

Monthly Income Statement

Alliance Property Management

Properties: Mountain Ridge HOA - Mountain Ridge HOA Ogden, UT 84404

As of: Dec 2020

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	4,883.86
Interest Charge	0.00
Discount/Promotion	-498.10
Rule Violations	0.00
Late Fees	75.00
NSF Charge	0.00
Total Operating Income	4,460.76
Expense	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,776.50
Bank Fees	0.00
Common Area Maint.	
Sprinkler Repairs/Maintenance	0.00
Yard Maintenance	950.00
Maintenance/Repair	871.50
Total Common Area Maint.	1,821.50
Supplies	
Copies	21.00
Office Supplies	267.68
Postage and Delivery	111.77
Total Supplies	400.45
Utility Expenses	
Electric Utility Expense	34.98
Water/Sewer/Garbage	0.00
Total Utility Expenses	34.98
Total Operating Expense	4,033.43
NOI - Net Operating Income	427.33
Other Income & Expense	
Other Income	
Reserve Account Revenue	41.67
Interest Earned	0.00
Total Other Income	41.67
Other Expense	
Reserve Expenses	0.00
HOA Sign Repair/Replace	0.00
Concrete Repairs	0.00

Monthly Income Statement

Account Name	Selected Month
Total Other Expense	0.00
Net Other Income	41.67
Total Income	4,502.43
Total Expense	4,033.43
Net Income	<u>469.00</u>

Annual Budget - Comparative

Properties: Mountain Ridge HOA - Mountain Ridge HOA Ogden, UT 84404

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
Income									
HOA Dues	4,883.86	4,633.33	250.53	5.41%	56,506.92	55,600.00	906.92	1.63%	55,600.00
Interest Charge	0.00	0.00	0.00	0.00%	390.57	0.00	390.57	0.00%	0.00
Discount/ Promotion	-498.10	-750.00	251.90	33.59%	-1,143.10	-1,500.00	356.90	23.79%	-1,500.00
Rule Violations	0.00	0.00	0.00	0.00%	81.66	0.00	81.66	0.00%	0.00
Late Fees	75.00	83.33	-8.33	-10.00%	1,249.47	1,000.00	249.47	24.95%	1,000.00
Total Operating Income	4,460.76	3,966.66	494.10	12.46%	57,085.52	55,100.00	1,985.52	3.60%	55,100.00
Expense									
Accounting	0.00	0.00	0.00	0.00%	110.00	105.00	-5.00	-4.76%	105.00
Insurance	0.00	0.00	0.00	0.00%	2,473.00	2,200.00	-273.00	-12.41%	2,200.00
Legal and Professional	0.00	41.66	41.66	100.00%	100.00	500.00	400.00	80.00%	500.00
Licenses	0.00	0.00	0.00	0.00%	10.00	10.00	0.00	0.00%	10.00
Management Fees	1,776.50	1,776.50	0.00	0.00%	21,318.00	21,318.00	0.00	0.00%	21,318.00
Miscellaneous	0.00	61.83	61.83	100.00%	0.00	742.00	742.00	100.00%	742.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	25.00	25.00	100.00%	25.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	4,116.43	2,250.00	-1,866.43	-82.95%	2,250.00
Yard Maintenance	950.00	950.00	0.00	0.00%	11,400.00	11,400.00	0.00	0.00%	11,400.00
Maintenance/ Repair	871.50	379.16	-492.34	-129.85%	3,096.37	4,550.00	1,453.63	31.95%	4,550.00
Total Common Area Maint.	1,821.50	1,329.16	-492.34	-37.04%	18,612.80	18,200.00	-412.80	-2.27%	18,200.00
Supplies									
Copies	21.00	150.00	129.00	86.00%	104.90	500.00	395.10	79.02%	500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Office Supplies	267.68	51.00	-216.68	-424.86%	306.13	150.00	-156.13	-104.09%	150.00
Postage and Delivery	111.77	225.00	113.23	50.32%	224.22	350.00	125.78	35.94%	350.00
Total Supplies	400.45	426.00	25.55	6.00%	635.25	1,000.00	364.75	36.48%	1,000.00
Utility Expenses									
Electric Utility Expense	34.98	41.66	6.68	16.03%	418.64	500.00	81.36	16.27%	500.00
Water/Sewer/Garbage	0.00	0.00	0.00	0.00%	8,263.87	10,500.00	2,236.13	21.30%	10,500.00
Total Utility Expenses	34.98	41.66	6.68	16.03%	8,682.51	11,000.00	2,317.49	21.07%	11,000.00
Total Operating Expense	4,033.43	3,678.89	-354.54	-9.64%	51,941.56	55,100.00	3,158.44	5.73%	55,100.00
Total Operating Income	4,460.76	3,966.66	494.10	12.46%	57,085.52	55,100.00	1,985.52	3.60%	55,100.00
Total Operating Expense	4,033.43	3,678.89	-354.54	-9.64%	51,941.56	55,100.00	3,158.44	5.73%	55,100.00
NOI - Net Operating Income	427.33	287.77	139.56	48.50%	5,143.96	0.00	5,143.96	0.00%	0.00
Other Income									
Reserve Account Revenue	41.67	41.66	0.01	0.02%	500.04	500.00	0.04	0.01%	500.00
Total Other Income	41.67	41.66	0.01	0.02%	500.04	500.00	0.04	0.01%	500.00
Other Expense									
Reserve Expenses	0.00	0.00	0.00	0.00%	683.07	0.00	-683.07	0.00%	0.00
Total Other Expense	0.00	0.00	0.00	0.00%	683.07	0.00	-683.07	0.00%	0.00
Net Other Income	41.67	41.66	0.01	0.02%	-183.03	500.00	-683.03	-136.61%	500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Income	4,502.43	4,008.32	494.11	12.33%	57,585.56	55,600.00	1,985.56	3.57%	55,600.00
Total Expense	4,033.43	3,678.89	-354.54	-9.64%	52,624.63	55,100.00	2,475.37	4.49%	55,100.00
Net Income	469.00	329.43	139.57	42.37%	4,960.93	500.00	4,460.93	892.19%	500.00

Balance Sheet

Properties: Mountain Ridge HOA - Mountain Ridge HOA Ogden, UT 84404

As of: 12/31/2020

Account Name	Balance
ASSETS	
Cash	
Operating Cash	25,666.49
Reserve Cash Account	20,198.49
Total Cash	45,864.98
TOTAL ASSETS	45,864.98
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	8,785.00
Total Liabilities	8,785.00
Capital	
Appfolio Opening Balance Equity	43,511.27
Calculated Retained Earnings	4,960.93
Calculated Prior Years Retained Earnings	-11,392.22
Total Capital	37,079.98
TOTAL LIABILITIES & CAPITAL	45,864.98

HOA Income Statement - 12 Month

Alliance Property Management

Properties: Mountain Ridge HOA - Mountain Ridge HOA Ogden, UT 84404

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
Operating Income & Expense													
Income													
HOA Dues	5,140.29	4,433.33	4,868.33	4,593.33	4,533.33	4,408.33	4,448.33	4,823.33	4,622.80	4,723.33	5,028.33	4,883.86	56,506.92
Interest Charge	19.82	25.53	0.91	168.53	0.00	0.00	0.00	174.10	1.68	0.00	0.00	0.00	390.57
Discount/ Promotion	-385.00	-65.00	0.00	0.00	-100.00	0.00	0.00	-25.00	-25.00	-25.00	-20.00	-498.10	-1,143.10
Rule Violations	6.66	0.00	0.00	0.00	0.00	0.00	50.00	25.00	0.00	0.00	0.00	0.00	81.66
Late Fees	190.00	140.00	121.15	200.00	0.00	20.00	70.00	185.00	113.32	50.00	85.00	75.00	1,249.47
Total Operating Income	4,971.77	4,533.86	4,990.39	4,961.86	4,433.33	4,428.33	4,568.33	5,182.43	4,712.80	4,748.33	5,093.33	4,460.76	57,085.52
Expense													
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	1,227.00	0.00	900.00	0.00	346.00	0.00	2,473.00
Legal and Professional	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	10.00
Management Fees	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	21,318.00
Common Area Maint.													
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	200.00	775.00	215.00	830.00	115.00	1,172.50	808.93	0.00	4,116.43
Yard Maintenance	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00
Maintenance/ Repair	0.00	0.00	0.00	0.00	213.90	0.00	175.00	1,140.91	495.06	200.00	0.00	871.50	3,096.37
Total Common Area Maint.	950.00	950.00	950.00	950.00	1,363.90	1,725.00	1,340.00	2,920.91	1,560.06	2,322.50	1,758.93	1,821.50	18,612.80
Supplies													
Copies	3.50	11.40	8.60	5.80	4.00	29.00	12.60	2.00	7.00	0.00	0.00	21.00	104.90
Office Supplies	6.20	6.75	4.75	3.00	2.50	6.25	3.00	2.50	3.50	0.00	0.00	267.68	306.13

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
Postage and Delivery	7.00	13.50	9.50	6.00	5.00	12.20	6.30	5.00	7.60	40.35	0.00	111.77	224.22
Total Supplies	16.70	31.65	22.85	14.80	11.50	47.45	21.90	9.50	18.10	40.35	0.00	400.45	635.25
Utility Expenses													
Electric Utility Expense	0.00	69.44	34.84	0.00	69.51	0.00	70.12	35.06	34.93	34.91	34.85	34.98	418.64
Water/Sewer/Garbage	0.00	0.00	0.00	0.00	260.70	1,227.94	1,241.72	1,673.24	1,715.16	1,656.70	488.41	0.00	8,263.87
Total Utility Expenses	0.00	69.44	34.84	0.00	330.21	1,227.94	1,311.84	1,708.30	1,750.09	1,691.61	523.26	34.98	8,682.51
Total Operating Expense	2,743.20	2,827.59	2,784.19	2,851.30	3,482.11	4,876.89	5,677.24	6,415.21	6,004.75	5,840.96	4,404.69	4,033.43	51,941.56
NOI - Net Operating Income	2,228.57	1,706.27	2,206.20	2,110.56	951.22	-448.56	-1,108.91	-1,232.78	-1,291.95	-1,092.63	688.64	427.33	5,143.96
Other Income & Expense													
Other Income													
Reserve Account Revenue	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.04
Total Other Income	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.04
Other Expense													
Reserve Expenses	-364.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,047.71	0.00	0.00	683.07
Total Other Expense	-364.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,047.71	0.00	0.00	683.07
Net Other Income	406.31	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	-1,006.04	41.67	41.67	-183.03
Total Income	5,013.44	4,575.53	5,032.06	5,003.53	4,475.00	4,470.00	4,610.00	5,224.10	4,754.47	4,790.00	5,135.00	4,502.43	57,585.56
Total Expense	2,378.56	2,827.59	2,784.19	2,851.30	3,482.11	4,876.89	5,677.24	6,415.21	6,004.75	6,888.67	4,404.69	4,033.43	52,624.63
Net Income	2,634.88	1,747.94	2,247.87	2,152.23	992.89	-406.89	-1,067.24	-1,191.11	-1,250.28	-2,098.67	730.31	469.00	4,960.93