b>	<b>210.22</b>	<b>320.00</b>	<b>-109.78</b>	<b>500.00</b>
<b>Total Other Income</b>		<b>3.00</b>	<b>40.00</b>	<b>-37.00</b>	<b>210.22</b>	<b>320.00</b>	<b>-109.78</b>	<b>500.00</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	-27,000.00	-27,000.00	-27,000.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Non Operating Cash Requirements: Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	10,000.00	10,000.00	31,000.00
<b>Total Non Operating Cash Requirements</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-17,000.00</b>	<b>-17,000.00</b>	<b>4,000.00</b>
<b>Total Other Expense</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-17,000.00</b>	<b>-17,000.00</b>	<b>4,000.00</b>
<b>Net Other Income</b>		<b>3.00</b>	<b>40.00</b>	<b>-37.00</b>	<b>210.22</b>	<b>17,320.00</b>	<b>-17,109.78</b>	<b>-3,500.00</b>
<b>Total Income</b>		<b>17,423.00</b>	<b>17,460.00</b>	<b>-37.00</b>	<b>140,130.22</b>	<b>139,680.00</b>	<b>450.22</b>	<b>209,540.00</b>
<b>Total Expense</b>		<b>60,092.70</b>	<b>7,665.00</b>	<b>-52,427.70</b>	<b>179,807.73</b>	<b>144,413.00</b>	<b>-35,394.73</b>	<b>208,868.00</b>
<b>Net Income</b>		<b>-42,669.70</b>	<b>9,795.00</b>	<b>-52,464.70</b>	<b>-39,677.51</b>	<b>-4,733.00</b>	<b>-34,944.51</b>	<b>672.00</b>