

# Monthly Income Statement

## Alliance Property Management

Properties: Meadows HOA - 3967 S. 2900 W. West Haven, UT 84401

As of: Dec 2020

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	10,692.66
Interest Charge	0.00
Discount/Promotion	0.00
Clubhouse Rental Fee	0.00
Rule Violations	125.00
Late Fees	45.00
<b>Total Operating Income</b>	<b>10,862.66</b>
<b>Expense</b>	
Accounting	0.00
Insurance	9,871.89
Legal and Professional	99.75
Licenses	0.00
Management Fees	1,096.50
Swimming Pool	0.00
Tax Expense	0.00
Bank Fees	0.00
<b>Cleaning and Maintenance</b>	
Cleaning (Common Areas)	250.00
<b>Total Cleaning and Maintenance</b>	<b>250.00</b>
<b>Common Area Maint.</b>	
Sprinkler Repairs/Maintenance	0.00
Yard Maintenance	0.00
Snow Removal	0.00
Maintenance/Repair	569.76
<b>Total Common Area Maint.</b>	<b>569.76</b>
<b>Contractors</b>	
Pest Control	0.00
HOA Pet Waste Stations	346.67
<b>Total Contractors</b>	<b>346.67</b>
<b>Supplies</b>	
Copies	37.00
Office Supplies	46.00
Postage and Delivery	92.00
<b>Total Supplies</b>	<b>175.00</b>
<b>Utility Expenses</b>	
Electric Utility Expense	0.00
Garbage Removal	624.45
Gas Utility Expense	12.22
Secondary Water	0.00
Water/Sewer/Garbage	0.00
Water and Sewer	2,962.80

## Monthly Income Statement

Account Name	Selected Month
<b>Total Utility Expenses</b>	<b>3,599.47</b>
<b>Total Operating Expense</b>	<b>16,009.04</b>
<b>NOI - Net Operating Income</b>	<b>-5,146.38</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	3,748.34
Interest Earned	63.93
<b>Total Other Income</b>	<b>3,812.27</b>
<b>Other Expense</b>	
Reserve Expenses	0.00
Concrete Repairs	0.00
Door Jamb Wraps	780.00
Landscape Restoration	0.00
<b>Total Other Expense</b>	<b>780.00</b>
<b>Net Other Income</b>	<b>3,032.27</b>
Total Income	14,674.93
Total Expense	16,789.04
<b>Net Income</b>	<b>-2,114.11</b>

## Annual Budget - Comparative

Properties: Meadows HOA - 3967 S. 2900 W. West Haven, UT 84401

As of: Dec 2020

Additional Account Types: None

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
<b>Income</b>									
HOA Dues	10,692.66	10,776.66	-84.00	-0.78%	128,231.92	129,320.00	-1,088.08	-0.84%	129,320.00
Interest Charge	0.00	0.00	0.00	0.00%	9.48	0.00	9.48	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-120.00	0.00	-120.00	0.00%	0.00
Clubhouse Rental Fee	0.00	0.00	0.00	0.00%	375.00	0.00	375.00	0.00%	0.00
Rule Violations	125.00	0.00	125.00	0.00%	340.00	0.00	340.00	0.00%	0.00
Late Fees	45.00	0.00	45.00	0.00%	569.15	0.00	569.15	0.00%	0.00
<b>Total Operating Income</b>	<b>10,862.66</b>	<b>10,776.66</b>	<b>86.00</b>	<b>0.80%</b>	<b>129,405.55</b>	<b>129,320.00</b>	<b>85.55</b>	<b>0.07%</b>	<b>129,320.00</b>
<b>Expense</b>									
Accounting	0.00	0.00	0.00	0.00%	110.00	105.00	-5.00	-4.76%	105.00
Insurance	9,871.89	10,000.00	128.11	1.28%	9,871.89	10,000.00	128.11	1.28%	10,000.00
Legal and Professional	99.75	41.66	-58.09	-139.44%	589.70	500.00	-89.70	-17.94%	500.00
Licenses	0.00	0.00	0.00	0.00%	10.00	10.00	0.00	0.00%	10.00
Management Fees	1,096.50	1,096.50	0.00	0.00%	13,158.00	13,158.00	0.00	0.00%	13,158.00
Miscellaneous	0.00	159.67	159.67	100.00%	0.00	1,916.04	1,916.04	100.00%	1,916.04
Swimming Pool	0.00	0.00	0.00	0.00%	11,709.44	12,000.00	290.56	2.42%	12,000.00
Tax Expense	0.00	0.00	0.00	0.00%	0.00	80.00	80.00	100.00%	80.00
Bank Fees	0.00	4.16	4.16	100.00%	18.00	50.00	32.00	64.00%	50.00
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	250.00	75.00	-175.00	-233.33%	2,334.00	2,000.00	-334.00	-16.70%	2,000.00
<b>Total Cleaning and Maintenance</b>	<b>250.00</b>	<b>75.00</b>	<b>-175.00</b>	<b>-233.33%</b>	<b>2,334.00</b>	<b>2,000.00</b>	<b>-334.00</b>	<b>-16.70%</b>	<b>2,000.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	2,525.00	2,500.00	-25.00	-1.00%	2,500.00
Yard Maintenance	0.00	0.00	0.00	0.00%	14,000.00	14,000.00	0.00	0.00%	14,000.00
Snow Removal	0.00	2,000.00	2,000.00	100.00%	1,250.00	7,500.00	6,250.00	83.33%	7,500.00
Maintenance/ Repair	569.76	1,041.66	471.90	45.30%	5,298.61	12,500.00	7,201.39	57.61%	12,500.00
<b>Total Common Area Maint.</b>	<b>569.76</b>	<b>3,041.66</b>	<b>2,471.90</b>	<b>81.27%</b>	<b>23,073.61</b>	<b>36,500.00</b>	<b>13,426.39</b>	<b>36.78%</b>	<b>36,500.00</b>
<b>Contractors</b>									
HOA Pet Waste Stations	346.67	381.33	34.66	9.09%	4,160.04	4,575.96	415.92	9.09%	4,575.96
<b>Total Contractors</b>	<b>346.67</b>	<b>381.33</b>	<b>34.66</b>	<b>9.09%</b>	<b>4,160.04</b>	<b>4,575.96</b>	<b>415.92</b>	<b>9.09%</b>	<b>4,575.96</b>
<b>Supplies</b>									
Copies	37.00	80.00	43.00	53.75%	99.65	300.00	200.35	66.78%	300.00
Office Supplies	46.00	35.00	-11.00	-31.43%	71.15	200.00	128.85	64.43%	200.00
Postage and Delivery	92.00	60.00	-32.00	-53.33%	141.50	250.00	108.50	43.40%	250.00
<b>Total Supplies</b>	<b>175.00</b>	<b>175.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>312.30</b>	<b>750.00</b>	<b>437.70</b>	<b>58.36%</b>	<b>750.00</b>
<b>Utility Expenses</b>									
Electric Utility Expense	0.00	75.00	75.00	100.00%	1,513.10	1,650.00	136.90	8.30%	1,650.00
Garbage Removal	624.45	591.66	-32.79	-5.54%	7,717.97	7,100.00	-617.97	-8.70%	7,100.00
Gas Utility Expense	12.22	50.00	37.78	75.56%	1,001.37	1,500.00	498.63	33.24%	1,500.00
Secondary Water	0.00	0.00	0.00	0.00%	612.09	525.00	-87.09	-16.59%	525.00
Water and Sewer	2,962.80	3,075.00	112.20	3.65%	35,652.24	36,900.00	1,247.76	3.38%	36,900.00
<b>Total Utility Expenses</b>	<b>3,599.47</b>	<b>3,791.66</b>	<b>192.19</b>	<b>5.07%</b>	<b>46,496.77</b>	<b>47,675.00</b>	<b>1,178.23</b>	<b>2.47%</b>	<b>47,675.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Total Operating Expense</b>	16,009.04	18,766.64	2,757.60	14.69%	111,843.75	129,320.00	17,476.25	13.51%	129,320.00
Total Operating Income	10,862.66	10,776.66	86.00	0.80%	129,405.55	129,320.00	85.55	0.07%	129,320.00
Total Operating Expense	16,009.04	18,766.64	2,757.60	14.69%	111,843.75	129,320.00	17,476.25	13.51%	129,320.00
<b>NOI - Net Operating Income</b>	<b>-5,146.38</b>	<b>-7,989.98</b>	<b>2,843.60</b>	<b>35.59%</b>	<b>17,561.80</b>	<b>0.00</b>	<b>17,561.80</b>	<b>0.00%</b>	<b>0.00</b>
<b>Other Income</b>									
Reserve Account Revenue	3,748.34	3,748.33	0.01	0.00%	44,980.08	44,980.00	0.08	0.00%	44,980.00
Interest Earned	63.93	0.00	63.93	0.00%	2,015.36	0.00	2,015.36	0.00%	0.00
<b>Total Other Income</b>	<b>3,812.27</b>	<b>3,748.33</b>	<b>63.94</b>	<b>1.71%</b>	<b>46,995.44</b>	<b>44,980.00</b>	<b>2,015.44</b>	<b>4.48%</b>	<b>44,980.00</b>
<b>Other Expense</b>									
Concrete Repairs	0.00	0.00	0.00	0.00%	4,500.00	0.00	-4,500.00	0.00%	0.00
Door Jamb Wraps	780.00	740.00	-40.00	-5.41%	10,560.00	8,880.00	-1,680.00	-18.92%	8,880.00
Landscape Restoration	0.00	0.00	0.00	0.00%	2,350.00	0.00	-2,350.00	0.00%	0.00
<b>Total Other Expense</b>	<b>780.00</b>	<b>740.00</b>	<b>-40.00</b>	<b>-5.41%</b>	<b>17,410.00</b>	<b>8,880.00</b>	<b>-8,530.00</b>	<b>-96.06%</b>	<b>8,880.00</b>
<b>Net Other Income</b>	<b>3,032.27</b>	<b>3,008.33</b>	<b>23.94</b>	<b>0.80%</b>	<b>29,585.44</b>	<b>36,100.00</b>	<b>-6,514.56</b>	<b>-18.05%</b>	<b>36,100.00</b>
Total Income	14,674.93	14,524.99	149.94	1.03%	176,400.99	174,300.00	2,100.99	1.21%	174,300.00
Total Expense	16,789.04	19,506.64	2,717.60	13.93%	129,253.75	138,200.00	8,946.25	6.47%	138,200.00
<b>Net Income</b>	<b>-2,114.11</b>	<b>-4,981.65</b>	<b>2,867.54</b>	<b>57.56%</b>	<b>47,147.24</b>	<b>36,100.00</b>	<b>11,047.24</b>	<b>30.60%</b>	<b>36,100.00</b>

## Balance Sheet

Properties: Meadows HOA - 3967 S. 2900 W. West Haven, UT 84401

As of: 12/31/2020

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	18,419.23
Reserve Cash Account	234,316.62
Meadows CD #1	37,044.34
<b>Total Cash</b>	<b>289,780.19</b>
<b>TOTAL ASSETS</b>	<b>289,780.19</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	5,283.79
<b>Total Liabilities</b>	<b>5,283.79</b>
<b>Capital</b>	
Appfolio Opening Balance Equity	229,234.23
Calculated Retained Earnings	47,147.24
Calculated Prior Years Retained Earnings	8,114.93
<b>Total Capital</b>	<b>284,496.40</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>289,780.19</b>

# HOA Income Statement - 12 Month

## Alliance Property Management

Properties: Meadows HOA - 3967 S. 2900 W. West Haven, UT 84401

Period Range: Jan 2020 to Dec 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
HOA Dues	10,524.66	10,725.66	10,906.66	10,505.66	10,715.66	10,290.66	11,675.66	10,695.66	10,350.66	10,960.66	10,187.66	10,692.66	128,231.92
Interest Charge	5.05	1.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.75	0.00	0.00	9.48
Discount/ Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-120.00	0.00	0.00	0.00	0.00	-120.00
Clubhouse Rental Fee	0.00	0.00	0.00	0.00	0.00	150.00	75.00	75.00	0.00	0.00	75.00	0.00	375.00
Rule Violations	0.00	0.00	0.00	25.00	0.00	25.00	0.00	0.00	0.00	150.00	15.00	125.00	340.00
Late Fees	124.95	91.95	75.00	15.00	0.00	22.00	38.00	52.00	38.00	67.25	0.00	45.00	569.15
<b>Total Operating Income</b>	<b>10,654.66</b>	<b>10,819.29</b>	<b>10,981.66</b>	<b>10,545.66</b>	<b>10,715.66</b>	<b>10,487.66</b>	<b>11,788.66</b>	<b>10,702.66</b>	<b>10,388.66</b>	<b>11,180.66</b>	<b>10,277.66</b>	<b>10,862.66</b>	<b>129,405.55</b>
<b>Expense</b>													
Accounting	0.00	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,871.89	9,871.89
Legal and Professional	0.00	242.25	0.00	0.00	0.00	0.00	247.70	0.00	0.00	0.00	0.00	99.75	589.70
Licenses	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Management Fees	1,096.50	1,096.50	1,096.50	1,096.50	1,096.50	1,096.50	1,096.50	1,096.50	1,096.50	1,096.50	1,096.50	1,096.50	13,158.00
Swimming Pool	350.00	0.00	0.00	0.00	750.00	1,500.00	1,500.00	3,148.52	2,085.32	459.49	1,916.11	0.00	11,709.44
Bank Fees	0.00	0.00	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00
<b>Cleaning and Maintenance</b>													
Cleaning (Common Areas)	-37.00	0.00	0.00	200.00	0.00	168.00	419.00	470.00	509.00	305.00	50.00	250.00	2,334.00
<b>Total Cleaning and Maintenance</b>	<b>-37.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00</b>	<b>168.00</b>	<b>419.00</b>	<b>470.00</b>	<b>509.00</b>	<b>305.00</b>	<b>50.00</b>	<b>250.00</b>	<b>2,334.00</b>

## HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
<b>Common Area Maint.</b>													
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	0.00	800.00	175.00	300.00	900.00	350.00	0.00	0.00	2,525.00
Yard Maintenance	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00	0.00	14,000.00
Snow Removal	0.00	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
Maintenance/ Repair	89.00	300.00	0.00	0.00	351.52	1,034.07	922.50	905.86	776.25	138.00	211.65	569.76	5,298.61
<b>Total Common Area Maint.</b>	<b>89.00</b>	<b>1,550.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>2,351.52</b>	<b>3,834.07</b>	<b>3,097.50</b>	<b>3,205.86</b>	<b>3,676.25</b>	<b>2,488.00</b>	<b>211.65</b>	<b>569.76</b>	<b>23,073.61</b>
<b>Contractors</b>													
HOA Pet Waste Stations	346.67	346.67	346.67	346.67	346.67	346.67	346.67	346.67	346.67	346.67	346.67	346.67	4,160.04
<b>Total Contractors</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>346.67</b>	<b>4,160.04</b>
<b>Supplies</b>													
Copies	1.25	4.60	0.00	3.00	2.00	0.60	21.00	10.60	19.60	0.00	0.00	37.00	99.65
Office Supplies	12.40	2.75	0.00	1.75	1.25	0.75	3.25	1.50	1.50	0.00	0.00	46.00	71.15
Postage and Delivery	2.50	5.50	0.00	3.50	2.50	1.50	8.70	4.10	5.20	16.00	0.00	92.00	141.50
<b>Total Supplies</b>	<b>16.15</b>	<b>12.85</b>	<b>0.00</b>	<b>8.25</b>	<b>5.75</b>	<b>2.85</b>	<b>32.95</b>	<b>16.20</b>	<b>26.30</b>	<b>16.00</b>	<b>0.00</b>	<b>175.00</b>	<b>312.30</b>
<b>Utility Expenses</b>													
Electric Utility Expense	40.28	19.27	34.83	0.00	77.61	204.58	262.86	293.69	579.98	0.00	0.00	0.00	1,513.10
Garbage Removal	768.32	649.76	648.24	642.66	636.07	628.10	624.45	625.92	625.92	619.63	624.45	624.45	7,717.97
Gas Utility Expense	0.00	0.00	36.93	58.47	33.24	205.61	329.29	132.53	130.11	50.42	12.55	12.22	1,001.37
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	612.09	0.00	0.00	612.09
Water and Sewer	2,943.00	2,982.38	2,943.11	2,962.80	2,943.00	2,986.78	2,989.12	3,011.99	2,989.12	2,943.00	2,995.14	2,962.80	35,652.24
<b>Total Utility Expenses</b>	<b>3,751.60</b>	<b>3,651.41</b>	<b>3,663.11</b>	<b>3,663.93</b>	<b>3,689.92</b>	<b>4,025.07</b>	<b>4,205.72</b>	<b>4,064.13</b>	<b>4,325.13</b>	<b>4,225.14</b>	<b>3,632.14</b>	<b>3,599.47</b>	<b>46,496.77</b>



## HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Total
<b>Total Operating Expense</b>	5,612.92	6,899.68	5,124.28	7,425.35	8,250.36	10,973.16	10,946.04	12,347.88	12,065.17	8,936.80	7,253.07	16,009.04	111,843.75
<b>NOI - Net Operating Income</b>	5,041.74	3,919.61	5,857.38	3,120.31	2,465.30	-485.50	842.62	-1,645.22	-1,676.51	2,243.86	3,024.59	-5,146.38	17,561.80
<b>Other Income &amp; Expense</b>													
<b>Other Income</b>													
Reserve Account Revenue	3,748.34	3,748.34	3,748.34	3,748.34	3,748.34	3,748.34	3,748.34	3,748.34	3,748.34	3,748.34	3,748.34	3,748.34	44,980.08
Interest Earned	0.00	285.74	182.56	231.60	245.49	236.37	246.79	250.22	59.65	151.27	61.74	63.93	2,015.36
<b>Total Other Income</b>	<b>3,748.34</b>	<b>4,034.08</b>	<b>3,930.90</b>	<b>3,979.94</b>	<b>3,993.83</b>	<b>3,984.71</b>	<b>3,995.13</b>	<b>3,998.56</b>	<b>3,807.99</b>	<b>3,899.61</b>	<b>3,810.08</b>	<b>3,812.27</b>	<b>46,995.44</b>
<b>Other Expense</b>													
Concrete Repairs	0.00	0.00	0.00	0.00	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
Door Jamb Wraps	2,010.00	0.00	855.00	930.00	1,710.00	0.00	855.00	930.00	855.00	0.00	1,635.00	780.00	10,560.00
Landscape Restoration	0.00	0.00	0.00	0.00	2,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,350.00
<b>Total Other Expense</b>	<b>2,010.00</b>	<b>0.00</b>	<b>855.00</b>	<b>930.00</b>	<b>8,560.00</b>	<b>0.00</b>	<b>855.00</b>	<b>930.00</b>	<b>855.00</b>	<b>0.00</b>	<b>1,635.00</b>	<b>780.00</b>	<b>17,410.00</b>
<b>Net Other Income</b>	<b>1,738.34</b>	<b>4,034.08</b>	<b>3,075.90</b>	<b>3,049.94</b>	<b>-4,566.17</b>	<b>3,984.71</b>	<b>3,140.13</b>	<b>3,068.56</b>	<b>2,952.99</b>	<b>3,899.61</b>	<b>2,175.08</b>	<b>3,032.27</b>	<b>29,585.44</b>
Total Income	14,403.00	14,853.37	14,912.56	14,525.60	14,709.49	14,472.37	15,783.79	14,701.22	14,196.65	15,080.27	14,087.74	14,674.93	176,400.99
Total Expense	7,622.92	6,899.68	5,979.28	8,355.35	16,810.36	10,973.16	11,801.04	13,277.88	12,920.17	8,936.80	8,888.07	16,789.04	129,253.75
<b>Net Income</b>	<b>6,780.08</b>	<b>7,953.69</b>	<b>8,933.28</b>	<b>6,170.25</b>	<b>-2,100.87</b>	<b>3,499.21</b>	<b>3,982.75</b>	<b>1,423.34</b>	<b>1,276.48</b>	<b>6,143.47</b>	<b>5,199.67</b>	<b>-2,114.11</b>	<b>47,147.24</b>