

Balance Sheet

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

As of: 10/31/2022 (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
ASSETS		
Cash		
OPERATING CASH		
Operating Fund	1165	57,897.99
Total OPERATING CASH		57,897.99
RESERVE ACCOUNTS		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	51,844.77
Reserves:1st Bank Money Market	1340	43,862.71
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		407,318.97
Total Cash		465,216.96
TOTAL ASSETS		465,216.96
 LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Security Clearing	2999	-5.00
Total ACCOUNTS PAYABLE		-5.00
Prepaid Assessments	2025	10,000.00
Total Liabilities		9,995.00
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		-42,758.75
Calculated Prior Years Retained Earnings		68,983.80
Total Capital		455,221.96
TOTAL LIABILITIES & CAPITAL		465,216.96

Annual Budget - Comparative

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

As of: Oct 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	174,510.00	174,200.00	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		17,420.00	17,420.00	0.00	174,760.00	174,200.00	560.00	209,040.00
Total Operating Income		17,420.00	17,420.00	0.00	174,760.00	174,200.00	560.00	209,040.00
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	1,867.00	0.00	-1,867.00	44,953.00	48,000.00	3,047.00	48,000.00
Legal Fee	6085	0.00	250.00	250.00	180.00	500.00	320.00	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	12.00	10.00	-2.00	125.59	100.00	-25.59	200.00
Printing and Reproduction	6130	24.75	25.00	0.25	247.25	255.00	7.75	450.00
Property Management Fee	6140	1,280.00	1,280.00	0.00	12,800.00	12,800.00	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		3,183.75	1,565.00	-1,618.75	59,102.34	62,995.00	3,892.66	65,850.00
CAPITAL EXPENSES		6300						
Fence Repairs - Perimeter	6395	8,447.82	0.00	-8,447.82	8,447.82	0.00	-8,447.82	0.00
Landscape Refurbishment	6440	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00
Lighting Upgrade/Replacement	6445	0.00	0.00	0.00	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		8,447.82	0.00	-8,447.82	52,196.62	27,000.00	-25,196.62	27,000.00
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	0.00	1,500.00	1,500.00	1,500.00	3,000.00	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	1,159.18	500.00	-659.18	5,890.96	3,000.00	-2,890.96	3,000.00
Landscape Contract	6885	2,808.00	2,700.00	-108.00	14,742.00	16,300.00	1,558.00	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	2,902.00	500.00	-2,402.00	500.00
Plant Trees	6925	0.00	0.00	0.00	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

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
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/Replace	6960	0.00	0.00	0.00	4,690.00	2,000.00	-2,690.00	4,000.00
Total LANDSCAPE MAINTENANCE		3,967.18	4,700.00	732.82	71,246.50	58,398.00	-12,848.50	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	2,721.63	500.00	-2,221.63	2,721.63	5,000.00	2,278.37	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	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
Total BUILDING/STRUCTURE/ MAINTENANCE		2,721.63	500.00	-2,221.63	9,541.63	10,500.00	958.37	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	500.00	500.00	0.00	1,500.00	1,500.00	1,500.00
Roof Repair	7585	0.00	0.00	0.00	265.00	0.00	-265.00	0.00
Total REPAIRS		0.00	500.00	500.00	265.00	2,500.00	2,235.00	2,500.00
UTILITIES	7800							
Electric	7810	33.80	100.00	66.20	905.67	1,000.00	94.33	1,200.00
Total UTILITIES		33.80	100.00	66.20	905.67	1,000.00	94.33	1,200.00
Water	7850							
Water - City of Longmont	7865	3,171.27	2,900.00	-271.27	24,131.88	17,400.00	-6,731.88	20,000.00
Total Water		3,171.27	2,900.00	-271.27	24,131.88	17,400.00	-6,731.88	20,000.00
Total Operating Expense		21,525.45	10,265.00	-11,260.45	217,929.64	180,693.00	-37,236.64	204,868.00
Total Operating Income		17,420.00	17,420.00	0.00	174,760.00	174,200.00	560.00	209,040.00
Total Operating Expense		21,525.45	10,265.00	-11,260.45	217,929.64	180,693.00	-37,236.64	204,868.00
NOI - Net Operating Income		-4,105.45	7,155.00	-11,260.45	-43,169.64	-6,493.00	-36,676.64	4,172.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	7.45	45.00	-37.55	410.59	410.00	0.59	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		7.45	45.00	-37.55	410.89	410.00	0.89	500.00
Total Other Income		7.45	45.00	-37.55	410.89	410.00	0.89	500.00
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash	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
Requirements:Transfer FROM 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		7.45	45.00	-37.55	410.89	17,410.00	-16,999.11	-3,500.00
Total Income		17,427.45	17,465.00	-37.55	175,170.89	174,610.00	560.89	209,540.00
Total Expense		21,525.45	10,265.00	-11,260.45	217,929.64	163,693.00	-54,236.64	208,868.00
Net Income		<u>-4,098.00</u>	<u>7,200.00</u>	<u>-11,298.00</u>	<u>-42,758.75</u>	<u>10,917.00</u>	<u>-53,675.75</u>	<u>672.00</u>