

## Balance Sheet

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

As of: 03/31/2023 (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
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING CASH</b>		
Operating Fund	1165	75,473.64
<b>Total OPERATING CASH</b>		<b>75,473.64</b>
<b>RESERVE ACCOUNTS</b>		
Reserves: HR 1st Bank 1 Yr Premier 44 07/31/20	1335	52,103.92
Reserves:1st Bank Money Market	1340	43,920.42
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	53,084.07
Reserves: HR 1st Bank CD 79 1stbank 11/18/20	1360	52,171.18
Reserves: HR 1st Bank CD 76 6/3/20	1363	51,934.26
Reserves: HR 1st Bank CD 09 12/07/20	1367	52,160.11
Reserves: HR 1st Bank CD 01 12/31/20	1368	52,374.33
<b>Total RESERVE ACCOUNTS</b>		<b>409,310.05</b>
<b>Total Cash</b>		<b>484,783.69</b>
<b>TOTAL ASSETS</b>		<b>484,783.69</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	13,500.00
<b>Total Liabilities</b>		<b>13,495.00</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		9,959.02
Calculated Prior Years Retained Earnings		32,332.76
<b>Total Capital</b>		<b>471,288.69</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>484,783.69</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: Mar 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
<b>Income</b>								
<b>ASSOCIATION INCOME</b>	<b>4000</b>							
HOA Dues	4010	19,135.00	19,500.00	-365.00	58,035.00	58,500.00	-465.00	234,000.00
Transfer Fee Income	4155	0.00	0.00	0.00	250.00	0.00	250.00	0.00
<b>Total ASSOCIATION INCOME</b>		<u>19,135.00</u>	<u>19,500.00</u>	<u>-365.00</u>	<u>58,285.00</u>	<u>58,500.00</u>	<u>-215.00</u>	<u>234,000.00</u>
<b>Total Operating Income</b>		<u>19,135.00</u>	<u>19,500.00</u>	<u>-365.00</u>	<u>58,285.00</u>	<u>58,500.00</u>	<u>-215.00</u>	<u>234,000.00</u>
<b>Expense</b>								
<b>ADMINISTRATIVE</b>	<b>6000</b>							
Accounting Fees	6005	26.25	50.00	23.75	281.25	300.00	18.75	300.00
Business Filing Fees	6025	0.00	40.00	40.00	40.00	40.00	0.00	50.00
Insurance	6070	352.00	0.00	-352.00	16,820.25	60,320.00	43,499.75	60,320.00
Legal Fee	6085	0.00	0.00	0.00	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	25.94	12.00	-13.94	37.34	36.00	-1.34	200.00
Printing and Reproduction	6130	31.00	30.00	-1.00	105.00	85.00	-20.00	425.00
Professional Fees	6135	0.00	0.00	0.00	1,055.00	0.00	-1,055.00	0.00
Property Management Fee	6140	1,344.00	1,344.00	0.00	4,032.00	4,032.00	0.00	16,128.00
Property Transfer Fee	6145	0.00	0.00	0.00	250.00	0.00	-250.00	0.00
Taxes	6170	0.00	0.00	0.00	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
<b>Total ADMINISTRATIVE</b>		<u>1,779.19</u>	<u>1,476.00</u>	<u>-303.19</u>	<u>22,970.84</u>	<u>65,513.00</u>	<u>42,542.16</u>	<u>78,463.00</u>
<b>CAPITAL EXPENSES</b>	<b>6300</b>							
Painting	6459	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
<b>Total CAPITAL EXPENSES</b>		<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>
<b>LANDSCAPE MAINTENANCE</b>	<b>6830</b>							
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	-12,969.78	0.00	12,969.78	0.00	14,000.00	14,000.00	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	0.00	4,500.00	4,500.00	15,010.00	13,500.00	-1,510.00	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	3,785.00	0.00	-3,785.00	3,785.00	0.00	-3,785.00	4,000.00

## Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Total LANDSCAPE MAINTENANCE</b>		<b>-9,184.78</b>	<b>4,500.00</b>	<b>13,684.78</b>	<b>18,795.00</b>	<b>27,500.00</b>	<b>8,705.00</b>	<b>82,975.00</b>
<b>MAINTENANCE</b>	<b>7100</b>							
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
<b>Total MAINTENANCE</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,300.00</b>
<b>BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>7200</b>							
Building Maintenance	7215	3,555.00	0.00	-3,555.00	6,730.18	2,000.00	-4,730.18	3,500.00
Gutter Maintenance	7260	2,389.50	0.00	-2,389.50	2,389.50	0.00	-2,389.50	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	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>		<b>5,944.50</b>	<b>0.00</b>	<b>-5,944.50</b>	<b>9,194.68</b>	<b>2,000.00</b>	<b>-7,194.68</b>	<b>18,500.00</b>
<b>REPAIRS</b>	<b>7500</b>							
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
<b>Total REPAIRS</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>UTILITIES</b>	<b>7800</b>							
Electric	7810	102.75	108.00	5.25	302.86	326.00	23.14	1,300.00
<b>Total UTILITIES</b>		<b>102.75</b>	<b>108.00</b>	<b>5.25</b>	<b>302.86</b>	<b>326.00</b>	<b>23.14</b>	<b>1,300.00</b>
<b>Water</b>	<b>7850</b>							
Water - City of Longmont	7865	1,487.88	1,100.00	-387.88	4,533.86	3,300.00	-1,233.86	22,750.00
<b>Total Water</b>		<b>1,487.88</b>	<b>1,100.00</b>	<b>-387.88</b>	<b>4,533.86</b>	<b>3,300.00</b>	<b>-1,233.86</b>	<b>22,750.00</b>
<b>Total Operating Expense</b>		<b>129.54</b>	<b>7,184.00</b>	<b>7,054.46</b>	<b>55,797.24</b>	<b>98,639.00</b>	<b>42,841.76</b>	<b>222,288.00</b>
<b>Total Operating Income</b>		<b>19,135.00</b>	<b>19,500.00</b>	<b>-365.00</b>	<b>58,285.00</b>	<b>58,500.00</b>	<b>-215.00</b>	<b>234,000.00</b>
<b>Total Operating Expense</b>		<b>129.54</b>	<b>7,184.00</b>	<b>7,054.46</b>	<b>55,797.24</b>	<b>98,639.00</b>	<b>42,841.76</b>	<b>222,288.00</b>
<b>NOI - Net Operating Income</b>		<b>19,005.46</b>	<b>12,316.00</b>	<b>6,689.46</b>	<b>2,487.76</b>	<b>-40,139.00</b>	<b>42,626.76</b>	<b>11,712.00</b>
<b>Other Income</b>								
<b>INTEREST INCOME</b>	<b>8000</b>							
Interest Income - other	8005	1,448.29	87.50	1,360.79	1,471.26	87.50	1,383.76	350.00
<b>Total INTEREST INCOME</b>		<b>1,448.29</b>	<b>87.50</b>	<b>1,360.79</b>	<b>1,471.26</b>	<b>87.50</b>	<b>1,383.76</b>	<b>350.00</b>
<b>Other Income</b>	<b>8100</b>							
Other Income:NGLA Grant	8115	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00
<b>Total Other Income</b>		<b>6,000.00</b>	<b>0.00</b>	<b>6,000.00</b>	<b>6,000.00</b>	<b>0.00</b>	<b>6,000.00</b>	<b>0.00</b>
<b>Total Other Income</b>		<b>7,448.29</b>	<b>87.50</b>	<b>7,360.79</b>	<b>7,471.26</b>	<b>87.50</b>	<b>7,383.76</b>	<b>350.00</b>
<b>Other Expense</b>								
<b>Non Operating Cash Requirements</b>	<b>9000</b>							
Non Operating Cash	9005	0.00	0.00	0.00	0.00	0.00	0.00	-14,000.00

## 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	0.00	0.00	25,000.00
<b>Total Non Operating Cash Requirments</b>		<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>
<b>Total Other Expense</b>		<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>
<b>Net Other Income</b>		<b>7,448.29</b>	<b>87.50</b>	<b>7,360.79</b>	<b>7,471.26</b>	<b>87.50</b>	<b>7,383.76</b>	<b>-10,650.00</b>
<b>Total Income</b>		<b>26,583.29</b>	<b>19,587.50</b>	<b>6,995.79</b>	<b>65,756.26</b>	<b>58,587.50</b>	<b>7,168.76</b>	<b>234,350.00</b>
<b>Total Expense</b>		<b>129.54</b>	<b>7,184.00</b>	<b>7,054.46</b>	<b>55,797.24</b>	<b>98,639.00</b>	<b>42,841.76</b>	<b>233,288.00</b>
<b>Net Income</b>		<u><b>26,453.75</b></u>	<u><b>12,403.50</b></u>	<u><b>14,050.25</b></u>	<u><b>9,959.02</b></u>	<u><b>-40,051.50</b></u>	<u><b>50,010.52</b></u>	<u><b>1,062.00</b></u>