

Balance Sheet

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

As of: 02/28/2023 (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 | 48,968.18 |
| Total OPERATING CASH | | 48,968.18 |
| RESERVE ACCOUNTS | | |
| Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20 | 1335 | 51,975.61 |
| Reserves:1st Bank Money Market | 1340 | 43,909.23 |
| 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 | | 407,861.76 |
| Total Cash | | 456,829.94 |
| TOTAL ASSETS | | 456,829.94 |
| LIABILITIES & CAPITAL | | |
| Liabilities | | |
| ACCOUNTS PAYABLE | | |
| Security Clearing | 2999 | -5.00 |
| Total ACCOUNTS PAYABLE | | -5.00 |
| Prepaid Assessments | 2025 | 12,000.00 |
| Total Liabilities | | 11,995.00 |
| Capital | | |
| Capital Stock | | |
| Reserve Equity | 3030 | 234,350.00 |
| Retained Earnings | 3045 | 194,646.91 |
| Total Capital Stock | | 428,996.91 |
| Calculated Retained Earnings | | -16,494.73 |
| Calculated Prior Years Retained Earnings | | 32,332.76 |
| Total Capital | | 444,834.94 |
| TOTAL LIABILITIES & CAPITAL | | 456,829.94 |

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 2023

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 | 19,485.00 | 19,500.00 | -15.00 | 38,900.00 | 39,000.00 | -100.00 | 234,000.00 |
| Transfer Fee Income | 4155 | 0.00 | 0.00 | 0.00 | 250.00 | 0.00 | 250.00 | 0.00 |
| Total ASSOCIATION INCOME | | <u>19,485.00</u> | <u>19,500.00</u> | <u>-15.00</u> | <u>39,150.00</u> | <u>39,000.00</u> | <u>150.00</u> | <u>234,000.00</u> |
| Total Operating Income | | <u>19,485.00</u> | <u>19,500.00</u> | <u>-15.00</u> | <u>39,150.00</u> | <u>39,000.00</u> | <u>150.00</u> | <u>234,000.00</u> |
| Expense | | | | | | | | |
| ADMINISTRATIVE | 6000 | | | | | | | |
| Accounting Fees | 6005 | 255.00 | 250.00 | -5.00 | 255.00 | 250.00 | -5.00 | 300.00 |
| Business Filing Fees | 6025 | 30.00 | 0.00 | -30.00 | 40.00 | 0.00 | -40.00 | 50.00 |
| Insurance | 6070 | 1,663.25 | 0.00 | -1,663.25 | 16,468.25 | 60,320.00 | 43,851.75 | 60,320.00 |
| Legal Fee | 6085 | 350.00 | 500.00 | 150.00 | 350.00 | 500.00 | 150.00 | 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 | 0.00 | 12.00 | 12.00 | 11.40 | 24.00 | 12.60 | 200.00 |
| Printing and Reproduction | 6130 | 46.50 | 30.00 | -16.50 | 74.00 | 55.00 | -19.00 | 425.00 |
| Professional Fees | 6135 | 1,055.00 | 0.00 | -1,055.00 | 1,055.00 | 0.00 | -1,055.00 | 0.00 |
| Property Management Fee | 6140 | 1,344.00 | 1,344.00 | 0.00 | 2,688.00 | 2,688.00 | 0.00 | 16,128.00 |
| Property Transfer Fee | 6145 | 250.00 | 0.00 | -250.00 | 250.00 | 0.00 | -250.00 | 0.00 |
| Taxes | 6170 | 0.00 | 200.00 | 200.00 | 0.00 | 200.00 | 200.00 | 200.00 |
| 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 | 0.00 | 0.00 | 110.00 |
| Total ADMINISTRATIVE | | <u>4,993.75</u> | <u>2,336.00</u> | <u>-2,657.75</u> | <u>21,191.65</u> | <u>64,037.00</u> | <u>42,845.35</u> | <u>78,463.00</u> |
| CAPITAL EXPENSES | 6300 | | | | | | | |
| Painting | 6459 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14,000.00 |
| Total CAPITAL EXPENSES | | <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>14,000.00</u> |
| LANDSCAPE MAINTENANCE | 6830 | | | | | | | |
| Aeration | 6835 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,425.00 |
| Backflow Testing | 6840 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 700.00 |
| 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 | 10,350.00 |
| Irrigation Maintenance | 6880 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,500.00 |
| Landscape Contract | 6885 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 21,000.00 |
| Lawn Fertilizing/Weed Control | 6890 | 0.00 | 0.00 | 0.00 | 12,969.78 | 14,000.00 | 1,030.22 | 14,000.00 |
| Misc. Landscape Mtce | 6895 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 |
| Snow Removal | 6935 | 12,160.00 | 4,000.00 | -8,160.00 | 15,010.00 | 9,000.00 | -6,010.00 | 19,500.00 |
| Tree Mtce (Bug Control & Fert) | 6955 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,500.00 |
| Tree Trimming/Removal/Replace | 6960 | 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 |
|--|----------------|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| Total LANDSCAPE MAINTENANCE | | 12,160.00 | 4,000.00 | -8,160.00 | 27,979.78 | 23,000.00 | -4,979.78 | 82,975.00 |
| 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 |
| Total MAINTENANCE | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,300.00 |
| BUILDING/STRUCTURE/ MAINTENANCE | 7200 | | | | | | | |
| Building Maintenance | 7215 | 0.00 | 2,000.00 | 2,000.00 | 3,175.18 | 2,000.00 | -1,175.18 | 3,500.00 |
| Gutter Maintenance | 7260 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 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 | 7,500.00 |
| Pest Control - Buildings | 7315 | 75.00 | 0.00 | -75.00 | 75.00 | 0.00 | -75.00 | 0.00 |
| Total BUILDING/STRUCTURE/ MAINTENANCE | | 75.00 | 2,000.00 | 1,925.00 | 3,250.18 | 2,000.00 | -1,250.18 | 18,500.00 |
| 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 | 0.00 | 0.00 | 0.00 | 500.00 |
| Total REPAIRS | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,000.00 |
| UTILITIES | 7800 | | | | | | | |
| Electric | 7810 | 100.39 | 108.00 | 7.61 | 200.11 | 218.00 | 17.89 | 1,300.00 |
| Total UTILITIES | | 100.39 | 108.00 | 7.61 | 200.11 | 218.00 | 17.89 | 1,300.00 |
| Water | 7850 | | | | | | | |
| Water - City of Longmont | 7865 | 1,693.03 | 1,100.00 | -593.03 | 3,045.98 | 2,200.00 | -845.98 | 22,750.00 |
| Total Water | | 1,693.03 | 1,100.00 | -593.03 | 3,045.98 | 2,200.00 | -845.98 | 22,750.00 |
| Total Operating Expense | | 19,022.17 | 9,544.00 | -9,478.17 | 55,667.70 | 91,455.00 | 35,787.30 | 222,288.00 |
| Total Operating Income | | 19,485.00 | 19,500.00 | -15.00 | 39,150.00 | 39,000.00 | 150.00 | 234,000.00 |
| Total Operating Expense | | 19,022.17 | 9,544.00 | -9,478.17 | 55,667.70 | 91,455.00 | 35,787.30 | 222,288.00 |
| NOI - Net Operating Income | | 462.83 | 9,956.00 | -9,493.17 | -16,517.70 | -52,455.00 | 35,937.30 | 11,712.00 |
| Other Income | | | | | | | | |
| INTEREST INCOME | 8000 | | | | | | | |
| Interest Income - other | 8005 | 10.10 | 0.00 | 10.10 | 22.97 | 0.00 | 22.97 | 350.00 |
| Total INTEREST INCOME | | 10.10 | 0.00 | 10.10 | 22.97 | 0.00 | 22.97 | 350.00 |
| Total Other Income | | 10.10 | 0.00 | 10.10 | 22.97 | 0.00 | 22.97 | 350.00 |
| 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 | -14,000.00 |
| Non Operating Cash Requirements:Transfer TO | 9010 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,000.00 |

Annual Budget - Comparative

| Account Name | Account Number | MTD Actual | MTD Budget | MTD \$ Var. | YTD Actual | YTD Budget | YTD \$ Var. | Annual Budget |
|--|----------------|---------------|-----------------|------------------|-------------------|-------------------|------------------|-------------------|
| Reserves | | | | | | | | |
| Total Non Operating Cash Requirements | | <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>11,000.00</u> |
| 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>11,000.00</u> |
| Net Other Income | | <u>10.10</u> | <u>0.00</u> | <u>10.10</u> | <u>22.97</u> | <u>0.00</u> | <u>22.97</u> | <u>-10,650.00</u> |
| Total Income | | 19,495.10 | 19,500.00 | -4.90 | 39,172.97 | 39,000.00 | 172.97 | 234,350.00 |
| Total Expense | | 19,022.17 | 9,544.00 | -9,478.17 | 55,667.70 | 91,455.00 | 35,787.30 | 233,288.00 |
| Net Income | | <u>472.93</u> | <u>9,956.00</u> | <u>-9,483.07</u> | <u>-16,494.73</u> | <u>-52,455.00</u> | <u>35,960.27</u> | <u>1,062.00</u> |