

Monthly Income Statement

Alliance Property Management

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

As of: Feb 2020

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	20,392.05
Parking	788.28
Discount/Promotion	-25.00
Adjustment	-500.00
Clubhouse Rental Fee	210.00
Late Fees	194.20
Total Operating Income	21,059.53
Expense	
Management Fees	1,637.00
Miscellaneous	106.17
Cleaning and Maintenance	
Cleaning (Common Areas)	0.00
Total Cleaning and Maintenance	0.00
Common Area Maint.	
Yard Maintenance	6,282.75
Maintenance/Repair	123.53
Total Common Area Maint.	6,406.28
Supplies	
Copies	8.00
Office Supplies	4.75
Postage and Delivery	9.50
Total Supplies	22.25
Utility Expenses	
Electric Utility Expense	357.10
Garbage Removal	1,059.37
Gas Utility Expense	204.50
Water and Sewer	4,482.60
Internet	114.68
Total Utility Expenses	6,218.25
Total Operating Expense	14,389.95
NOI - Net Operating Income	6,669.58
Other Income & Expense	
Other Income	
Reserve Account Revenue	8,228.84
Interest Earned	199.34
Total Other Income	8,428.18
Net Other Income	8,428.18

Monthly Income Statement

Account Name	Selected Month
Total Income	29,487.71
Total Expense	14,389.95
Net Income	15,097.76

Annual Budget - Comparative

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

As of: Feb 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	20,392.05	21,246.17	-854.12	-4.02%	40,277.43	42,492.34	-2,214.91	-5.21%	254,954.03
Parking	788.28	800.00	-11.72	-1.47%	1,508.28	1,600.00	-91.72	-5.73%	9,600.00
Discount/ Promotion	-25.00	0.00	-25.00	0.00%	-65.00	0.00	-65.00	0.00%	0.00
Adjustment	-500.00	0.00	-500.00	0.00%	-500.00	0.00	-500.00	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	194.20	0.00	194.20	0.00%	413.80	0.00	413.80	0.00%	0.00
Total Operating Income	21,059.53	22,046.17	-986.64	-4.48%	41,844.51	44,092.34	-2,247.83	-5.10%	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	833.34	833.34	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%	3,274.00	3,274.00	0.00	0.00%	19,644.00
Miscellaneous	106.17	225.17	119.00	52.85%	106.17	450.34	344.17	76.42%	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	4.18	4.18	100.00%	25.00
Cleaning and Maintenance									
Cleaning (Common Areas)	0.00	83.34	83.34	100.00%	57.50	166.68	109.18	65.50%	1,000.00
Total Cleaning and Maintenance	0.00	83.34	83.34	100.00%	57.50	166.68	109.18	65.50%	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

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Yard Maintenance	6,282.75	6,404.00	121.25	1.89%	12,565.50	12,808.00	242.50	1.89%	76,848.00
Maintenance/Repair	123.53	2,500.00	2,376.47	95.06%	123.53	5,000.00	4,876.47	97.53%	30,000.00
Total Common Area Maint.	6,406.28	8,904.00	2,497.72	28.05%	12,689.03	17,808.00	5,118.97	28.75%	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	8.00	10.00	2.00	20.00%	9.75	35.00	25.25	72.14%	150.00
Office Supplies	4.75	12.50	7.75	62.00%	7.75	25.00	17.25	69.00%	175.00
Postage and Delivery	9.50	60.00	50.50	84.17%	13.00	135.00	122.00	90.37%	750.00
Total Supplies	22.25	82.50	60.25	73.03%	30.50	195.00	164.50	84.36%	1,075.00
Utility Expenses									
Electric Utility Expense	357.10	541.67	184.57	34.07%	727.88	1,083.34	355.46	32.81%	6,500.00
Garbage Removal	1,059.37	1,083.34	23.97	2.21%	2,118.74	2,166.68	47.94	2.21%	13,000.00
Gas Utility Expense	204.50	250.00	45.50	18.20%	336.45	500.00	163.55	32.71%	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	4,482.60	4,500.00	17.40	0.39%	8,943.60	9,000.00	56.40	0.63%	54,000.00
Internet	114.68	125.00	10.32	8.26%	229.37	250.00	20.63	8.25%	1,500.00
Total Utility Expenses	6,218.25	6,500.01	281.76	4.33%	12,356.04	13,000.02	643.98	4.95%	78,750.00
Total Operating Expense	14,389.95	17,850.78	3,460.83	19.39%	28,513.24	35,731.56	7,218.32	20.20%	264,564.03
Total Operating Income	21,059.53	22,046.17	-986.64	-4.48%	41,844.51	44,092.34	-2,247.83	-5.10%	264,554.03

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Operating Expense	14,389.95	17,850.78	3,460.83	19.39%	28,513.24	35,731.56	7,218.32	20.20%	264,564.03
NOI - Net Operating Income	6,669.58	4,195.39	2,474.19	58.97%	13,331.27	8,360.78	4,970.49	59.45%	-10.00
Other Income									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	16,457.68	16,457.67	0.01	0.00%	98,745.97
Interest Earned	199.34	125.00	74.34	59.47%	304.13	250.00	54.13	21.65%	1,500.00
Total Other Income	8,428.18	8,353.83	74.35	0.89%	16,761.81	16,707.67	54.14	0.32%	100,245.97
Net Other Income	8,428.18	8,353.83	74.35	0.89%	16,761.81	16,707.67	54.14	0.32%	100,245.97
Total Income	29,487.71	30,400.00	-912.29	-3.00%	58,606.32	60,800.01	-2,193.69	-3.61%	364,800.00
Total Expense	14,389.95	17,850.78	3,460.83	19.39%	28,513.24	35,731.56	7,218.32	20.20%	264,564.03
Net Income	15,097.76	12,549.22	2,548.54	20.31%	30,093.08	25,068.45	5,024.63	20.04%	100,235.97

Balance Sheet

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

As of: 02/29/2020

Account Name	Balance
ASSETS	
Cash	
Operating Cash	44,117.48
Reserve Cash Account	175,801.41
Stone Creek CD #1	19,345.00
Stone Creek CD #3	15,179.29
Total Cash	254,443.18
TOTAL ASSETS	254,443.18
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,145.61
Total Liabilities	11,145.61
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	30,093.08
Calculated Prior Years Retained Earnings	55,318.04
Total Capital	243,297.57
TOTAL LIABILITIES & CAPITAL	254,443.18

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 Feb 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Total
Operating Income & Expense			
Income			
HOA Dues	19,885.38	20,392.05	40,277.43
Parking	720.00	788.28	1,508.28
Discount/Promotion	-40.00	-25.00	-65.00
Adjustment	0.00	-500.00	-500.00
Clubhouse Rental Fee	0.00	210.00	210.00
Late Fees	219.60	194.20	413.80
Total Operating Income	20,784.98	21,059.53	41,844.51
Expense			
Management Fees	1,637.00	1,637.00	3,274.00
Miscellaneous	0.00	106.17	106.17
Cleaning and Maintenance			
Cleaning (Common Areas)	57.50	0.00	57.50
Total Cleaning and Maintenance	57.50	0.00	57.50
Common Area Maint.			
Yard Maintenance	6,282.75	6,282.75	12,565.50
Maintenance/Repair	0.00	123.53	123.53
Total Common Area Maint.	6,282.75	6,406.28	12,689.03
Supplies			
Copies	1.75	8.00	9.75
Office Supplies	3.00	4.75	7.75
Postage and Delivery	3.50	9.50	13.00
Total Supplies	8.25	22.25	30.50
Utility Expenses			
Electric Utility Expense	370.78	357.10	727.88
Garbage Removal	1,059.37	1,059.37	2,118.74
Gas Utility Expense	131.95	204.50	336.45
Water and Sewer	4,461.00	4,482.60	8,943.60
Internet	114.69	114.68	229.37
Total Utility Expenses	6,137.79	6,218.25	12,356.04

HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Total
Total Operating Expense	14,123.29	14,389.95	28,513.24
NOI - Net Operating Income	6,661.69	6,669.58	13,331.27
Other Income & Expense			
Other Income			
Reserve Account Revenue	8,228.84	8,228.84	16,457.68
Interest Earned	104.79	199.34	304.13
Total Other Income	8,333.63	8,428.18	16,761.81
Net Other Income	8,333.63	8,428.18	16,761.81
Total Income	29,118.61	29,487.71	58,606.32
Total Expense	14,123.29	14,389.95	28,513.24
Net Income	14,995.32	15,097.76	30,093.08