

Monthly Income Statement

Alliance Property Management

Properties: Dakar Retail Center - 386 N. Redwood Rd. North Salt Lake, UT 84054

As of: Dec 2021

GL Account Map: Dakar Condo Association

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	1,963.27
Reimbursed Expenses	0.00
Interest Charge	0.00
Professional & Legal	0.00
Service Of Notice	0.00
Rule Violations	0.00
Late Fees	0.00
Total Operating Income	1,963.27
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	450.00
Postage/Office Supplies	0.00
Total Administrative & Professional	450.00
Operating Expenses	
Sprinkler Repairs/Maintenance	50.00
Landscape Services	235.00
Snow Removal	0.00
Fire Sprinkler System	0.00
Maintenance/Repair	0.00
Total Operating Expenses	285.00
Utilities	
Electricity	48.76
Garbage Removal	60.68
Water & Sewer	359.28
Total Utilities	468.72
Total Operating Expense	1,203.72
NOI - Net Operating Income	759.55
Other Income & Expense	
Other Income	
Reserve Account Revenue	945.00
Special Assessment	0.00
Interest Earned	0.52
Total Other Income	945.52

Monthly Income Statement

Account Name	Selected Month
Other Expense	
Asphalt Maintenance	0.00
Roofing	0.00
Total Other Expense	0.00
Net Other Income	
	945.52
Total Income	2,908.79
Total Expense	1,203.72
Net Income	1,705.07

Balance Sheet

Properties: Dakar Retail Center - 386 N. Redwood Rd. North Salt Lake, UT 84054

As of: 12/31/2021

GL Account Map: Dakar Condo Association

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operations Account - Keybank	16,384.31
Reserve Account - Keybank	30,360.20
Total Cash	46,744.51
TOTAL ASSETS	46,744.51
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	835.12
Total Liabilities	835.12
Capital	
Appfolio Opening Balance Equity	9,053.99
Calculated Retained Earnings	15,193.01
Calculated Prior Years Retained Earnings	21,662.39
Total Capital	45,909.39
TOTAL LIABILITIES & CAPITAL	46,744.51

HOA Income Statement - 12 Month

Alliance Property Management

Properties: Dakar Retail Center - 386 N. Redwood Rd. North Salt Lake, UT 84054

Period Range: Jan 2021 to Dec 2021

GL Account Map: Dakar Condo Association

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Operating Income & Expense													
Income													
HOA Dues	1,963.27	1,963.27	1,963.27	1,963.27	1,963.27	1,963.27	1,963.27	1,963.27	1,963.27	1,482.37	2,444.17	1,963.27	23,559.24
Reimbursed Expenses	436.32	169.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	606.15
Interest Charge	53.55	254.20	237.60	11.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	556.48
Service Of Notice	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00
Rule Violations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	150.00	75.00	0.00	0.00	300.00
Late Fees	0.00	15.84	152.27	466.89	0.00	0.00	0.00	0.00	0.00	0.00	155.00	0.00	790.00
Total Operating Income	2,453.14	2,403.14	2,353.14	2,441.29	1,963.27	1,963.27	1,963.27	2,038.27	2,113.27	1,557.37	2,634.17	1,963.27	25,846.87
Expense													
Administrative & Professional													
Accounting	0.00	0.00	0.00	115.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115.00
Insurance	0.00	2,263.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,263.69
Legal and Professional	0.00	0.00	0.00	64.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.25
Licenses	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10.00	0.00	0.00	10.00
Management Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
Postage/Office Supplies	0.00	0.00	4.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.15
Total Administrative & Professional	450.00	2,733.69	454.15	629.25	450.00	450.00	450.00	450.00	450.00	440.00	450.00	450.00	7,857.09
Operating Expenses													
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Landscape Services	0.00	0.00	0.00	0.00	235.00	235.00	235.00	235.00	235.00	235.00	470.00	235.00	2,115.00
Snow Removal	220.00	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00
Fire Sprinkler System	320.00	0.00	0.00	306.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	626.00
Maintenance/Repair	0.00	195.00	195.00	195.00	0.00	0.00	214.50	0.00	0.00	650.00	1,148.89	0.00	2,598.39
Total Operating Expenses	540.00	195.00	415.00	501.00	235.00	235.00	449.50	235.00	235.00	885.00	1,618.89	285.00	5,829.39
Utilities													
Electricity	73.28	62.43	59.12	54.41	53.84	47.50	47.50	73.11	2.07	45.79	43.91	48.76	611.72
Garbage Removal	189.71	182.31	180.20	222.95	189.47	231.55	232.88	233.56	233.97	233.97	213.37	60.68	2,404.62
Water & Sewer	215.47	254.87	215.45	199.72	350.41	375.04	459.75	569.08	374.05	301.17	569.87	359.28	4,244.16
Total Utilities	478.46	499.61	454.77	477.08	593.72	654.09	740.13	875.75	610.09	580.93	827.15	468.72	7,260.50
Total Operating Expense	1,468.46	3,428.30	1,323.92	1,607.33	1,278.72	1,339.09	1,639.63	1,560.75	1,295.09	1,905.93	2,896.04	1,203.72	20,946.98
NOI - Net Operating Income	984.68	-1,025.16	1,029.22	833.96	684.55	624.18	323.64	477.52	818.18	-348.56	-261.87	759.55	4,899.89
Other Income & Expense													
Other Income													
Reserve Account Revenue	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	11,340.00
Interest Earned	0.17	0.17	0.18	0.19	0.20	0.20	0.22	0.23	0.22	0.34	0.48	0.52	3.12
Total Other Income	945.17	945.17	945.18	945.19	945.20	945.20	945.22	945.23	945.22	945.34	945.48	945.52	11,343.12
Other Expense													
Roofing	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
Total Other Expense	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
Net Other Income	-104.83	945.17	945.18	945.19	945.20	945.20	945.22	945.23	945.22	945.34	945.48	945.52	10,293.12

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Total Income	3,398.31	3,348.31	3,298.32	3,386.48	2,908.47	2,908.47	2,908.49	2,983.50	3,058.49	2,502.71	3,579.65	2,908.79	37,189.99
Total Expense	2,518.46	3,428.30	1,323.92	1,607.33	1,278.72	1,339.09	1,639.63	1,560.75	1,295.09	1,905.93	2,896.04	1,203.72	21,996.98
Net Income	<u>879.85</u>	<u>-79.99</u>	<u>1,974.40</u>	<u>1,779.15</u>	<u>1,629.75</u>	<u>1,569.38</u>	<u>1,268.86</u>	<u>1,422.75</u>	<u>1,763.40</u>	<u>596.78</u>	<u>683.61</u>	<u>1,705.07</u>	<u>15,193.01</u>

Annual Budget - Comparative

Properties: Dakar Retail Center - 386 N. Redwood Rd. North Salt Lake, UT 84054

As of: Dec 2021

Additional Account Types: None

GL Account Map: Dakar Condo Association

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
HOA Dues	1,963.27	1,963.27	0.00	0.00%	23,559.24	23,559.30	-0.06	0.00%	23,559.30
Reimbursed Expenses	0.00	0.00	0.00	0.00%	606.15	0.00	606.15	0.00%	0.00
Interest Charge	0.00	0.00	0.00	0.00%	556.48	0.00	556.48	0.00%	0.00
Service Of Notice	0.00	0.00	0.00	0.00%	35.00	0.00	35.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Late Fees	0.00	0.00	0.00	0.00%	790.00	0.00	790.00	0.00%	0.00
Total Operating Income	1,963.27	1,963.27	0.00	0.00%	25,846.87	23,559.30	2,287.57	9.71%	23,559.30
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	0.00%	115.00	110.00	-5.00	-4.55%	110.00
Insurance	0.00	0.00	0.00	0.00%	2,263.69	3,750.00	1,486.31	39.63%	3,750.00
Legal and Professional	0.00	20.83	20.83	100.00%	64.25	250.00	185.75	74.30%	250.00
Licenses	0.00	0.00	0.00	0.00%	10.00	10.00	0.00	0.00%	10.00
Management Fees	450.00	450.00	0.00	0.00%	5,400.00	5,400.00	0.00	0.00%	5,400.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	25.00	25.00	100.00%	25.00
Postage/ Office Supplies	0.00	3.75	3.75	100.00%	4.15	45.00	40.85	90.78%	45.00
Total Administrative & Professional	450.00	476.66	26.66	5.59%	7,857.09	9,590.00	1,732.91	18.07%	9,590.00
Operating Expenses									
Sprinkler Repairs/ Maintenance	50.00	0.00	-50.00	0.00%	50.00	0.00	-50.00	0.00%	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Landscape Services	235.00	0.00	-235.00	0.00%	2,115.00	1,645.00	-470.00	-28.57%	1,645.00
Snow Removal	0.00	440.00	440.00	100.00%	440.00	1,760.00	1,320.00	75.00%	1,760.00
Fire Sprinkler System	0.00	50.00	50.00	100.00%	626.00	600.00	-26.00	-4.33%	600.00
Maintenance/ Repair	0.00	274.99	274.99	100.00%	2,598.39	3,300.00	701.61	21.26%	3,300.00
Total Operating Expenses	285.00	764.99	479.99	62.74%	5,829.39	7,305.00	1,475.61	20.20%	7,305.00
Utilities									
Electricity	48.76	50.00	1.24	2.48%	611.72	600.00	-11.72	-1.95%	600.00
Garbage Removal	60.68	183.33	122.65	66.90%	2,404.62	2,200.00	-204.62	-9.30%	2,200.00
Water & Sewer	359.28	258.33	-100.95	-39.08%	4,244.16	3,100.00	-1,144.16	-36.91%	3,100.00
Total Utilities	468.72	491.66	22.94	4.67%	7,260.50	5,900.00	-1,360.50	-23.06%	5,900.00
Miscellaneous	0.00	63.69	63.69	100.00%	0.00	764.30	764.30	100.00%	764.30
Total Operating Expense	1,203.72	1,797.00	593.28	33.02%	20,946.98	23,559.30	2,612.32	11.09%	23,559.30
Total Operating Income	1,963.27	1,963.27	0.00	0.00%	25,846.87	23,559.30	2,287.57	9.71%	23,559.30
Total Operating Expense	1,203.72	1,797.00	593.28	33.02%	20,946.98	23,559.30	2,612.32	11.09%	23,559.30
NOI - Net Operating Income	759.55	166.27	593.28	356.82%	4,899.89	0.00	4,899.89	0.00%	0.00
Other Income									
Reserve Account Revenue	945.00	945.00	0.00	0.00%	11,340.00	11,340.00	0.00	0.00%	11,340.00
Interest Earned	0.52	0.00	0.52	0.00%	3.12	0.00	3.12	0.00%	0.00
Total Other Income	945.52	945.00	0.52	0.06%	11,343.12	11,340.00	3.12	0.03%	11,340.00
Other Expense									
Roofing	0.00	0.00	0.00	0.00%	1,050.00	0.00	-1,050.00	0.00%	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Reserve Study	0.00	0.00	0.00	0.00%	0.00	350.00	350.00	100.00%	350.00
Total Other Expense	0.00	0.00	0.00	0.00%	1,050.00	350.00	-700.00	-200.00%	350.00
Net Other Income	945.52	945.00	0.52	0.06%	10,293.12	10,990.00	-696.88	-6.34%	10,990.00
Total Income	2,908.79	2,908.27	0.52	0.02%	37,189.99	34,899.30	2,290.69	6.56%	34,899.30
Total Expense	1,203.72	1,797.00	593.28	33.02%	21,996.98	23,909.30	1,912.32	8.00%	23,909.30
Net Income	1,705.07	1,111.27	593.80	53.43%	15,193.01	10,990.00	4,203.01	38.24%	10,990.00