

Balance Sheet

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

As of: 01/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Balance
ASSETS		
Cash		
OPERATING CASH		
Operating Fund	1165	40,930.45
Total OPERATING CASH		40,930.45
RESERVE ACCOUNTS		
Reserves:1st Bank 1 Yr Premier 07/31/18	1335	50,318.49
Reserves:1st Bank Money Market	1340	34,614.23
Reserves: HR 1st Bank 1 Yr Premier 1st Bank 1/25/19	1345	50,000.00
Reserves: HR 1st Bank CD 56 1stbank 04/29/18	1355	51,453.31
Reserves: HR 1st Bank CD 79 1stbank 11/16/18	1360	50,107.16
Reserves: HR 1st Bank CD 76 6/3/19	1363	50,295.38
Reserves: HR 1st Bank CD 06 09/04/19	1366	50,276.37
Reserves: HR 1st Bank CD 09 12/05/19	1367	50,135.94
Reserves: HR 1st Bank CD 01 12/31/19	1368	50,279.13
Total RESERVE ACCOUNTS		437,480.01
Total Cash		478,410.46
TOTAL ASSETS		478,410.46
LIABILITIES & CAPITAL		
Liabilities		
ACCOUNTS PAYABLE		
Prepaid Assessments	2025	13,170.00
Total ACCOUNTS PAYABLE		13,170.00
Total Liabilities		13,170.00
Capital		
Capital Stock		
Reserve Equity	3030	234,350.00
Retained Earnings	3045	192,729.45
Total Capital Stock		427,079.45
Appfolio Opening Balance Equity	3997	1,917.46
Calculated Retained Earnings		-14,720.77
Calculated Prior Years Retained Earnings		50,964.32
Total Capital		465,240.46
TOTAL LIABILITIES & CAPITAL		478,410.46

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: Jan 2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	Selected Month	Year to Month End
Operating Income & Expense			
Income			
ASSOCIATION INCOME			
HOA Dues	4010	15,000.00	15,000.00
Total ASSOCIATION INCOME		15,000.00	15,000.00
Total Operating Income		15,000.00	15,000.00
Expense			
ADMINISTRATIVE			
Insurance	6070	27,400.00	27,400.00
Postage and Delivery	6125	27.50	27.50
Printing and Reproduction	6130	44.00	44.00
Property Management Fee	6140	1,152.00	1,152.00
Total ADMINISTRATIVE		28,623.50	28,623.50
Water			
Water - City of Longmont	7865	1,113.85	1,113.85
Total Water		1,113.85	1,113.85
Total Operating Expense		29,737.35	29,737.35
NOI - Net Operating Income		-14,737.35	-14,737.35
Other Income & Expense			
Other Income			
INTEREST INCOME			
Interest Income:CD Interest	8010	7.99	7.99
Interest Income:Interest 1st Money Mkt	8020	8.59	8.59
Total INTEREST INCOME		16.58	16.58
Total Other Income		16.58	16.58
Net Other Income		16.58	16.58
Total Income		15,016.58	15,016.58
Total Expense		29,737.35	29,737.35
Net Income		-14,720.77	-14,720.77

Annual Budget Comparison

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

As of: Jan 2019

Additional Account Types: None

Accounting Basis: Cash

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	15,000.00	15,600.00	-600.00	15,000.00	15,600.00	-600.00	187,200.00
Total ASSOCIATION INCOME		<u>15,000.00</u>	<u>15,600.00</u>	<u>-600.00</u>	<u>15,000.00</u>	<u>15,600.00</u>	<u>-600.00</u>	<u>187,200.00</u>
Total Operating Income		<u>15,000.00</u>	<u>15,600.00</u>	<u>-600.00</u>	<u>15,000.00</u>	<u>15,600.00</u>	<u>-600.00</u>	<u>187,200.00</u>
Expense								
ADMINISTRATIVE	6000							
Accounting Fees	6005	0.00	0.00	0.00	0.00	0.00	0.00	235.00
Business Filing Fees	6025	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Insurance	6070	27,400.00	22,000.00	-5,400.00	27,400.00	22,000.00	-5,400.00	22,000.00
Legal Fee	6085	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Misc. Admin.	6105	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Postage and Delivery	6125	27.50	50.00	22.50	27.50	50.00	22.50	300.00
Printing and Reproduction	6130	44.00	25.00	-19.00	44.00	25.00	-19.00	600.00
Property Management Fee	6140	1,152.00	1,152.00	0.00	1,152.00	1,152.00	0.00	13,824.00
Total ADMINISTRATIVE		<u>28,623.50</u>	<u>23,227.00</u>	<u>-5,396.50</u>	<u>28,623.50</u>	<u>23,227.00</u>	<u>-5,396.50</u>	<u>39,599.00</u>
CAPITAL EXPENSES	6300							
Irrigation Improvements	6430	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Landscape Refurbishment	6440	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
Lighting Upgrade/Replacement	6445	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Patio/Deck Repair/Replacement	6460	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Paving, Sealcoating, Concrete	6470	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
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>16,700.00</u>
LANDSCAPE MAINTENANCE	6830							
Backflow Testing	6840	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Clean Up Spring/Fall	6850	0.00	0.00	0.00	0.00	0.00	0.00	8,250.00
Landscape Contract	6885	0.00	0.00	0.00	0.00	0.00	0.00	15,900.00
Lawn Fertilizing/Weed Control	6890	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
Shrub Pruning	6930	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Snow Removal	6935	0.00	3,500.00	3,500.00	0.00	3,500.00	3,500.00	15,000.00
Tree Mtce (Bug Control & Fert)	6955	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Tree Trimming/Removal/Replace	6960	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total LANDSCAPE MAINTENANCE		<u>0.00</u>	<u>3,500.00</u>	<u>3,500.00</u>	<u>0.00</u>	<u>3,500.00</u>	<u>3,500.00</u>	<u>56,950.00</u>
MAINTENANCE	7100							
Fence Maintenance	7130	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total MAINTENANCE		<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>500.00</u>

Annual Budget Comparison

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
BUILDING/STRUCTURE/ MAINTENANCE	7200							
Building Maintenance	7215	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Fence Maintenance - Buildings	7245	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Gutter Maintenance	7260	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
Paving Sealcoating	7280	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Painting	7285							
Painting - Buildings	7295	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
Total Painting		0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
Total BUILDING/STRUCTURE/ MAINTENANCE		0.00	0.00	0.00	0.00	0.00	0.00	34,000.00
REPAIRS	7500							
Irrigation Repair	7530	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Roof Repair	7585	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Total REPAIRS		0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
UTILITIES	7800							
Electric	7810	0.00	105.00	105.00	0.00	105.00	105.00	1,000.00
Total UTILITIES		0.00	105.00	105.00	0.00	105.00	105.00	1,000.00
Water	7850							
Water - City of Longmont	7865	1,113.85	850.00	-263.85	1,113.85	850.00	-263.85	20,000.00
Total Water		1,113.85	850.00	-263.85	1,113.85	850.00	-263.85	20,000.00
Total Operating Expense		29,737.35	27,682.00	-2,055.35	29,737.35	27,682.00	-2,055.35	171,749.00
Total Operating Income		15,000.00	15,600.00	-600.00	15,000.00	15,600.00	-600.00	187,200.00
Total Operating Expense		29,737.35	27,682.00	-2,055.35	29,737.35	27,682.00	-2,055.35	171,749.00
NOI - Net Operating Income		-14,737.35	-12,082.00	-2,655.35	-14,737.35	-12,082.00	-2,655.35	15,451.00
Other Income								
INTEREST INCOME	8000							
Interest Income - other	8005	0.00	45.00	-45.00	0.00	45.00	-45.00	550.00
Interest Income:CD Interest	8010	7.99	0.00	7.99	7.99	0.00	7.99	0.00
Interest Income:Interest 1st Money Mkt	8020	8.59	0.00	8.59	8.59	0.00	8.59	0.00
Total INTEREST INCOME		16.58	45.00	-28.42	16.58	45.00	-28.42	550.00
Total Other Income		16.58	45.00	-28.42	16.58	45.00	-28.42	550.00
Other Expense								
Non Operating Cash Requirements	9000							
Non Operating Cash Requirements:Transfer TO Reserves	9010	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
Total Non Operating Cash Requirements		0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
Total Other Expense		0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
Net Other Income		16.58	45.00	-28.42	16.58	45.00	-28.42	-15,450.00

Annual Budget Comparison

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total Income		15,016.58	15,645.00	-628.42	15,016.58	15,645.00	-628.42	187,750.00
Total Expense		29,737.35	27,682.00	-2,055.35	29,737.35	27,682.00	-2,055.35	187,749.00
Net Income		-14,720.77	-12,037.00	-2,683.77	-14,720.77	-12,037.00	-2,683.77	1.00

Homeowner Delinquency

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

Amount Owed In Account: All

Balance: Greater than 0.00

Name	Amount Receivable	0-30	30-60	60-90	90+
Hover Ridge Town Homes Condominuim Association - c/o Trio Property Management P.O. Box 208 Niwot, CO 80544					
Schrag, Kay	335.00	335.00	0.00	0.00	0.00
Johnson, Bud	25.00	0.00	0.00	0.00	25.00
Ferrel, Karen & Cody	35.00	35.00	0.00	0.00	0.00
Erlsten, Cecile	335.00	335.00	0.00	0.00	0.00
	730.00	705.00	0.00	0.00	25.00
Total	730.00	705.00	0.00	0.00	25.00

Bill Detail

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

Payees: All

Payment Type: All

GL Accounts: All

Bill Status: All

Date Type: Payment Date

Date Range: 01/01/2019 to 01/31/2019

Payee Name	Account Number	Reference	Account	Paid	Unpaid	Check #
City of Longmont						
City of Longmont	7865		7865 - Water - City of Longmont	47.85	0.00	3331
City of Longmont	7865		7865 - Water - City of Longmont	834.17	0.00	3331
City of Longmont	7865		7865 - Water - City of Longmont	48.10	0.00	3331
City of Longmont	7865		7865 - Water - City of Longmont	183.73	0.00	3331
				1,113.85	0.00	
Country Mutual Insurance						
Country Mutual Insurance	6070		6070 - Insurance	27,400.00	0.00	3330
Trio Technologies, LLC						
Trio Technologies, LLC	6140	19002	6140 - Property Management Fee	1,152.00	0.00	3332
Trio Technologies, LLC	6130	19002	6130 - Printing and Reproduction	44.00	0.00	3332
Trio Technologies, LLC	6125	19002	6125 - Postage and Delivery	27.50	0.00	3332
				1,223.50	0.00	
Total				29,737.35	0.00	

Check Register

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

Date Range: 01/01/2019 to 01/31/2019 (Last Month)

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

Payee Name	Check #	Check Date	Amount	Cleared
HR 1st Bank Checking				
City of Longmont	3331	01/16/2019	1,113.85	Yes
Country Mutual Insurance	3330	01/02/2019	27,400.00	Yes
Trio Technologies, LLC	3332	01/16/2019	1,223.50	Yes
			29,737.35	
Total			29,737.35	