

Monthly Income Statement

Alliance Property Management

Properties: Stone Creek Canyon HOA - 4475 S Stone Creek Road West Haven, UT 84401

As of: Jan 2020

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	19,885.38
Parking	720.00
Discount/Promotion	-40.00
Late Fees	219.60
Total Operating Income	20,784.98
Expense	
Management Fees	1,637.00
Cleaning and Maintenance	
Cleaning (Common Areas)	57.50
Total Cleaning and Maintenance	57.50
Common Area Maint.	
Yard Maintenance	6,282.75
Total Common Area Maint.	6,282.75
Supplies	
Copies	1.75
Office Supplies	3.00
Postage and Delivery	3.50
Total Supplies	8.25
Utility Expenses	
Electric Utility Expense	370.78
Garbage Removal	1,059.37
Gas Utility Expense	131.95
Water and Sewer	4,461.00
Internet	114.69
Total Utility Expenses	6,137.79
Total Operating Expense	14,123.29
NOI - Net Operating Income	6,661.69
Other Income & Expense	
Other Income	
Reserve Account Revenue	8,228.84
Interest Earned	104.79
Total Other Income	8,333.63
Net Other Income	8,333.63
Total Income	29,118.61
Total Expense	14,123.29

Monthly Income Statement

Account Name	Selected Month
Net Income	<u>14,995.32</u>

Annual Budget - Comparative

Properties: Stone Creek Canyon HOA - 4475 S Stone Creek Road West Haven, UT 84401

As of: Jan 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	19,885.38	21,246.17	-1,360.79	-6.40%	19,885.38	21,246.17	-1,360.79	-6.40%	254,954.03
Parking	720.00	800.00	-80.00	-10.00%	720.00	800.00	-80.00	-10.00%	9,600.00
Discount/ Promotion	-40.00	0.00	-40.00	0.00%	-40.00	0.00	-40.00	0.00%	0.00
Late Fees	219.60	0.00	219.60	0.00%	219.60	0.00	219.60	0.00%	0.00
Total Operating Income	20,784.98	22,046.17	-1,261.19	-5.72%	20,784.98	22,046.17	-1,261.19	-5.72%	264,554.03
Expense									
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	23,000.00
Legal and Professional	0.00	416.67	416.67	100.00%	0.00	416.67	416.67	100.00%	5,000.00
Licenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	20.00
Management Fees	1,637.00	1,637.00	0.00	0.00%	1,637.00	1,637.00	0.00	0.00%	19,644.00
Miscellaneous	0.00	225.17	225.17	100.00%	0.00	225.17	225.17	100.00%	2,702.03
Swimming Pool	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	13,000.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	2.09	2.09	100.00%	25.00
Cleaning and Maintenance									
Cleaning (Common Areas)	57.50	83.34	25.84	31.01%	57.50	83.34	25.84	31.01%	1,000.00
Total Cleaning and Maintenance	57.50	83.34	25.84	31.01%	57.50	83.34	25.84	31.01%	1,000.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	13,000.00
Yard Maintenance	6,282.75	6,404.00	121.25	1.89%	6,282.75	6,404.00	121.25	1.89%	76,848.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Maintenance/Repair	0.00	2,500.00	2,500.00	100.00%	0.00	2,500.00	2,500.00	100.00%	30,000.00
Total Common Area Maint.	6,282.75	8,904.00	2,621.25	29.44%	6,282.75	8,904.00	2,621.25	29.44%	119,848.00
Contractors									
Pest Control	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
Total Contractors	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
Supplies									
Copies	1.75	25.00	23.25	93.00%	1.75	25.00	23.25	93.00%	150.00
Office Supplies	3.00	12.50	9.50	76.00%	3.00	12.50	9.50	76.00%	175.00
Postage and Delivery	3.50	75.00	71.50	95.33%	3.50	75.00	71.50	95.33%	750.00
Total Supplies	8.25	112.50	104.25	92.67%	8.25	112.50	104.25	92.67%	1,075.00
Utility Expenses									
Electric Utility Expense	370.78	541.67	170.89	31.55%	370.78	541.67	170.89	31.55%	6,500.00
Garbage Removal	1,059.37	1,083.34	23.97	2.21%	1,059.37	1,083.34	23.97	2.21%	13,000.00
Gas Utility Expense	131.95	250.00	118.05	47.22%	131.95	250.00	118.05	47.22%	3,000.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	750.00
Water and Sewer	4,461.00	4,500.00	39.00	0.87%	4,461.00	4,500.00	39.00	0.87%	54,000.00
Internet	114.69	125.00	10.31	8.25%	114.69	125.00	10.31	8.25%	1,500.00
Total Utility Expenses	6,137.79	6,500.01	362.22	5.57%	6,137.79	6,500.01	362.22	5.57%	78,750.00
Total Operating Expense	14,123.29	17,880.78	3,757.49	21.01%	14,123.29	17,880.78	3,757.49	21.01%	264,564.03
Total Operating Income	20,784.98	22,046.17	-1,261.19	-5.72%	20,784.98	22,046.17	-1,261.19	-5.72%	264,554.03
Total Operating Expense	14,123.29	17,880.78	3,757.49	21.01%	14,123.29	17,880.78	3,757.49	21.01%	264,564.03
NOI - Net Operating Income	6,661.69	4,165.39	2,496.30	59.93%	6,661.69	4,165.39	2,496.30	59.93%	-10.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Other Income									
Reserve Account Revenue	8,228.84	8,228.84	0.00	0.00%	8,228.84	8,228.84	0.00	0.00%	98,745.97
Interest Earned	104.79	125.00	-20.21	-16.17%	104.79	125.00	-20.21	-16.17%	1,500.00
Total Other Income	8,333.63	8,353.84	-20.21	-0.24%	8,333.63	8,353.84	-20.21	-0.24%	100,245.97
Net Other Income	8,333.63	8,353.84	-20.21	-0.24%	8,333.63	8,353.84	-20.21	-0.24%	100,245.97
Total Income	29,118.61	30,400.01	-1,281.40	-4.22%	29,118.61	30,400.01	-1,281.40	-4.22%	364,800.00
Total Expense	14,123.29	17,880.78	3,757.49	21.01%	14,123.29	17,880.78	3,757.49	21.01%	264,564.03
Net Income	14,995.32	12,519.23	2,476.09	19.78%	14,995.32	12,519.23	2,476.09	19.78%	100,235.97

Balance Sheet

Properties: Stone Creek Canyon HOA - 4475 S Stone Creek Road West Haven, UT 84401

As of: 01/31/2020

Account Name	Balance
ASSETS	
Cash	
Operating Cash	38,345.05
Reserve Cash Account	186,718.23
Stone Creek CD #3	15,179.29
Total Cash	240,242.57
TOTAL ASSETS	240,242.57
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	12,042.76
Total Liabilities	12,042.76
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	14,995.32
Calculated Prior Years Retained Earnings	55,318.04
Total Capital	228,199.81
TOTAL LIABILITIES & CAPITAL	240,242.57

HOA Income Statement - 12 Month

Alliance Property Management

Properties: Stone Creek Canyon HOA - 4475 S Stone Creek Road West Haven, UT 84401

Period Range: Jan 2020 to Jan 2020

Level of Detail: Detail View

Account Name	Jan 2020	Total
Operating Income & Expense		
Income		
HOA Dues	19,885.38	19,885.38
Parking	720.00	720.00
Discount/Promotion	-40.00	-40.00
Late Fees	219.60	219.60
Total Operating Income	20,784.98	20,784.98
Expense		
Management Fees	1,637.00	1,637.00
Cleaning and Maintenance		
Cleaning (Common Areas)	57.50	57.50
Total Cleaning and Maintenance	57.50	57.50
Common Area Maint.		
Yard Maintenance	6,282.75	6,282.75
Total Common Area Maint.	6,282.75	6,282.75
Supplies		
Copies	1.75	1.75
Office Supplies	3.00	3.00
Postage and Delivery	3.50	3.50
Total Supplies	8.25	8.25
Utility Expenses		
Electric Utility Expense	370.78	370.78
Garbage Removal	1,059.37	1,059.37
Gas Utility Expense	131.95	131.95
Water and Sewer	4,461.00	4,461.00
Internet	114.69	114.69
Total Utility Expenses	6,137.79	6,137.79
Total Operating Expense	14,123.29	14,123.29
NOI - Net Operating Income	6,661.69	6,661.69

HOA Income Statement - 12 Month

Account Name	Jan 2020	Total
Other Income & Expense		
Other Income		
Reserve Account Revenue	8,228.84	8,228.84
Interest Earned	104.79	104.79
Total Other Income	8,333.63	8,333.63
Net Other Income		
	8,333.63	8,333.63
Total Income	29,118.61	29,118.61
Total Expense	14,123.29	14,123.29
Net Income	14,995.32	14,995.32