Cash Flow - 12 Month

Alliance Property Management

Active Properties Owned By: Mountain Ridge 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	4,041.90	3,550.91	3,780.00	3,600.00	3,600.00	3,620.00	3,590.55	3,709.45	3,560.00	3,600.00	3,976.75	3,816.57	44,446.13
Interest Charge	23.78	1.52	205.68	0.00	0.45	135.05	2.73	1.81	0.00	0.00	3.79	42.92	417.73
Interest Earned	3.68	2.99	3.31	3.21	3.31	3.21	3.31	3.32	3.21	3.31	3.21	3.29	39.36
Discount/ Promotion	-160.95	0.00	-20.00	-40.00	0.00	-20.00	-20.00	0.00	-20.00	-77.50	-270.00	-928.45	-1,556.90
Rule Violations	76.51	0.00	11.05	0.00	0.00	175.00	25.00	87.50	50.00	0.00	0.00	0.00	425.06
Late Fees	348.75	70.00	165.38	20.00	50.00	150.00	40.00	80.00	20.00	0.75	94.25	176.63	1,215.76
Total Operating Income	**4,333.67**	**3,625.42**	**4,145.42**	**3,583.21**	**3,653.76**	**4,063.26**	**3,641.59**	**3,882.08**	**3,613.21**	**3,526.56**	**3,808.00**	**3,110.96**	**44,987.14**
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	0.00	0.00	0.00	0.00	0.00	1,908.00	-792.00	0.00	900.00	0.00	0.00	2,016.00
Legal and Professional	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	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	0.00	3,553.00	21,318.00
Bank Fees	0.00	0.00	0.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	0.00	240.00
Common Area Maint.													
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	0.00	372.84	260.00	565.00	501.03	190.00	0.00	0.00	1,888.87
Yard Maintenance	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	570.00	6,840.00
Maintenance/ Repair	0.00	0.00	0.00	173.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	302.50	476.34
Total Common Area Maint.	**570.00**	**570.00**	**570.00**	**743.84**	**570.00**	**942.84**	**830.00**	**1,135.00**	**1,071.03**	**760.00**	**570.00**	**872.50**	**9,205.21**
Supplies													
Copies	16.40	38.00	9.20	27.80	0.00	126.60	0.00	7.40	25.20	0.00	32.60	134.80	418.00

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
Office Supplies	5.25	9.50	2.50	2.75	0.00	95.25	0.00	1.25	3.75	0.00	4.75	48.50	173.50
Postage and Delivery	22.96	20.30	5.48	6.55	0.00	189.32	0.00	2.76	9.09	0.00	13.73	97.64	367.83
Total Supplies	**44.61**	**67.80**	**17.18**	**37.10**	**0.00**	**411.17**	**0.00**	**11.41**	**38.04**	**0.00**	**51.08**	**280.94**	**959.33**
Utility Expenses													
Electric Utility Expense	34.73	69.52	34.87	0.00	69.69	0.00	70.12	35.33	35.42	34.77	34.82	0.00	419.27
Water/Sewer/ Garbage	0.00	0.00	0.00	0.00	0.00	1,637.21	1,939.69	3,190.43	2,673.21	1,727.21	0.00	0.00	11,167.75
Total Utility Expenses	**34.73**	**69.52**	**34.87**	**0.00**	**69.69**	**1,637.21**	**2,009.81**	**3,225.76**	**2,708.63**	**1,761.98**	**34.82**	**0.00**	**11,587.02**
Total Operating Expense	**2,425.84**	**2,483.82**	**2,398.55**	**2,692.44**	**2,946.19**	**4,797.72**	**6,554.31**	**5,386.67**	**5,624.20**	**5,228.48**	**695.90**	**4,706.44**	**45,940.56**
NOI - Net Operating Income	**1,907.83**	**1,141.60**	**1,746.87**	**890.77**	**707.57**	**-734.46**	**-2,912.72**	**-1,504.59**	**-2,010.99**	**-1,701.92**	**3,112.10**	**-1,595.48**	**-953.42**
Other Income & Expense													
Other Expense													
Reserve Expenses	386.54	437.27	0.00	0.00	494.52	113.75	0.00	1,055.88	376.96	0.00	0.00	926.93	3,791.85
Total Other Expense	**386.54**	**437.27**	**0.00**	**0.00**	**494.52**	**113.75**	**0.00**	**1,055.88**	**376.96**	**0.00**	**0.00**	**926.93**	**3,791.85**
Net Other Income	**-386.54**	**-437.27**	**0.00**	**0.00**	**-494.52**	**-113.75**	**0.00**	**-1,055.88**	**-376.96**	**0.00**	**0.00**	**-926.93**	**-3,791.85**
Total Income	4,333.67	3,625.42	4,145.42	3,583.21	3,653.76	4,063.26	3,641.59	3,882.08	3,613.21	3,526.56	3,808.00	3,110.96	44,987.14
Total Expense	2,812.38	2,921.09	2,398.55	2,692.44	3,440.71	4,911.47	6,554.31	6,442.55	6,001.16	5,228.48	695.90	5,633.37	49,732.41
Net Income	**1,521.29**	**704.33**	**1,746.87**	**890.77**	**213.05**	**-848.21**	**-2,912.72**	**-2,560.47**	**-2,387.95**	**-1,701.92**	**3,112.10**	**-2,522.41**	**-4,745.27**
Other Items													
Prepayments	8,859.36	-1,393.78	-726.66	-1,385.00	-1,675.00	-1,480.86	-1,117.09	-1,881.95	-1,335.55	-1,400.00	-773.01	5,350.13	1,040.59
Net Other Items	**8,859.36**	**-1,393.78**	**-726.66**	**-1,385.00**	**-1,675.00**	**-1,480.86**	**-1,117.09**	**-1,881.95**	**-1,335.55**	**-1,400.00**	**-773.01**	**5,350.13**	**1,040.59**

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
Cash Flow	10,380.65	-689.45	1,020.21	-494.23	-1,461.95	-2,329.07	-4,029.81	-4,442.42	-3,723.50	-3,101.92	2,339.09	2,827.72	-3,704.68
Beginning Cash	4,426.79	17,962.41	17,264.97	18,281.87	17,964.43	16,319.17	13,986.89	9,953.77	5,508.03	1,781.32	-1,323.91	1,011.97	4,426.79
Beginning Cash + Cash Flow	14,807.44	17,272.96	18,285.18	17,787.64	16,502.48	13,990.10	9,957.08	5,511.35	1,784.53	-1,320.60	1,015.18	3,839.69	722.11
Actual Ending Cash	17,962.41	17,264.97	18,281.87	17,964.43	16,319.17	13,986.89	9,953.77	5,508.03	1,781.32	-1,323.91	1,011.97	7,628.25	7,628.25

Balance Sheet

Active Properties Owned By: Mountain Ridge HOA

As of: 12/31/2018

Account Name	Balance
ASSETS	
Cash	
Operating Cash	7,628.25
Reserve Cash Account	25,136.42
Total Cash	**32,764.67**
TOTAL ASSETS	**32,764.67**
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	8,621.03
Total Liabilities	**8,621.03**
Capital	
Appfolio Opening Balance Equity	43,511.27
Calculated Retained Earnings	-4,745.27
Calculated Prior Years Retained Earnings	-14,622.36
Total Capital	**24,143.64**
TOTAL LIABILITIES & CAPITAL	**32,764.67**