

## Monthly Income Statement

### Alliance Property Management

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

As of: Jan 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	20,150.00
Parking	600.00
Discount/Promotion	-10.00
Clubhouse Rental Fee	-210.00
Late Fees	94.00
<b>Total Operating Income</b>	<b>20,624.00</b>
<b>Expense</b>	
<b>Administrative &amp; Professional</b>	
Management Fees	1,801.25
Postage/Office Supplies	0.00
<b>Total Administrative &amp; Professional</b>	<b>1,801.25</b>
<b>Operating Expenses</b>	
Swimming Pool	700.00
Cleaning	41.00
Sprinkler Repairs/Maintenance	5.60
Annual Yard Care Services	6,404.00
Maintenance/Repair	209.04
<b>Total Operating Expenses</b>	<b>7,359.64</b>
<b>Utilities</b>	
Electricity	598.55
Garbage Removal	1,059.37
Gas	139.70
Water & Sewer	4,462.80
Internet	114.68
<b>Total Utilities</b>	<b>6,375.10</b>
<b>Total Operating Expense</b>	<b>15,535.99</b>
<b>NOI - Net Operating Income</b>	<b>5,088.01</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	9,810.00
Interest Earned	35.49
<b>Total Other Income</b>	<b>9,845.49</b>
<b>Net Other Income</b>	<b>9,845.49</b>
Total Income	30,469.49
Total Expense	15,535.99

# Monthly Income Statement

Account Name	Selected Month
Net Income	<u>14,933.50</u>

## Annual Budget - Comparative

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

As of: Jan 2021

Additional Account Types: None

GL Account Map: Stone Creek HOA

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	20,150.00	20,975.00	-825.00	-3.93%	20,150.00	20,975.00	-825.00	-3.93%	251,700.00
Parking	600.00	800.00	-200.00	-25.00%	600.00	800.00	-200.00	-25.00%	9,600.00
Discount/ Promotion	-10.00	0.00	-10.00	0.00%	-10.00	0.00	-10.00	0.00%	0.00
Clubhouse Rental Fee	-210.00	0.00	-210.00	0.00%	-210.00	0.00	-210.00	0.00%	0.00
Late Fees	94.00	0.00	94.00	0.00%	94.00	0.00	94.00	0.00%	0.00
<b>Total Operating Income</b>	<b>20,624.00</b>	<b>21,775.00</b>	<b>-1,151.00</b>	<b>-5.29%</b>	<b>20,624.00</b>	<b>21,775.00</b>	<b>-1,151.00</b>	<b>-5.29%</b>	<b>261,300.00</b>
<b>Expense</b>									
<b>Administrative &amp; Professional</b>									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	115.00
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	17,500.00
Legal and Professional	0.00	208.34	208.34	100.00%	0.00	208.34	208.34	100.00%	2,500.00
Licenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10.00
Management Fees	1,801.25	1,801.25	0.00	0.00%	1,801.25	1,801.25	0.00	0.00%	21,615.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	2.09	2.09	100.00%	25.00
HOA Software/ Website	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,500.00
Postage/ Office Supplies	0.00	25.00	25.00	100.00%	0.00	25.00	25.00	100.00%	800.00
<b>Total Administrative &amp; Professional</b>	<b>1,801.25</b>	<b>2,036.68</b>	<b>235.43</b>	<b>11.56%</b>	<b>1,801.25</b>	<b>2,036.68</b>	<b>235.43</b>	<b>11.56%</b>	<b>44,065.00</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>Operating Expenses</b>									
Swimming Pool	700.00	700.00	0.00	0.00%	700.00	700.00	0.00	0.00%	15,000.00
Cleaning	41.00	100.00	59.00	59.00%	41.00	100.00	59.00	59.00%	2,000.00
Sprinkler Repairs/ Maintenance	5.60	0.00	-5.60	0.00%	5.60	0.00	-5.60	0.00%	13,500.00
Annual Yard Care Services	6,404.00	6,596.12	192.12	2.91%	6,404.00	6,596.12	192.12	2.91%	79,153.44
Maintenance/ Repair	209.04	2,083.34	1,874.30	89.97%	209.04	2,083.34	1,874.30	89.97%	25,500.00
<b>Total Operating Expenses</b>	<b>7,359.64</b>	<b>9,479.46</b>	<b>2,119.82</b>	<b>22.36%</b>	<b>7,359.64</b>	<b>9,479.46</b>	<b>2,119.82</b>	<b>22.36%</b>	<b>135,153.44</b>
<b>Utilities</b>									
Electricity	598.55	350.00	-248.55	-71.01%	598.55	350.00	-248.55	-71.01%	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	139.70	150.00	10.30	6.87%	139.70	150.00	10.30	6.87%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	750.00
Water & Sewer	4,462.80	4,583.34	120.54	2.63%	4,462.80	4,583.34	120.54	2.63%	55,000.00
Internet	114.68	125.00	10.32	8.26%	114.68	125.00	10.32	8.26%	1,500.00
<b>Total Utilities</b>	<b>6,375.10</b>	<b>6,291.68</b>	<b>-83.42</b>	<b>-1.33%</b>	<b>6,375.10</b>	<b>6,291.68</b>	<b>-83.42</b>	<b>-1.33%</b>	<b>80,250.00</b>
Miscellaneous	0.00	135.97	135.97	100.00%	0.00	135.97	135.97	100.00%	1,631.56
<b>Total Operating Expense</b>	<b>15,535.99</b>	<b>17,943.79</b>	<b>2,407.80</b>	<b>13.42%</b>	<b>15,535.99</b>	<b>17,943.79</b>	<b>2,407.80</b>	<b>13.42%</b>	<b>261,100.00</b>
Total Operating Income	20,624.00	21,775.00	-1,151.00	-5.29%	20,624.00	21,775.00	-1,151.00	-5.29%	261,300.00
Total Operating Expense	15,535.99	17,943.79	2,407.80	13.42%	15,535.99	17,943.79	2,407.80	13.42%	261,100.00
<b>NOI - Net Operating Income</b>	<b>5,088.01</b>	<b>3,831.21</b>	<b>1,256.80</b>	<b>32.80%</b>	<b>5,088.01</b>	<b>3,831.21</b>	<b>1,256.80</b>	<b>32.80%</b>	<b>200.00</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>Other Income</b>									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	9,810.00	9,810.00	0.00	0.00%	117,720.00
Interest Earned	35.49	0.00	35.49	0.00%	35.49	0.00	35.49	0.00%	0.00
<b>Total Other Income</b>	<b>9,845.49</b>	<b>9,810.00</b>	<b>35.49</b>	<b>0.36%</b>	<b>9,845.49</b>	<b>9,810.00</b>	<b>35.49</b>	<b>0.36%</b>	<b>117,720.00</b>
<b>Other Expense</b>									
Reserve Expenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,798.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>3,798.00</b>
<b>Net Other Income</b>	<b>9,845.49</b>	<b>9,810.00</b>	<b>35.49</b>	<b>0.36%</b>	<b>9,845.49</b>	<b>9,810.00</b>	<b>35.49</b>	<b>0.36%</b>	<b>113,922.00</b>
Total Income	30,469.49	31,585.00	-1,115.51	-3.53%	30,469.49	31,585.00	-1,115.51	-3.53%	379,020.00
Total Expense	15,535.99	17,943.79	2,407.80	13.42%	15,535.99	17,943.79	2,407.80	13.42%	264,898.00
<b>Net Income</b>	<b>14,933.50</b>	<b>13,641.21</b>	<b>1,292.29</b>	<b>9.47%</b>	<b>14,933.50</b>	<b>13,641.21</b>	<b>1,292.29</b>	<b>9.47%</b>	<b>114,122.00</b>

## Balance Sheet

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

As of: 01/31/2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operations Account - Keybank	38,196.70
Reserve Account - Keybank	284,235.53
Reserve Account CD - EFCU	19,701.76
Landscape Account - Keybank	25,000.15
<b>Total Cash</b>	<b>367,134.14</b>
<b>TOTAL ASSETS</b>	<b>367,134.14</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	13,536.71
<b>Total Liabilities</b>	<b>13,536.71</b>
<b>Capital</b>	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	14,933.50
Calculated Prior Years Retained Earnings	180,777.48
<b>Total Capital</b>	<b>353,597.43</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>367,134.14</b>