

Balance Sheet

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

As of: 10/31/2023 (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
ASSETS		
Cash		
OPERATING CASH		
Operating Fund	1165	97,437.10
Total OPERATING CASH		97,437.10
RESERVE ACCOUNTS		
Reserve Fund	1320	96,241.42
Reserves:1st Bank Money Market	1340	55,211.46
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/27/21	1345	51,561.76
Reserves: HR 1st Bank CD 79 1stbank 11/18/20	1360	52,957.44
Reserves: HR 1st Bank CD 76 6/3/20	1363	51,994.48
Reserves: HR 1st Bank CD 09 12/07/20	1367	52,946.21
Reserves: HR 1st Bank CD 01 12/31/20	1368	53,429.37
Total RESERVE ACCOUNTS		414,342.14
Total Cash		511,779.24
TOTAL ASSETS		511,779.24
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Security Clearing	2999	-5.00
Total ACCOUNTS PAYABLE		-5.00
Prepaid Assessments	2025	9,000.00
Total Liabilities		8,995.00
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	194,646.91
Total Capital Stock		428,996.91
Calculated Retained Earnings		41,454.57
Calculated Prior Years Retained Earnings		32,332.76
Total Capital		502,784.24
TOTAL LIABILITIES & CAPITAL		511,779.24

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 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	19,500.00	19,500.00	0.00	195,000.00	195,000.00	0.00	234,000.00
Transfer Fee Income	4155	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Total ASSOCIATION INCOME		19,500.00	19,500.00	0.00	195,500.00	195,000.00	500.00	234,000.00
Total Operating Income		19,500.00	19,500.00	0.00	195,500.00	195,000.00	500.00	234,000.00
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	281.25	300.00	18.75	300.00
Bank Charges and Fees	6015	0.00	0.00	0.00	10.00	0.00	-10.00	0.00
Business Filing Fees	6025	0.00	0.00	0.00	40.00	40.00	0.00	50.00
Insurance	6070	4,123.74	0.00	-4,123.74	52,034.04	60,320.00	8,285.96	60,320.00
Legal Fee	6085	0.00	0.00	0.00	510.50	500.00	-10.50	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	3.96	12.00	8.04	130.91	120.00	-10.91	200.00
Printing and Reproduction	6130	20.00	30.00	10.00	283.00	295.00	12.00	425.00
Professional Fees	6135	0.00	0.00	0.00	2,110.00	0.00	-2,110.00	0.00
Property Management Fee	6140	1,344.00	1,344.00	0.00	13,440.00	13,440.00	0.00	16,128.00
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	200.00	200.00	200.00
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	0.00	0.00	110.00
Total ADMINISTRATIVE		5,491.70	1,386.00	-4,105.70	69,339.70	75,395.00	6,055.30	78,463.00
CAPITAL EXPENSES	6300							
Fence Repairs - Perimeter	6395	0.00	0.00	0.00	112.50	0.00	-112.50	0.00
Painting	6459	0.00	0.00	0.00	8,490.00	14,000.00	5,510.00	14,000.00
Paving & Concrete	6465	0.00	0.00	0.00	7,988.27	0.00	-7,988.27	0.00
Total CAPITAL EXPENSES		0.00	0.00	0.00	16,590.77	14,000.00	-2,590.77	14,000.00
LANDSCAPE MAINTENANCE	6830							
Aeration	6835	0.00	0.00	0.00	0.00	1,212.50	1,212.50	2,425.00
Backflow Testing	6840	0.00	0.00	0.00	500.00	700.00	200.00	700.00
Shrub Trimming/Replacement	6845	0.00	1,500.00	1,500.00	0.00	3,000.00	3,000.00	3,000.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	1,306.00	3,550.00	2,244.00	10,350.00
Irrigation Maintenance	6880	0.00	500.00	500.00	5,300.43	4,000.00	-1,300.43	4,500.00
Landscape Contract	6885	1,176.00	3,000.00	1,824.00	6,468.00	18,000.00	11,532.00	21,000.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	783.75	14,000.00	13,216.25	14,000.00
Misc. Landscape Mtce	6895	0.00	0.00	0.00	1,798.11	1,000.00	-798.11	1,000.00
Snow Removal	6935	0.00	0.00	0.00	15,561.90	13,500.00	-2,061.90	19,500.00

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	2,500.00	600.00	2,500.00
Tree Trimming/Removal/ Replace	6960	0.00	0.00	0.00	6,415.00	4,000.00	-2,415.00	4,000.00
Total LANDSCAPE MAINTENANCE		1,176.00	5,000.00	3,824.00	40,033.19	65,462.50	25,429.31	82,975.00
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	3,050.00	150.00	-2,900.00	300.00
Lighting Maintenance	7135	0.00	0.00	0.00	0.00	150.00	150.00	300.00
Misc. Maintenance	7140	152.59	0.00	-152.59	152.59	200.00	47.41	200.00
Pest Control - Buildings	7155	0.00	150.00	150.00	0.00	500.00	500.00	500.00
Total MAINTENANCE		152.59	150.00	-2.59	3,202.59	1,000.00	-2,202.59	1,300.00
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	0.00	0.00	7,689.32	3,500.00	-4,189.32	3,500.00
Gutter Maintenance	7260	0.00	0.00	0.00	5,615.50	3,500.00	-2,115.50	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	7,500.00	7,500.00	7,500.00
Pest Control - Buildings	7315	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	0.00	0.00	13,379.82	15,000.00	1,620.18	18,500.00
REPAIRS	7500							
Concrete Repair	7510	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Electrical Repair	7520	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
Fence Repair	7525	0.00	0.00	0.00	6.57	0.00	-6.57	0.00
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	250.00	500.00	250.00	500.00
Total REPAIRS		0.00	500.00	500.00	331.57	3,000.00	2,668.43	3,000.00
UTILITIES	7800							
Electric	7810	103.25	108.00	4.75	1,035.42	1,082.00	46.58	1,300.00
Total UTILITIES		103.25	108.00	4.75	1,035.42	1,082.00	46.58	1,300.00
Water	7850							
Water - City of Longmont	7865	3,183.12	2,700.00	-483.12	21,595.72	19,300.00	-2,295.72	22,750.00
Total Water		3,183.12	2,700.00	-483.12	21,595.72	19,300.00	-2,295.72	22,750.00
Total Operating Expense		10,106.66	9,844.00	-262.66	165,508.78	194,239.50	28,730.72	222,288.00
Total Operating Income		19,500.00	19,500.00	0.00	195,500.00	195,000.00	500.00	234,000.00
Total Operating Expense		10,106.66	9,844.00	-262.66	165,508.78	194,239.50	28,730.72	222,288.00
NOI - Net Operating Income		9,393.34	9,656.00	-262.66	29,991.22	760.50	29,230.72	11,712.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	1,077.32	0.00	1,077.32	5,457.45	262.50	5,194.95	350.00
Interest Income:Interest 1st Money Mkt	8020	0.00	0.00	0.00	5.90	0.00	5.90	0.00
Total INTEREST INCOME		1,077.32	0.00	1,077.32	5,463.35	262.50	5,200.85	350.00
Other Income	8100							
Other Income:NGLA Grant	8115	0.00	0.00	0.00	6,000.00	0.00	6,000.00	0.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Other Income		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
Total Other Income		1,077.32	0.00	1,077.32	11,463.35	262.50	11,200.85	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	-14,000.00	-14,000.00	-14,000.00
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	5,000.00	5,000.00	0.00	15,000.00	15,000.00	25,000.00
Total Non Operating Cash Requirements		<u>0.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>11,000.00</u>
Total Other Expense		0.00	5,000.00	5,000.00	0.00	1,000.00	1,000.00	11,000.00
Net Other Income		1,077.32	-5,000.00	6,077.32	11,463.35	-737.50	12,200.85	-10,650.00
Total Income		20,577.32	19,500.00	1,077.32	206,983.35	195,262.50	11,700.85	234,350.00
Total Expense		10,106.66	14,844.00	4,737.34	165,508.78	195,239.50	29,730.72	233,288.00
Net Income		<u>10,470.66</u>	<u>4,656.00</u>	<u>5,814.66</u>	<u>41,454.57</u>	<u>23.00</u>	<u>41,431.57</u>	<u>1,062.00</u>