Knollridge Townhomes Association
Balance Sheet by Class
As of December 31, 2018

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1000 · Alpine Bank	34,325.03	0.00	34,325.03
Total OPERATING FUNDS	34,325.03	0.00	34,325.03
RESERVE FUNDS			
1101 · Alpine Reserve Account	0.00	101,125.51	101,125.51
Total RESERVE FUNDS	0.00	101,125.51	101,125.51
Total Checking/Savings	34,325.03	101,125.51	135,450.54
Accounts Receivable			
1120 · Accts Receivable - Homeowners	16,571.15	665.18	17,236.33
Total Accounts Receivable	16,571.15	665.18	17,236.33
Total Current Assets	50,896.18	101,790.69	152,686.87
TOTAL ASSETS	50,896.18	101,790.69	152,686.87
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	-225.00	0.00	-225.00
Total Accounts Payable	-225.00	0.00	-225.00
Other Current Liabilities			
2500 · Pre-Paid Assessments	863.71	0.00	863.71
Total Other Current Liabilities	863.71	0.00	863.71
Total Current Liabilities	638.71	0.00	638.71
Total Liabilities	638.71	0.00	638.71

Knollridge Townhomes Association
Balance Sheet by Class
As of December 31, 2018

	Operating	Reserve	TOTAL
Equity			
OWNER'S EQUITY - OPERATING	54,460.10	78,473.03	132,933.13
OWNER'S EQUITY RESERVE			
3300 · General Reserve Fund	0.00	10,856.85	10,856.85
Total OWNER'S EQUITY RESERVE	0.00	10,856.85	10,856.85
Net Income	-4,202.63	12,460.81	8,258.18
Total Equity	50,257.47	101,790.69	152,048.16
TOTAL LIABILITIES & EQUITY	50,896.18	101,790.69	152,686.87

Knollridge Townhomes Association
Operating Budget Performance
December 2018

	Dec 18	Budget	$ Over Bu...	% of Budget	Jan - Dec 18	YTD Budget	$ Over Bu...	% of Budget	Annual Bu...
Income									
4110 · 2 BR HOA Monthly Dues	1,498	1,498	0	100%	17,980	17,980	0	100%	17,980
4120 · 3 BR HOA Monthly Dues	1,584	1,584	0	100%	19,061	19,004	57	100%	19,004
4125 · Garage Monthly Dues	111	111	0	100%	1,336	1,336	0	100%	1,336
4130 · Late Fee/Finance Charge	-0	0	-0	100%	219	0	219	100%	0
Total Income	3,193	3,193	0	100%	38,597	38,320	276	101%	38,320
Gross Profit	3,193	3,193	0	100%	38,597	38,320	276	101%	38,320
Expense									
6110 · Management Fees	616	616	0	100%	7,453	7,392	61	101%	7,392
6130 · Common Area and D&O Insura...	807	810	-3	100%	10,474	9,720	754	108%	9,720
6150 · Legal & Professional	60	0	60	100%	385	200	185	193%	200
6170 · Landscape Maintenance	0	0	0	0%	8,995	8,995	0	100%	8,995
6180 · Sprinker System Maintenance	0	0	0	0%	604	400	204	151%	400
6185 · Irrigation Water & Electric	58	75	-17	77%	7,373	5,590	1,783	132%	5,590
6190 · Fence Maintenance	0	0	0	0%	245	750	-505	33%	750
6265 · Snow removal	225	500	-275	45%	375	1,700	-1,325	22%	1,700
6293 · Roof Repair	0	0	0	0%	2,450	150	2,300	1,633%	150
6295 · Exterior Building Maintenance	0	175	-175	0%	3,343	2,100	1,243	159%	2,100
6300 · Storage Rental Fees	75	75	0	100%	900	900	0	100%	900
6350 · Sign Maintenance	0	0	0	0%	0	20	-20	0%	20
6360 · Copy/Postage/Office Supplies	146	20	126	730%	202	240	-38	84%	240
6395 · Operating Contingency	0	0	0	0%	0	163	-163	0%	163
Total Expense	1,987	2,271	-284	87%	42,800	38,320	4,480	112%	38,320
Net Income	**1,207**	**922**	**284**	**131%**	**-4,203**	**0**	**-4,203**	**-955,143%**	**0**

Knollridge Townhomes Association
Reserve Statement of Revenue and Expenditures
December 2018

	Dec 18	Jan - Dec 18
Income		
RESERVE FUND INCOME		
4600 · General Reserve Assessment	1,458	17,445
Total RESERVE FUND INCOME	1,458	17,445
Total Income	1,458	17,445
Gross Profit	1,458	17,445
Expense		
RESERVE FUND EXPENSES		
7017 · Fence Replacement	0	4,984
Total RESERVE FUND EXPENSES	0	4,984
Total Expense	0	4,984
Net Income	**1,458**	**12,461**