

## Balance Sheet

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

As of: 09/30/2018

Accounting Basis: Cash

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
<b>OPERATING CASH</b>	
Operating Fund	55,843.23
<b>Total OPERATING CASH</b>	<b>55,843.23</b>
<b>RESERVE ACCOUNTS</b>	
Reserves:1st Bank 1 Yr Premier 07/31/18	50,126.55
Reserves:1st Bank Money Market	52,108.09
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/25/19	31,658.30
Reserves: HR 1st Bank CD 56 1stbank 04/29/18	51,322.38
Reserves: HR 1st Bank CD 79 1stbank 11/16/18	20,772.06
Reserves: HR 1st Bank CD 41 11/30/18	50,000.00
Reserves: HR 1st Bank CD 76 6/3/19	50,167.40
Reserves: HR 1st Bank CD 53 12/31/18	50,000.00
Reserves: HR 1st Bank CD 06 09/04/19	50,084.59
<b>Total RESERVE ACCOUNTS</b>	<b>406,239.37</b>
<b>Total Cash</b>	<b>462,082.60</b>
<b>TOTAL ASSETS</b>	<b>462,082.60</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>ACCOUNTS PAYABLE</b>	
Prepaid Assessments	6,005.00
<b>Total ACCOUNTS PAYABLE</b>	<b>6,005.00</b>
<b>Total Liabilities</b>	<b>6,005.00</b>
<b>Capital</b>	
<b>Capital Stock</b>	
Reserve Equity	234,350.00
Retained Earnings	192,729.45
<b>Total Capital Stock</b>	<b>427,079.45</b>
Appfolio Opening Balance Equity	1,917.46
Calculated Retained Earnings	27,080.69
<b>Total Capital</b>	<b>456,077.60</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>462,082.60</b>

# Income Statement

## Trio Property Management

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

As of: Sep 2018

Accounting Basis: Cash

Account Name	Selected Month	Year to Month End
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
<b>ASSOCIATION INCOME</b>		
HOA Dues	15,890.00	140,390.00
Contribution to Reserves	0.00	22,700.00
Late Fees/Finance Charges	0.00	115.00
Transfer Fee Income	200.00	200.00
NSF Charges	0.00	39.92
<b>Total ASSOCIATION INCOME</b>	<b>16,090.00</b>	<b>163,444.92</b>
<b>Total Operating Income</b>	<b>16,090.00</b>	<b>163,444.92</b>
<b>Expense</b>		
<b>ADMINISTRATIVE</b>		
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	455.00	960.00
Misc. Admin.	0.00	15.00
Postage and Delivery	4.50	111.54
Printing and Reproduction	22.00	299.75
Property Management Fee	1,152.00	10,264.00
Web Site Hosting & Domain	0.00	342.59
<b>Total ADMINISTRATIVE</b>	<b>1,633.50</b>	<b>33,125.88</b>
<b>CAPITAL EXPENSES</b>		
Fence Repairs - Perimeter	0.00	13,630.24
Paving & Concrete	0.00	7,273.00
<b>Total CAPITAL EXPENSES</b>	<b>0.00</b>	<b>20,903.24</b>
<b>LANDSCAPE MAINTENANCE</b>		
Aeration	0.00	800.00
Backflow Testing	0.00	300.00
Shrub Trimming/Replacement	2,725.00	2,725.00
Clean Up Spring/Fall	0.00	2,750.00
Irrigation Maintenance	540.00	3,074.50
Landscape Contract	2,400.00	10,200.00
Lawn Fertilizing/Weed Control	0.00	8,747.46
Misc. Landscape Mtce	350.00	350.00
Mowing - Landscape Contract	0.00	1,200.00
Snow Removal	0.00	7,740.00
Tree Mtce (Bug Control & Fert)	0.00	1,330.00
Tree Trimming/Removal/Replace	2,231.98	3,506.98
<b>Total LANDSCAPE MAINTENANCE</b>	<b>8,246.98</b>	<b>42,723.94</b>
<b>MAINTENANCE</b>		
Fence Maintenance	0.00	75.00

## Income Statement

Account Name	Selected Month	Year to Month End
Lighting Maintenance	45.00	45.00
<b>Total MAINTENANCE</b>	<b>45.00</b>	<b>120.00</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>		
Building Maintenance	0.00	355.00
Gutter Maintenance	65.00	839.00
Maintenace Roof	0.00	715.00
Paving Sealcoating	0.00	995.00
<b>Total BUILDING/STRUCTURE/MAINTENANCE</b>	<b>65.00</b>	<b>2,904.00</b>
<b>REPAIRS</b>		
Concrete Repair	650.00	650.00
Irrigation Repair	39.00	622.66
Roof Repair	0.00	695.00
<b>Total REPAIRS</b>	<b>689.00</b>	<b>1,967.66</b>
<b>UTILITIES</b>		
Electric	0.00	504.52
Storm Drainage	0.00	60.20
<b>Total UTILITIES</b>	<b>0.00</b>	<b>564.72</b>
<b>Water</b>		
Wastewater	0.00	1,204.14
Water - City of Longmont	2,346.66	7,585.31
Water/Sewer	0.00	3,983.69
<b>Total Water</b>	<b>2,346.66</b>	<b>12,773.14</b>
<b>Total Operating Expense</b>	<b>13,026.14</b>	<b>115,082.58</b>
<b>NOI - Net Operating Income</b>	<b>3,063.86</b>	<b>48,362.34</b>
<b>Other Income &amp; Expense</b>		
<b>Other Income</b>		
<b>INTEREST INCOME</b>		
Interest Income - other	55.54	55.54
Interest Income:CD Interest	287.14	425.99
Interest Income:Interest 1st Money Mkt	5.81	192.68
Interest Income:Interest CD 56 4/27/18	127.79	252.47
Interest Income:Interest CD 79	20.70	61.82
Interest Income:Interest from Money Market Acct	0.00	17.32
Interest Income:Interest from Premier 44	0.00	12.53
<b>Total INTEREST INCOME</b>	<b>496.98</b>	<b>1,018.35</b>
<b>Total Other Income</b>	<b>496.98</b>	<b>1,018.35</b>
<b>Other Expense</b>		
<b>Non Operating Cash Requirements</b>		
Non Operating Cash Requirements:Transfer TO Reserves	0.00	22,300.00
<b>Total Non Operating Cash Requirements</b>	<b>0.00</b>	<b>22,300.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>22,300.00</b>
<b>Net Other Income</b>	<b>496.98</b>	<b>-21,281.65</b>

## Income Statement

Account Name	Selected Month	Year to Month End
Total Income	16,586.98	164,463.27
Total Expense	13,026.14	137,382.58
Net Income	<u>3,560.84</u>	<u>27,080.69</u>

## Annual Budget Comparison

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

As of: Sep 2018

Additional Account Types: None

Accounting Basis: Cash

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
<b>ASSOCIATION INCOME</b>							
HOA Dues	15,890.00	0.00	15,890.00	140,390.00	0.00	140,390.00	0.00
HOA Monthly Dues	0.00	15,600.00	-15,600.00	0.00	140,400.00	-140,400.00	187,200.00
Contribution to Reserves	0.00	0.00	0.00	22,700.00	0.00	22,700.00	0.00
Late Fees/Finance Charges	0.00	0.00	0.00	115.00	0.00	115.00	0.00
Transfer Fee Income	200.00	0.00	200.00	200.00	0.00	200.00	0.00
NSF Charges	0.00	0.00	0.00	39.92	0.00	39.92	0.00
<b>Total ASSOCIATION INCOME</b>	<b>16,090.00</b>	<b>15,600.00</b>	<b>490.00</b>	<b>163,444.92</b>	<b>140,400.00</b>	<b>23,044.92</b>	<b>187,200.00</b>
<b>Total Operating Income</b>	<b>16,090.00</b>	<b>15,600.00</b>	<b>490.00</b>	<b>163,444.92</b>	<b>140,400.00</b>	<b>23,044.92</b>	<b>187,200.00</b>
<b>Expense</b>							
<b>ADMINISTRATIVE</b>							
Accounting Fees	0.00	0.00	0.00	225.00	250.00	25.00	250.00
Bank Charges and Fees	0.00	0.00	0.00	12.00	0.00	-12.00	0.00
Business Filing Fees	0.00	0.00	0.00	20.00	40.00	20.00	40.00
Insurance	0.00	0.00	0.00	20,876.00	25,000.00	4,124.00	25,000.00
Legal Fee	455.00	0.00	-455.00	960.00	2,500.00	1,540.00	2,500.00
Misc. Admin.	0.00	0.00	0.00	15.00	150.00	135.00	200.00
Postage and Delivery	4.50	15.00	10.50	111.54	320.00	208.46	500.00
Printing and Reproduction	22.00	50.00	28.00	299.75	665.00	365.25	1,000.00
Professional Fees	0.00	0.00	0.00	0.00	256.00	256.00	256.00
Property Management Fee	1,152.00	1,152.00	0.00	10,264.00	10,368.00	104.00	13,824.00
Web Site Hosting & Domain	0.00	0.00	0.00	342.59	0.00	-342.59	0.00
<b>Total ADMINISTRATIVE</b>	<b>1,633.50</b>	<b>1,217.00</b>	<b>-416.50</b>	<b>33,125.88</b>	<b>39,549.00</b>	<b>6,423.12</b>	<b>43,570.00</b>
<b>CAPITAL EXPENSES</b>							
Fence Repairs - Perimeter	0.00	0.00	0.00	13,630.24	0.00	-13,630.24	0.00
Landscape Refurbishment	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00
Lighting Upgrade/Replacement	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
Patio/Deck Repair/Replacement	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00
Paving & Concrete	0.00	0.00	0.00	7,273.00	2,200.00	-5,073.00	2,200.00
<b>Total CAPITAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,903.24</b>	<b>11,200.00</b>	<b>-9,703.24</b>	<b>11,200.00</b>
<b>LANDSCAPE MAINTENANCE</b>							
Aeration	0.00	0.00	0.00	800.00	0.00	-800.00	0.00
Backflow Testing	0.00	0.00	0.00	300.00	0.00	-300.00	0.00
Shrub Trimming/Replacement	2,725.00	0.00	-2,725.00	2,725.00	0.00	-2,725.00	0.00
Clean Up Spring/Fall	0.00	0.00	0.00	2,750.00	0.00	-2,750.00	0.00
Irrigation Maintenance	540.00	1,000.00	460.00	3,074.50	4,500.00	1,425.50	5,000.00
Landscape Contract	2,400.00	2,500.00	100.00	10,200.00	15,500.00	5,300.00	26,000.00
Lawn Fertilizing/Weed Control	0.00	0.00	0.00	8,747.46	10,000.00	1,252.54	10,000.00
Misc. Landscape Mtce	350.00	250.00	-100.00	350.00	1,500.00	1,150.00	1,500.00
Mowing - Landscape Contract	0.00	0.00	0.00	1,200.00	0.00	-1,200.00	0.00

## Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Shrub Pruning	0.00	1,000.00	1,000.00	0.00	3,000.00	3,000.00	3,000.00
Snow Removal	0.00	0.00	0.00	7,740.00	11,000.00	3,260.00	14,000.00
Tree Mtce (Bug Control & Fert)	0.00	0.00	0.00	1,330.00	0.00	-1,330.00	0.00
Tree Trimming/Removal/Replace	2,231.98	2,000.00	-231.98	3,506.98	4,000.00	493.02	4,000.00
Turf Repair	0.00	500.00	500.00	0.00	1,000.00	1,000.00	1,000.00
<b>Total LANDSCAPE MAINTENANCE</b>	<b>8,246.98</b>	<b>7,250.00</b>	<b>-996.98</b>	<b>42,723.94</b>	<b>50,500.00</b>	<b>7,776.06</b>	<b>64,500.00</b>
<b>MAINTENANCE</b>							
Fence Maintenance	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
Lighting Maintenance	45.00	0.00	-45.00	45.00	0.00	-45.00	0.00
<b>Total MAINTENANCE</b>	<b>45.00</b>	<b>0.00</b>	<b>-45.00</b>	<b>120.00</b>	<b>0.00</b>	<b>-120.00</b>	<b>0.00</b>
<b>BUILDING/STRUCTURE/MAINTENANCE</b>							
Building Maintenance	0.00	0.00	0.00	355.00	4,000.00	3,645.00	4,000.00
Fence Maintenance - Buildings	0.00	1,000.00	1,000.00	0.00	2,500.00	2,500.00	2,500.00
Gutter Maintenance	65.00	0.00	-65.00	839.00	0.00	-839.00	3,500.00
Maintenace Roof	0.00	0.00	0.00	715.00	0.00	-715.00	0.00
Paving Sealcoating	0.00	0.00	0.00	995.00	0.00	-995.00	0.00
<b>Painting</b>							
Painting - Buildings	0.00	0.00	0.00	0.00	17,000.00	17,000.00	17,000.00
<b>Total Painting</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>17,000.00</b>
<b>Total BUILDING/STRUCTURE/ MAINTENANCE</b>	<b>65.00</b>	<b>1,000.00</b>	<b>935.00</b>	<b>2,904.00</b>	<b>23,500.00</b>	<b>20,596.00</b>	<b>27,000.00</b>
<b>REPAIRS</b>							
Concrete Repair	650.00	0.00	-650.00	650.00	0.00	-650.00	0.00
Irrigation Repair	39.00	0.00	-39.00	622.66	0.00	-622.66	0.00
Roof Repair	0.00	0.00	0.00	695.00	0.00	-695.00	0.00
<b>Total REPAIRS</b>	<b>689.00</b>	<b>0.00</b>	<b>-689.00</b>	<b>1,967.66</b>	<b>0.00</b>	<b>-1,967.66</b>	<b>0.00</b>
<b>UTILITIES</b>							
Electric	0.00	150.00	150.00	504.52	1,460.00	955.48	2,000.00
Storm Drainage	0.00	0.00	0.00	60.20	0.00	-60.20	0.00
<b>Total UTILITIES</b>	<b>0.00</b>	<b>150.00</b>	<b>150.00</b>	<b>564.72</b>	<b>1,460.00</b>	<b>895.28</b>	<b>2,000.00</b>
<b>Water</b>							
Wastewater	0.00	0.00	0.00	1,204.14	0.00	-1,204.14	0.00
Water - City of Longmont	2,346.66	0.00	-2,346.66	7,585.31	0.00	-7,585.31	0.00
Water/Sewer	0.00	3,500.00	3,500.00	3,983.69	18,200.00	14,216.31	25,000.00
<b>Total Water</b>	<b>2,346.66</b>	<b>3,500.00</b>	<b>1,153.34</b>	<b>12,773.14</b>	<b>18,200.00</b>	<b>5,426.86</b>	<b>25,000.00</b>
<b>Total Operating Expense</b>	<b>13,026.14</b>	<b>13,117.00</b>	<b>90.86</b>	<b>115,082.58</b>	<b>144,409.00</b>	<b>29,326.42</b>	<b>173,270.00</b>
<b>Total Operating Income</b>							
Total Operating Income	16,090.00	15,600.00	490.00	163,444.92	140,400.00	23,044.92	187,200.00
Total Operating Expense	13,026.14	13,117.00	90.86	115,082.58	144,409.00	29,326.42	173,270.00
<b>NOI - Net Operating Income</b>	<b>3,063.86</b>	<b>2,483.00</b>	<b>580.86</b>	<b>48,362.34</b>	<b>-4,009.00</b>	<b>52,371.34</b>	<b>13,930.00</b>
<b>Other Income</b>							
<b>INTEREST INCOME</b>							
Interest Income - other	55.54	0.00	55.54	55.54	0.00	55.54	0.00
Interest Income:CD Interest	287.14	0.00	287.14	425.99	0.00	425.99	0.00
Interest Income:Interest 1st Money Mkt	5.81	4.25	1.56	192.68	36.00	156.68	49.00

## Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Interest Income:Interest CD 39	0.00	23.00	-23.00	0.00	207.00	-207.00	276.00
Interest Income:Interest CD 56 4/27/18	127.79	5.00	122.79	252.47	45.00	207.47	60.00
Interest Income:Interest CD 79	20.70	0.00	20.70	61.82	0.00	61.82	0.00
Interest Income:Interest from Money Market Acct	0.00	0.00	0.00	17.32	0.00	17.32	0.00
Interest Income:Interest from Premier 44	0.00	4.50	-4.50	12.53	36.50	-23.97	50.00
<b>Total INTEREST INCOME</b>	<b>496.98</b>	<b>36.75</b>	<b>460.23</b>	<b>1,018.35</b>	<b>324.50</b>	<b>693.85</b>	<b>435.00</b>
<b>Total Other Income</b>	<b>496.98</b>	<b>36.75</b>	<b>460.23</b>	<b>1,018.35</b>	<b>324.50</b>	<b>693.85</b>	<b>435.00</b>
<b>Other Expense</b>							
<b>Non Operating Cash Requirements</b>							
Non Operating Cash Requirements:Transfer FROM Reserves	0.00	0.00	0.00	0.00	-11,200.00	-11,200.00	-11,200.00
Non Operating Cash Requirements:Transfer TO Reserves	0.00	0.00	0.00	22,300.00	6,000.00	-16,300.00	13,930.00
<b>Total Non Operating Cash Requirements</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,300.00</b>	<b>-5,200.00</b>	<b>-27,500.00</b>	<b>2,730.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,300.00</b>	<b>-5,200.00</b>	<b>-27,500.00</b>	<b>2,730.00</b>
<b>Net Other Income</b>	<b>496.98</b>	<b>36.75</b>	<b>460.23</b>	<b>-21,281.65</b>	<b>5,524.50</b>	<b>-26,806.15</b>	<b>-2,295.00</b>
Total Income	16,586.98	15,636.75	950.23	164,463.27	140,724.50	23,738.77	187,635.00
Total Expense	13,026.14	13,117.00	90.86	137,382.58	139,209.00	1,826.42	176,000.00
<b>Net Income</b>	<b>3,560.84</b>	<b>2,519.75</b>	<b>1,041.09</b>	<b>27,080.69</b>	<b>1,515.50</b>	<b>25,565.19</b>	<b>11,635.00</b>