

Balance Sheet

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

As of: 12/31/2022 (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	66,065.88
Total OPERATING CASH		66,065.88
RESERVE ACCOUNTS		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	51,975.61
Reserves:1st Bank Money Market	1340	43,886.26
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	53,070.98
Reserves: HR 1st Bank CD 79 1stbank 11/18/20	1360	51,786.69
Reserves: HR 1st Bank CD 76 6/3/20	1363	51,921.45
Reserves: HR 1st Bank CD 09 12/07/20	1367	51,775.71
Reserves: HR 1st Bank CD 01 12/31/20	1368	51,860.33
Total RESERVE ACCOUNTS		407,838.79
Total Cash		473,904.67
TOTAL ASSETS		473,904.67
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Security Clearing	2999	-5.00
Total ACCOUNTS PAYABLE		-5.00
Prepaid Assessments	2025	12,580.00
Total Liabilities		12,575.00
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		-36,651.04
Calculated Prior Years Retained Earnings		68,983.80
Total Capital		461,329.67
TOTAL LIABILITIES & CAPITAL		473,904.67

Annual Budget - Comparative

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

As of: Dec 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	209,350.00	209,040.00	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>209,600.00</u>	<u>209,040.00</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>209,600.00</u>	<u>209,040.00</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	44,953.00	48,000.00	3,047.00	48,000.00
Legal Fee	6085	0.00	0.00	0.00	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	42.60	50.00	7.40	211.39	200.00	-11.39	200.00
Printing and Reproduction	6130	87.50	95.00	7.50	413.50	450.00	36.50	450.00
Property Management Fee	6140	1,280.00	1,280.00	0.00	15,360.00	15,360.00	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	19.98	110.00	90.02	110.00
Total ADMINISTRATIVE		<u>1,410.10</u>	<u>1,425.00</u>	<u>14.90</u>	<u>61,934.37</u>	<u>65,850.00</u>	<u>3,915.63</u>	<u>65,850.00</u>
CAPITAL EXPENSES		6300						
Fence Repairs - Perimeter	6395	883.69	0.00	-883.69	9,331.51	0.00	-9,331.51	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		<u>883.69</u>	<u>0.00</u>	<u>-883.69</u>	<u>53,080.31</u>	<u>27,000.00</u>	<u>-26,080.31</u>	<u>27,000.00</u>
LANDSCAPE MAINTENANCE		6830						
Aeration	6835	0.00	0.00	0.00	2,108.00	840.00	-1,268.00	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	0.00	0.00	1,500.00	3,000.00	1,500.00	3,000.00
Clean Up Spring/Fall	6850	3,000.00	0.00	-3,000.00	9,000.00	10,000.00	1,000.00	10,000.00
Irrigation Maintenance	6880	0.00	0.00	0.00	6,230.96	3,000.00	-3,230.96	3,000.00
Landscape Contract	6885	0.00	0.00	0.00	17,550.00	19,000.00	1,450.00	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	3,938.10	3,000.00	-938.10	19,933.10	16,000.00	-3,933.10	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	4,000.00	-690.00	4,000.00
Total LANDSCAPE MAINTENANCE		6,938.10	3,000.00	-3,938.10	85,585.60	73,018.00	-12,567.60	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	264.39	150.00	-114.39	264.39	300.00	35.61	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	500.00	-40.00	500.00
Total MAINTENANCE		264.39	150.00	-114.39	804.39	1,300.00	495.61	1,300.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	0.00	0.00	3,164.13	5,000.00	1,835.87	5,000.00
Gutter Maintenance	7260	3,185.00	3,500.00	315.00	10,005.00	7,000.00	-3,005.00	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		3,185.00	3,500.00	315.00	13,169.13	14,000.00	830.87	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
Fence Repair	7525	1,800.70	0.00	-1,800.70	1,800.70	0.00	-1,800.70	0.00
Irrigation Repair	7530	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
Roof Repair	7585	450.00	0.00	-450.00	715.00	0.00	-715.00	0.00
Total REPAIRS		2,250.70	0.00	-2,250.70	2,515.70	2,500.00	-15.70	2,500.00
UTILITIES	7800							
Electric	7810	96.77	100.00	3.23	1,099.16	1,200.00	100.84	1,200.00
Total UTILITIES		96.77	100.00	3.23	1,099.16	1,200.00	100.84	1,200.00
Water	7850							
Water - City of Longmont	7865	1,950.97	1,100.00	-850.97	28,993.09	20,000.00	-8,993.09	20,000.00
Total Water		1,950.97	1,100.00	-850.97	28,993.09	20,000.00	-8,993.09	20,000.00
Total Operating Expense		16,979.72	9,275.00	-7,704.72	247,181.75	204,868.00	-42,313.75	204,868.00
Total Operating Income		17,420.00	17,420.00	0.00	209,600.00	209,040.00	560.00	209,040.00
Total Operating Expense		16,979.72	9,275.00	-7,704.72	247,181.75	204,868.00	-42,313.75	204,868.00
NOI - Net Operating Income		440.28	8,145.00	-7,704.72	-37,581.75	4,172.00	-41,753.75	4,172.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	494.99	45.00	449.99	930.41	500.00	430.41	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		494.99	45.00	449.99	930.71	500.00	430.71	500.00
Total Other Income		494.99	45.00	449.99	930.71	500.00	430.71	500.00

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	-27,000.00	-27,000.00	-27,000.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	21,000.00	21,000.00	0.00	31,000.00	31,000.00	31,000.00
Total Non Operating Cash Requirements		<u>0.00</u>	<u>21,000.00</u>	<u>21,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>4,000.00</u>
Total Other Expense		<u>0.00</u>	<u>21,000.00</u>	<u>21,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>4,000.00</u>
Net Other Income		494.99	-20,955.00	21,449.99	930.71	-3,500.00	4,430.71	-3,500.00
Total Income		17,914.99	17,465.00	449.99	210,530.71	209,540.00	990.71	209,540.00
Total Expense		16,979.72	30,275.00	13,295.28	247,181.75	208,868.00	-38,313.75	208,868.00
Net Income		<u>935.27</u>	<u>-12,810.00</u>	<u>13,745.27</u>	<u>-36,651.04</u>	<u>672.00</u>	<u>-37,323.04</u>	<u>672.00</u>

Homeowner Delinquency (As Of)

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

As of: 12/31/2022

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 0.00

Name	Unit	Amount Receivable	0-30	30-60	60-90	90+
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No data to display

Total	0.00	0.00	0.00	0.00	0.00	0.00
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Bill Detail

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

Payees: All

Payment Type: All

GL Accounts: All

Bill Status: All

Date Type: Payment Date

Date Range: 12/01/2022 to 12/31/2022 (Last Month)

GL Account Map: None - use master chart of accounts

Show Reversed Transactions: No

Payee Name	GL Account Number	Reference	GL Account	Paid	Unpaid	Check #	Description
B&M Roofing							
B&M Roofing	7585	2030789	7585 - Roof Repair	450.00	0.00	3598	912 HR - lifted and sealed several penetrations above leak area
City of Longmont							
City of Longmont	7865		7865 - Water - City of Longmont	570.93	0.00	3599	41504
City of Longmont	7865		7865 - Water - City of Longmont	1,380.04	0.00	3599	42566
City of Longmont	7810		7810 - Electric	45.90	0.00	3599	42694
City of Longmont	7810		7810 - Electric	50.87	0.00	3599	41965
				2,047.74	0.00		
Excel Electric, Inc.							
Excel Electric, Inc.	7135	69929	7135 - Lighting Maintenance	264.39	0.00	3600	Replaced lamp in pole light
Exterior Solutions Plus, Inc.							
Exterior Solutions Plus, Inc.	7260	22275-1	7260 - Gutter Maintenance	3,185.00	0.00	3603	Gutter cleaning
GTL 25, LLC							
GTL 25, LLC	6395	HR_2022_16395	6395 - Fence Repairs - Perimeter	883.69	0.00	3604	Supplies to touch up east fence
GTL 25, LLC	7525	Perimeter Fence Repair	7525 - Fence Repair	1,800.70	0.00	3604	Perimeter Top Cap Fence Repair
				2,684.39	0.00		
Trio Technologies, LLC							
Trio Technologies, LLC	6140		6140 - Property Management Fee	1,280.00	0.00	3601	December
Trio Technologies, LLC	6935		6935 - Snow Removal	20.60	0.00	3601	Ic melt for Kay Schrag - Lowes
Trio Technologies, LLC	6130		6130 - Printing and Reproduction	87.50	0.00	3601	350 Prints, copies, scan (Includes Annual Mtg Mailing - 260 Prints)
Trio Technologies, LLC	6125		6125 - Postage and Delivery	42.60	0.00	3601	71 Stamps
				1,430.70	0.00		
Turf Paradise, Inc.							
Turf Paradise, Inc.	6935	19982	6935 - Snow Removal	2,050.00	0.00	3602	11/18/22
Turf Paradise, Inc.	6935	20265	6935 - Snow Removal	1,717.50	0.00	3602	11/29/22
Turf Paradise, Inc.	6935	20302	6935 - Snow Removal	150.00	0.00	3602	Deliver 5 small buckets of ice melt to 924 HR
Turf Paradise, Inc.	6850	19703	6850 - Clean Up Spring/Fall	3,000.00	0.00	3605	Fall clean up #2
				6,917.50	0.00		

Bill Detail

Payee Name	GL Account Number	Reference	GL Account	Paid	Unpaid	Check #	Description
Total				16,979.72	0.00		

Check Register

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

Date Range: 12/01/2022 to 12/31/2022 (Last Month)

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Payee Name	Check #	Check Date	Amount	Cleared
HR 1st Bank Checking				
B&M Roofing	3598	12/20/2022	450.00	No
City of Longmont	3599	12/20/2022	2,047.74	Yes
Excel Electric, Inc.	3600	12/20/2022	264.39	Yes
Exterior Solutions Plus, Inc.	3603	12/30/2022	3,185.00	No
GTL 25, LLC	3604	12/30/2022	2,684.39	No
Trio Technologies, LLC	3601	12/20/2022	1,430.70	Yes
Turf Paradise, Inc.	3602	12/20/2022	3,917.50	Yes
Turf Paradise, Inc.	3605	12/30/2022	3,000.00	No
			16,979.72	
Total			16,979.72	