

Balance Sheet

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

As of: 09/30/2022 (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	62,338.44
Total OPERATING CASH		62,338.44
RESERVE ACCOUNTS		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	51,844.77
Reserves:1st Bank Money Market	1340	43,855.26
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/27/21	1345	51,561.76
Reserves: HR 1st Bank CD 56 1stbank 04/29/20	1355	53,057.60
Reserves: HR 1st Bank CD 79 1stbank 11/18/20	1360	51,584.77
Reserves: HR 1st Bank CD 76 6/3/20	1363	51,908.36
Reserves: HR 1st Bank CD 09 12/07/20	1367	51,651.74
Reserves: HR 1st Bank CD 01 12/31/20	1368	51,847.26
Total RESERVE ACCOUNTS		407,311.52
Total Cash		469,649.96
TOTAL ASSETS		469,649.96
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Security Clearing	2999	-5.00
Total ACCOUNTS PAYABLE		-5.00
Prepaid Assessments	2025	10,335.00
Total Liabilities		10,330.00
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		-38,660.75
Calculated Prior Years Retained Earnings		68,983.80
Total Capital		459,319.96
TOTAL LIABILITIES & CAPITAL		469,649.96

Annual Budget - Comparative

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

As of: Sep 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	17,420.00	17,420.00	0.00	157,090.00	156,780.00	310.00	209,040.00
Transfer Fee Income	4155	0.00	0.00	0.00	250.00	0.00	250.00	0.00
Total ASSOCIATION INCOME		<u>17,420.00</u>	<u>17,420.00</u>	<u>0.00</u>	<u>157,340.00</u>	<u>156,780.00</u>	<u>560.00</u>	<u>209,040.00</u>
Total Operating Income		<u>17,420.00</u>	<u>17,420.00</u>	<u>0.00</u>	<u>157,340.00</u>	<u>156,780.00</u>	<u>560.00</u>	<u>209,040.00</u>
Expense								
ADMINISTRATIVE	6000							
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	13.20	10.00	-3.20	113.59	90.00	-23.59	200.00
Printing and Reproduction	6130	30.00	25.00	-5.00	222.50	230.00	7.50	450.00
Property Management Fee	6140	1,280.00	1,280.00	0.00	11,520.00	11,520.00	0.00	15,360.00
Property Transfer Fee	6145	0.00	0.00	0.00	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
Total ADMINISTRATIVE		<u>1,323.20</u>	<u>1,315.00</u>	<u>-8.20</u>	<u>55,918.59</u>	<u>61,430.00</u>	<u>5,511.41</u>	<u>65,850.00</u>
CAPITAL EXPENSES	6300							
Landscape Refurbishment	6440	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
Lighting Upgrade/Replacement	6445	1,120.80	0.00	-1,120.80	1,120.80	0.00	-1,120.80	0.00
Painting	6459	0.00	0.00	0.00	42,628.00	24,000.00	-18,628.00	24,000.00
Total CAPITAL EXPENSES		<u>1,120.80</u>	<u>0.00</u>	<u>-1,120.80</u>	<u>43,748.80</u>	<u>27,000.00</u>	<u>-16,748.80</u>	<u>27,000.00</u>
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	1,053.00	420.00	-633.00	840.00
Backflow Testing	6840	0.00	0.00	0.00	600.00	400.00	-200.00	400.00
Shrub Trimming/Replacement	6845	1,500.00	0.00	-1,500.00	1,500.00	1,500.00	0.00	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	237.15	500.00	262.85	4,531.78	2,500.00	-2,031.78	3,000.00
Landscape Contract	6885	3,510.00	2,700.00	-810.00	11,934.00	13,600.00	1,666.00	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	730.00	0.00	-730.00	2,902.00	500.00	-2,402.00	500.00
Plant Trees	6925	3,350.00	0.00	-3,350.00	6,825.00	0.00	-6,825.00	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

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	0.00	0.00	0.00	4,690.00	2,000.00	-2,690.00	4,000.00
Total LANDSCAPE MAINTENANCE		9,327.15	3,200.00	-6,127.15	67,279.32	53,698.00	-13,581.32	73,018.00
MAINTENANCE	7100							
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
Total MAINTENANCE		0.00	0.00	0.00	540.00	900.00	360.00	1,300.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	0.00	0.00	0.00	4,500.00	4,500.00	5,000.00
Gutter Maintenance	7260	0.00	0.00	0.00	6,820.00	3,500.00	-3,320.00	7,000.00
Maintenace Roof	7275	0.00	0.00	0.00	0.00	500.00	500.00	500.00
Paving Sealcoating	7280	0.00	1,500.00	1,500.00	0.00	1,500.00	1,500.00	1,500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	1,500.00	1,500.00	6,820.00	10,000.00	3,180.00	14,000.00
REPAIRS	7500							
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
Total REPAIRS		0.00	0.00	0.00	265.00	2,000.00	1,735.00	2,500.00
UTILITIES	7800							
Electric	7810	95.74	100.00	4.26	871.87	900.00	28.13	1,200.00
Total UTILITIES		95.74	100.00	4.26	871.87	900.00	28.13	1,200.00
Water	7850							
Water - City of Longmont	7865	4,729.57	2,900.00	-1,829.57	20,960.61	14,500.00	-6,460.61	20,000.00
Total Water		4,729.57	2,900.00	-1,829.57	20,960.61	14,500.00	-6,460.61	20,000.00
Total Operating Expense		16,596.46	9,015.00	-7,581.46	196,404.19	170,428.00	-25,976.19	204,868.00
Total Operating Income		17,420.00	17,420.00	0.00	157,340.00	156,780.00	560.00	209,040.00
Total Operating Expense		16,596.46	9,015.00	-7,581.46	196,404.19	170,428.00	-25,976.19	204,868.00
NOI - Net Operating Income		823.54	8,405.00	-7,581.46	-39,064.19	-13,648.00	-25,416.19	4,172.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	188.68	45.00	143.68	403.14	365.00	38.14	500.00
Interest Income:Interest 1st Money Mkt	8020	0.00	0.00	0.00	0.30	0.00	0.30	0.00
Total INTEREST INCOME		188.68	45.00	143.68	403.44	365.00	38.44	500.00
Total Other Income		188.68	45.00	143.68	403.44	365.00	38.44	500.00
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements:Transfer FROM	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
Reserves								
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
Total Non Operating Cash Requirements		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-17,000.00</u>	<u>-17,000.00</u>	<u>4,000.00</u>
Total Other Expense		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-17,000.00</u>	<u>-17,000.00</u>	<u>4,000.00</u>
Net Other Income		188.68	45.00	143.68	403.44	17,365.00	-16,961.56	-3,500.00
Total Income		17,608.68	17,465.00	143.68	157,743.44	157,145.00	598.44	209,540.00
Total Expense		16,596.46	9,015.00	-7,581.46	196,404.19	153,428.00	-42,976.19	208,868.00
Net Income		<u>1,012.22</u>	<u>8,450.00</u>	<u>-7,437.78</u>	<u>-38,660.75</u>	<u>3,717.00</u>	<u>-42,377.75</u>	<u>672.00</u>