

Balance Sheet

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

As of: 04/30/2018

Account Name	Balance
ASSETS	
Cash	
OPERATING CASH	
Operating Fund	66,611.65
Total OPERATING CASH	66,611.65
RESERVE ACCOUNTS	
Reserves:1st Bank 1 Yr Premier 07/31/18	25,425.01
Reserves:1st Bank Money Market	261,569.59
Reserves:1 Yr Premier 1st Bank 1/25/19	31,595.22
Reserves:CD 56 1stbank 4/27/18	51,102.10
Reserves:CD 79 1stbank 11/16/18	20,730.68
Total RESERVE ACCOUNTS	390,422.60
Total Cash	457,034.25
TOTAL ASSETS	457,034.25
LIABILITIES & CAPITAL	
Liabilities	
ACCOUNTS PAYABLE	
Prepaid Assessments	11,740.00
Total ACCOUNTS PAYABLE	11,740.00
Total Liabilities	11,740.00
Capital	
Capital Stock	
Reserve Equity	234,350.00
Retained Earnings	192,729.45
Total Capital Stock	427,079.45
Appfolio Opening Balance Equity	-6,830.00
Calculated Retained Earnings	25,044.80
Total Capital	445,294.25
TOTAL LIABILITIES & CAPITAL	457,034.25

Income Statement

Trio Property Management

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

As of: Apr 2018

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
ASSOCIATION INCOME		
HOA Dues	15,620.00	62,360.00
Contribution to Reserves	0.00	22,700.00
Late Fees/Finance Charges	0.00	70.00
NSF Charges	0.00	39.92
Total ASSOCIATION INCOME	15,620.00	85,169.92
Total Operating Income	15,620.00	85,169.92
Expense		
ADMINISTRATIVE		
Accounting Fees	0.00	225.00
Bank Charges and Fees	0.00	12.00
Business Filing Fees	0.00	20.00
Insurance	0.00	20,876.00
Legal Fee	0.00	180.00
Misc. Admin.	0.00	15.00
Postage and Delivery	27.50	73.04
Printing and Reproduction	52.75	164.75
Property Management Fee	1,152.00	4,504.00
Web Site Hosting & Domain	0.00	342.59
Total ADMINISTRATIVE	1,232.25	26,412.38
LANDSCAPE MAINTENANCE		
Snow Removal	0.00	6,960.00
Total LANDSCAPE MAINTENANCE	0.00	6,960.00
MAINTENANCE		
Fence Maintenance	75.00	75.00
Total MAINTENANCE	75.00	75.00
BUILDING/STRUCTURE/MAINTENANCE		
Building Maintenance	0.00	280.00
Total BUILDING/STRUCTURE/MAINTENANCE	0.00	280.00
UTILITIES		
Electric	55.60	315.63
Total UTILITIES	55.60	315.63
Water		
Water/Sewer	1,099.13	3,983.69
Total Water	1,099.13	3,983.69
Total Operating Expense	2,461.98	38,026.70
NOI - Net Operating Income	13,158.02	47,143.22

Income Statement

Account Name	Selected Month	Year to Month End
Other Income & Expense		
Other Income		
INTEREST INCOME		
Interest Income:CD Interest	0.00	23.19
Interest Income:Interest 1st Money Mkt	55.52	95.91
Interest Income:Interest CD 56 4/27/18	7.00	32.19
Interest Income:Interest CD 79	0.00	20.44
Interest Income:Interest from Money Market Acct	0.00	17.32
Interest Income:Interest from Premier 44	0.00	12.53
Total INTEREST INCOME	62.52	201.58
Total Other Income	62.52	201.58
Other Expense		
Non Operating Cash Requirements		
Non Operating Cash Requirements:Transfer TO Reserves	0.00	22,300.00
Total Non Operating Cash Requirements	0.00	22,300.00
Total Other Expense	0.00	22,300.00
Net Other Income	62.52	-22,098.42
Total Income	15,682.52	85,371.50
Total Expense	2,461.98	60,326.70
Net Income	13,220.54	25,044.80

Annual Budget Comparison

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

As of: Apr 2018

Additional Account Types: None

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
ASSOCIATION INCOME					
HOA Dues	15,620.00	0.00	62,360.00	0.00	0.00
HOA Monthly Dues	0.00	15,600.00	0.00	62,400.00	187,200.00
Contribution to Reserves	0.00	0.00	22,700.00	0.00	0.00
Late Fees/Finance Charges	0.00	0.00	70.00	0.00	0.00
NSF Charges	0.00	0.00	39.92	0.00	0.00
Total ASSOCIATION INCOME	15,620.00	15,600.00	85,169.92	62,400.00	187,200.00
Total Operating Income	15,620.00	15,600.00	85,169.92	62,400.00	187,200.00
Expense					
ADMINISTRATIVE					
Accounting Fees	0.00	0.00	225.00	250.00	250.00
Bank Charges and Fees	0.00	0.00	12.00	0.00	0.00
Business Filing Fees	0.00	0.00	20.00	40.00	40.00
Insurance	0.00	0.00	20,876.00	25,000.00	25,000.00
Legal Fee	0.00	750.00	180.00	750.00	2,500.00
Misc. Admin.	0.00	0.00	15.00	50.00	200.00
Postage and Delivery	27.50	40.00	73.04	220.00	500.00
Printing and Reproduction	52.75	60.00	164.75	415.00	1,000.00
Professional Fees	0.00	0.00	0.00	0.00	256.00
Property Management Fee	1,152.00	1,152.00	4,504.00	4,608.00	13,824.00
Web Site Hosting & Domain	0.00	0.00	342.59	0.00	0.00
Total ADMINISTRATIVE	1,232.25	2,002.00	26,412.38	31,333.00	43,570.00
CAPITAL EXPENSES					
Landscape Refurbishment	0.00	0.00	0.00	0.00	2,500.00
Lighting Upgrade/ Replacement	0.00	0.00	0.00	0.00	1,500.00
Patio/Deck Repair/ Replacement	0.00	0.00	0.00	0.00	5,000.00
Paving & Concrete	0.00	0.00	0.00	0.00	2,200.00
Total CAPITAL EXPENSES	0.00	0.00	0.00	0.00	11,200.00
LANDSCAPE MAINTENANCE					
Irrigation Maintenance	0.00	1,000.00	0.00	1,000.00	5,000.00
Landscape Contract	0.00	0.00	0.00	0.00	26,000.00
Lawn Fertilizing/Weed Control	0.00	0.00	0.00	10,000.00	10,000.00
Misc. Landscape Mtce	0.00	0.00	0.00	0.00	1,500.00
Shrub Pruning	0.00	0.00	0.00	0.00	3,000.00
Snow Removal	0.00	2,000.00	6,960.00	11,000.00	14,000.00
Tree Trimming/Removal/ Replace	0.00	250.00	0.00	250.00	4,000.00
Turf Repair	0.00	0.00	0.00	0.00	1,000.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Total LANDSCAPE MAINTENANCE	0.00	3,250.00	6,960.00	22,250.00	64,500.00
MAINTENANCE					
Fence Maintenance	75.00	0.00	75.00	0.00	0.00
Total MAINTENANCE	75.00	0.00	75.00	0.00	0.00
BUILDING/STRUCTURE/ MAINTENANCE					
Building Maintenance	0.00	0.00	280.00	500.00	4,000.00
Fence Maintenance - Buildings	0.00	0.00	0.00	0.00	2,500.00
Gutter Maintenance	0.00	0.00	0.00	0.00	3,500.00
Painting					
Painting - Buildings	0.00	0.00	0.00	0.00	17,000.00
Total Painting	0.00	0.00	0.00	0.00	17,000.00
Total BUILDING/ STRUCTURE/MAINTENANCE	0.00	0.00	280.00	500.00	27,000.00
UTILITIES					
Electric	55.60	160.00	315.63	710.00	2,000.00
Total UTILITIES	55.60	160.00	315.63	710.00	2,000.00
Water					
Water/Sewer	1,099.13	1,200.00	3,983.69	5,100.00	25,000.00
Total Water	1,099.13	1,200.00	3,983.69	5,100.00	25,000.00
Total Operating Expense	2,461.98	6,612.00	38,026.70	59,893.00	173,270.00
Total Operating Income	15,620.00	15,600.00	85,169.92	62,400.00	187,200.00
Total Operating Expense	2,461.98	6,612.00	38,026.70	59,893.00	173,270.00
NOI - Net Operating Income	13,158.02	8,988.00	47,143.22	2,507.00	13,930.00
Other Income					
INTEREST INCOME					
Interest Income:CD Interest	0.00	0.00	23.19	0.00	0.00
Interest Income:Interest 1st Money Mkt	55.52	4.00	95.91	15.25	49.00
Interest Income:Interest CD 39	0.00	23.00	0.00	92.00	276.00
Interest Income:Interest CD 56 4/27/18	7.00	5.00	32.19	20.00	60.00
Interest Income:Interest CD 79	0.00	0.00	20.44	0.00	0.00
Interest Income:Interest from Money Market Acct	0.00	0.00	17.32	0.00	0.00
Interest Income:Interest from Premier 44	0.00	4.00	12.53	16.00	50.00
Total INTEREST INCOME	62.52	36.00	201.58	143.25	435.00
Total Other Income	62.52	36.00	201.58	143.25	435.00

Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Other Expense					
Non Operating Cash Requirements					
Non Operating Cash Requirements:Transfer FROM Reserves	0.00	0.00	0.00	0.00	-11,200.00
Non Operating Cash Requirements:Transfer TO Reserves	0.00	3,000.00	22,300.00	3,000.00	13,930.00
Total Non Operating Cash Requirements	<u>0.00</u>	<u>3,000.00</u>	<u>22,300.00</u>	<u>3,000.00</u>	<u>2,730.00</u>
Total Other Expense	<u>0.00</u>	<u>3,000.00</u>	<u>22,300.00</u>	<u>3,000.00</u>	<u>2,730.00</u>
Net Other Income	62.52	-2,964.00	-22,098.42	-2,856.75	-2,295.00
Total Income	15,682.52	15,636.00	85,371.50	62,543.25	187,635.00
Total Expense	2,461.98	9,612.00	60,326.70	62,893.00	176,000.00
Net Income	<u>13,220.54</u>	<u>6,024.00</u>	<u>25,044.80</u>	<u>-349.75</u>	<u>11,635.00</u>