Cash Flow - 12 Month

Alliance Property Management

Active Properties Owned By: Meadows HOA

Period Range: Jan 2018 to Dec 2018

Level of Detail: Detail View

Account Name	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total
Operating Income & Expense													
Income													
HOA Dues	6,790.00	6,390.00	6,840.00	6,440.00	6,290.00	6,540.00	6,540.00	6,720.00	6,590.00	6,240.00	6,860.00	4,880.00	77,120.00
Reimbursed Expenses	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Interest Charge	10.00	0.00	27.63	0.00	0.00	0.00	1.73	0.00	0.00	0.00	7.33	7.11	53.80
Interest Earned	25.91	23.57	26.30	25.65	26.69	25.80	26.83	27.01	26.34	27.40	3.60	26.89	291.99
Rule Violations	50.00	75.00	25.00	50.00	25.00	50.00	50.00	100.00	75.00	50.00	40.00	10.00	600.00
Late Fees	105.00	45.00	195.00	30.00	30.00	45.00	60.00	60.00	75.00	15.00	167.67	117.33	945.00
Total Operating Income	**6,980.91**	**6,533.57**	**7,113.93**	**6,620.65**	**6,371.69**	**6,660.80**	**6,678.56**	**6,907.01**	**6,766.34**	**6,332.40**	**7,078.60**	**5,041.33**	**79,085.79**
Expense													
Accounting	0.00	0.00	0.00	105.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00
Insurance	0.00	767.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,184.92	7,951.92
Legal and Professional	0.00	37.50	0.00	0.00	0.00	0.00	1,265.00	0.00	0.00	0.00	0.00	524.75	1,827.25
Licenses	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	20.00
Management Fees	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	946.00	11,352.00
Swimming Pool	234.00	0.00	0.00	106.61	3,055.10	2,048.50	2,959.78	3,196.57	650.00	290.89	0.00	0.00	12,541.45
Tax Expense	0.00	0.00	0.00	71.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.00
Bank Fees	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	0.00	0.00	75.00
Cleaning and Maintenance													
Cleaning (Common Areas)	176.00	80.00	0.00	160.00	0.00	0.00	160.00	240.00	672.67	210.00	0.00	0.00	1,698.67
Total Cleaning and Maintenance	**176.00**	**80.00**	**0.00**	**160.00**	**0.00**	**0.00**	**160.00**	**240.00**	**672.67**	**210.00**	**0.00**	**0.00**	**1,698.67**

Cash Flow - 12 Month

Account Name	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total
Common Area Maint.													
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	250.00	325.00	650.00	1,000.00	100.00	0.00	0.00	0.00	2,325.00
Yard Maintenance	0.00	0.00	0.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	0.00	0.00	13,650.00
Snow Removal	1,000.00	0.00	1,425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,425.00
Fertilization/ Aeration	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	600.00
Maintenance/ Repair	300.00	0.00	789.29	565.59	160.85	300.00	1,458.22	2,636.64	327.04	260.00	2,694.16	386.14	9,877.93
Total Common Area Maint.	**1,300.00**	**0.00**	**2,214.29**	**2,515.59**	**2,360.85**	**2,575.00**	**4,658.22**	**5,586.64**	**2,377.04**	**2,210.00**	**2,694.16**	**386.14**	**28,877.93**
Contractors													
Pest Control	0.00	75.00	0.00	0.00	75.00	0.00	75.00	0.00	350.00	0.00	0.00	300.00	875.00
Total Contractors	**0.00**	**75.00**	**0.00**	**0.00**	**75.00**	**0.00**	**75.00**	**0.00**	**350.00**	**0.00**	**0.00**	**300.00**	**875.00**
Supplies													
Copies	12.60	2.20	7.60	12.00	0.00	22.00	0.00	2.00	37.65	0.00	30.00	66.20	192.25
Office Supplies	18.00	1.25	1.75	1.75	0.00	24.50	0.00	1.25	50.50	0.00	4.00	24.50	127.50
Postage and Delivery	36.68	2.45	3.43	4.64	0.00	48.02	0.00	2.45	54.64	0.00	7.84	48.02	208.17
Total Supplies	**67.28**	**5.90**	**12.78**	**18.39**	**0.00**	**94.52**	**0.00**	**5.70**	**142.79**	**0.00**	**41.84**	**138.72**	**527.92**
Utility Expenses													
Electric Utility Expense	32.82	28.37	30.73	27.32	89.25	181.53	211.87	285.88	274.45	0.00	255.39	38.80	1,456.41
Garbage Removal	579.58	582.96	584.96	582.96	583.26	590.02	592.64	590.95	590.95	591.61	596.04	595.71	7,061.64
Gas Utility Expense	59.08	77.85	91.35	56.64	130.98	0.00	270.20	237.06	0.00	0.00	0.00	0.00	923.16
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.67	0.00	0.00	500.67
Water/Sewer/ Garbage	151.00	153.15	151.50	153.15	156.45	176.10	188.70	224.60	221.70	161.40	156.50	153.15	2,047.40
Total Utility Expenses	**822.48**	**842.33**	**858.54**	**820.07**	**959.94**	**947.65**	**1,263.41**	**1,338.49**	**1,087.10**	**1,253.68**	**1,007.93**	**787.66**	**11,989.28**

Cash Flow - 12 Month

Account Name	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total
Total Operating Expense	**3,570.76**	**2,753.73**	**4,041.61**	**4,742.66**	**7,396.89**	**6,611.67**	**11,327.41**	**11,313.40**	**6,260.60**	**4,935.57**	**4,689.93**	**10,268.19**	**77,912.42**
NOI - Net Operating Income	**3,410.15**	**3,779.84**	**3,072.32**	**1,877.99**	**-1,025.20**	**49.13**	**-4,648.85**	**-4,406.39**	**505.74**	**1,396.83**	**2,388.67**	**-5,226.86**	**1,173.37**
Other Income & Expense													
Other Income													
Reserve Account Revenue	1,660.00	1,660.00	1,660.00	1,660.00	1,660.00	1,660.00	1,660.00	1,660.00	1,660.00	1,660.00	1,660.00	1,660.00	19,920.00
Total Other Income	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**1,660.00**	**19,920.00**
Other Expense													
Reserve Expenses	0.00	0.00	372.17	924.16	942.50	266.28	1,365.79	0.00	1,356.99	182.00	0.00	0.00	5,409.89
Total Other Expense	**0.00**	**0.00**	**372.17**	**924.16**	**942.50**	**266.28**	**1,365.79**	**0.00**	**1,356.99**	**182.00**	**0.00**	**0.00**	**5,409.89**
Net Other Income	**1,660.00**	**1,660.00**	**1,287.83**	**735.84**	**717.50**	**1,393.72**	**294.21**	**1,660.00**	**303.01**	**1,478.00**	**1,660.00**	**1,660.00**	**14,510.11**
Total Income	8,640.91	8,193.57	8,773.93	8,280.65	8,031.69	8,320.80	8,338.56	8,567.01	8,426.34	7,992.40	8,738.60	6,701.33	99,005.79
Total Expense	3,570.76	2,753.73	4,413.78	5,666.82	8,339.39	6,877.95	12,693.20	11,313.40	7,617.59	5,117.57	4,689.93	10,268.19	83,322.31
Net Income	**5,070.15**	**5,439.84**	**4,360.15**	**2,613.83**	**-307.70**	**1,442.85**	**-4,354.64**	**-2,746.39**	**808.75**	**2,874.83**	**4,048.67**	**-3,566.86**	**15,683.48**
Other Items													
Capital One Visa Spark	-3.91	0.00	0.04	-0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3.91
Prepayments	142.00	-823.00	837.00	-198.00	-573.00	440.00	325.00	-605.00	-290.00	87.00	717.00	-577.44	-518.44
Net Other Items	**138.09**	**-823.00**	**837.04**	**-198.04**	**-573.00**	**440.00**	**325.00**	**-605.00**	**-290.00**	**87.00**	**717.00**	**-577.44**	**-522.35**
Cash Flow	**5,208.24**	**4,616.84**	**5,197.19**	**2,415.79**	**-880.70**	**1,882.85**	**-4,029.64**	**-3,351.39**	**518.75**	**2,961.83**	**4,765.67**	**-4,144.30**	**15,161.13**

Cash Flow - 12 Month

Account Name	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Total
Beginning Cash	2,641.38	6,163.71	9,096.98	12,607.87	15,566.76	12,999.37	13,196.42	7,479.95	2,441.55	1,273.96	7,958.28	11,060.35	2,641.38
Beginning Cash + Cash Flow	7,849.62	10,780.55	14,294.17	15,023.66	14,686.06	14,882.22	9,166.78	4,128.56	2,960.30	4,235.79	12,723.95	6,916.05	17,802.51
Actual Ending Cash	6,163.71	9,096.98	12,607.87	15,566.76	12,999.37	13,196.42	7,479.95	2,441.55	1,273.96	7,958.28	11,060.35	5,229.16	5,229.16

Balance Sheet

Active Properties Owned By: Meadows HOA

As of: 12/31/2018

Account Name	Balance
ASSETS	
Cash	
Operating Cash	5,229.16
Reserve Cash Account	237,667.22
Total Cash	**242,896.38**
TOTAL ASSETS	**242,896.38**
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	2,586.35
Total Liabilities	**2,586.35**
Capital	
Appfolio Opening Balance Equity	229,234.23
Calculated Retained Earnings	15,683.48
Calculated Prior Years Retained Earnings	-4,607.68
Total Capital	**240,310.03**
TOTAL LIABILITIES & CAPITAL	**242,896.38**