

Monthly Income Statement

Alliance Property Management

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

As of: Apr 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	24,774.86
Reimbursed Expenses	0.00
Parking	1,175.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	365.00
Adjustment	0.00
Clubhouse Rental Fee	190.00
Rule Violations	50.00
Late Fees	2,416.11
Total Operating Income	28,970.97
Expense	
Administrative & Professional	
Accounting	115.00
Legal and Professional	428.95
Management Fees	1,801.25
Property Manager Hourly	0.00
Bank Fees	0.00
Postage/Office Supplies	159.40
Total Administrative & Professional	2,504.60
Operating Expenses	
Swimming Pool	60.00
Cleaning	90.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	6,596.12
Maintenance/Repair	0.00
Total Operating Expenses	6,746.12
Utilities	
Electricity	843.03
Garbage Removal	1,059.37
Gas	56.46
Water & Sewer	4,471.68
Internet	0.00
Total Utilities	6,430.54
Miscellaneous	0.00
Total Operating Expense	15,681.26
NOI - Net Operating Income	13,289.71

Monthly Income Statement

Account Name	Selected Month
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,810.00
Interest Earned	4.50
Total Other Income	9,814.50
Net Other Income	
	9,814.50
Total Income	38,785.47
Total Expense	15,681.26
Net Income	23,104.21

Annual Budget - Comparative

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

As of: Apr 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
Income									
HOA Dues	24,774.86	20,975.00	3,799.86	18.12%	86,074.86	83,900.00	2,174.86	2.59%	251,700.00
Reimbursed Expenses	0.00	0.00	0.00	0.00%	3.00	0.00	3.00	0.00%	0.00
Parking	1,175.00	800.00	375.00	46.88%	2,915.00	3,200.00	-285.00	-8.91%	9,600.00
Discount/Promotion	0.00	0.00	0.00	0.00%	-25.00	0.00	-25.00	0.00%	0.00
Opening Balance	365.00	0.00	365.00	0.00%	365.00	0.00	365.00	0.00%	0.00
Clubhouse Rental Fee	190.00	0.00	190.00	0.00%	115.00	0.00	115.00	0.00%	0.00
Rule Violations	50.00	0.00	50.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Late Fees	2,416.11	0.00	2,416.11	0.00%	2,851.61	0.00	2,851.61	0.00%	0.00
Total Operating Income	28,970.97	21,775.00	7,195.97	33.05%	92,349.47	87,100.00	5,249.47	6.03%	261,300.00
Expense									
Administrative & Professional									
Accounting	115.00	115.00	0.00	0.00%	115.00	115.00	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	428.95	208.34	-220.61	-105.89%	428.95	833.36	404.41	48.53%	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%	7,205.00	7,205.00	0.00	0.00%	21,615.00
Property Manager Hourly	0.00	0.00	0.00	0.00%	395.00	0.00	-395.00	0.00%	0.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	8.36	8.36	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

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Postage/ Office Supplies	159.40	25.00	-134.40	-537.60%	183.50	350.00	166.50	47.57%	800.00
Total Administrative & Professional	2,504.60	2,151.68	-352.92	-16.40%	8,327.45	8,511.72	184.27	2.16%	44,065.00
Operating Expenses									
Swimming Pool	60.00	0.00	-60.00	0.00%	3,310.00	700.00	-2,610.00	-372.86%	15,000.00
Cleaning	90.00	100.00	10.00	10.00%	311.00	400.00	89.00	22.25%	2,000.00
Sprinkler Repairs/ Maintenance	0.00	1,930.00	1,930.00	100.00%	5.60	1,930.00	1,924.40	99.71%	13,500.00
Yard Care Services	6,596.12	6,596.12	0.00	0.00%	25,808.12	26,384.48	576.36	2.18%	79,153.44
Maintenance/ Repair	0.00	2,083.34	2,083.34	100.00%	1,502.42	8,333.36	6,830.94	81.97%	25,500.00
Total Operating Expenses	6,746.12	10,709.46	3,963.34	37.01%	30,937.14	37,747.84	6,810.70	18.04%	135,153.44
Utilities									
Electricity	843.03	350.00	-493.03	-140.87%	1,752.57	1,400.00	-352.57	-25.18%	6,500.00
Garbage Removal	1,059.37	1,083.34	23.97	2.21%	4,237.48	4,333.36	95.88	2.21%	13,000.00
Gas	56.46	150.00	93.54	62.36%	394.97	600.00	205.03	34.17%	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	4,471.68	4,583.34	111.66	2.44%	17,866.34	18,333.36	467.02	2.55%	55,000.00
Internet	0.00	125.00	125.00	100.00%	344.04	500.00	155.96	31.19%	1,500.00
Total Utilities	6,430.54	6,291.68	-138.86	-2.21%	24,595.40	25,166.72	571.32	2.27%	80,250.00
Miscellaneous	0.00	135.97	135.97	100.00%	150.00	543.88	393.88	72.42%	1,631.56
Total Operating Expense	15,681.26	19,288.79	3,607.53	18.70%	64,009.99	71,970.16	7,960.17	11.06%	261,100.00
Total Operating Income	28,970.97	21,775.00	7,195.97	33.05%	92,349.47	87,100.00	5,249.47	6.03%	261,300.00

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	15,681.26	19,288.79	3,607.53	18.70%	64,009.99	71,970.16	7,960.17	11.06%	261,100.00
NOI - Net Operating Income	13,289.71	2,486.21	10,803.50	434.54%	28,339.48	15,129.84	13,209.64	87.31%	200.00
Other Income									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	39,240.00	39,240.00	0.00	0.00%	117,720.00
Interest Earned	4.50	0.00	4.50	0.00%	76.37	0.00	76.37	0.00%	0.00
Total Other Income	9,814.50	9,810.00	4.50	0.05%	39,316.37	39,240.00	76.37	0.19%	117,720.00
Other Expense									
Reserve Expenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,798.00
Total Other Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,798.00
Net Other Income	9,814.50	9,810.00	4.50	0.05%	39,316.37	39,240.00	76.37	0.19%	113,922.00
Total Income	38,785.47	31,585.00	7,200.47	22.80%	131,665.84	126,340.00	5,325.84	4.22%	379,020.00
Total Expense	15,681.26	19,288.79	3,607.53	18.70%	64,009.99	71,970.16	7,960.17	11.06%	264,898.00
Net Income	23,104.21	12,296.21	10,808.00	87.90%	67,655.85	54,369.84	13,286.01	24.44%	114,122.00

Balance Sheet

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

As of: 04/30/2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operations Account - Keybank	59,204.80
Reserve Account - Keybank	313,672.93
Reserve Account - EFCU	19,734.13
Landscape Account - Keybank	25,001.26
Total Cash	417,613.12
TOTAL ASSETS	417,613.12
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,293.34
Total Liabilities	11,293.34
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	67,655.85
Calculated Prior Years Retained Earnings	180,777.48
Total Capital	406,319.78
TOTAL LIABILITIES & CAPITAL	417,613.12

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 2021 to Apr 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
Operating Income & Expense					
Income					
HOA Dues	20,385.00	20,686.10	20,228.90	24,774.86	86,074.86
Reimbursed Expenses	0.00	0.00	3.00	0.00	3.00
Parking	600.00	600.00	540.00	1,175.00	2,915.00
Discount/Promotion	-10.00	-10.00	-5.00	0.00	-25.00
Opening Balance	0.00	0.00	0.00	365.00	365.00
Clubhouse Rental Fee	-210.00	240.00	-105.00	190.00	115.00
Rule Violations	0.00	0.00	0.00	50.00	50.00
Late Fees	70.50	116.50	248.50	2,416.11	2,851.61
Total Operating Income	20,835.50	21,632.60	20,910.40	28,970.97	92,349.47
Expense					
Administrative & Professional					
Accounting	0.00	0.00	0.00	115.00	115.00
Legal and Professional	0.00	0.00	0.00	428.95	428.95
Management Fees	1,801.25	1,801.25	1,801.25	1,801.25	7,205.00
Property Manager Hourly	0.00	0.00	395.00	0.00	395.00
Postage/Office Supplies	0.00	0.00	24.10	159.40	183.50
Total Administrative & Professional	1,801.25	1,801.25	2,220.35	2,504.60	8,327.45
Operating Expenses					
Swimming Pool	700.00	0.00	2,550.00	60.00	3,310.00
Cleaning	41.00	90.00	90.00	90.00	311.00
Sprinkler Repairs/Maintenance	5.60	0.00	0.00	0.00	5.60
Yard Care Services	6,404.00	6,404.00	6,404.00	6,596.12	25,808.12
Maintenance/Repair	209.04	313.43	979.95	0.00	1,502.42
Total Operating Expenses	7,359.64	6,807.43	10,023.95	6,746.12	30,937.14
Utilities					
Electricity	598.55	15.60	295.39	843.03	1,752.57
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	4,237.48
Gas	139.70	103.74	95.07	56.46	394.97

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
Water & Sewer	4,462.80	4,467.08	4,464.78	4,471.68	17,866.34
Internet	114.68	114.68	114.68	0.00	344.04
Total Utilities	6,375.10	5,760.47	6,029.29	6,430.54	24,595.40
Miscellaneous	0.00	150.00	0.00	0.00	150.00
Total Operating Expense	15,535.99	14,519.15	18,273.59	15,681.26	64,009.99
NOI - Net Operating Income	5,299.51	7,113.45	2,636.81	13,289.71	28,339.48
Other Income & Expense					
Other Income					
Reserve Account Revenue	9,810.00	9,810.00	9,810.00	9,810.00	39,240.00
Interest Earned	35.49	31.70	4.68	4.50	76.37
Total Other Income	9,845.49	9,841.70	9,814.68	9,814.50	39,316.37
Net Other Income	9,845.49	9,841.70	9,814.68	9,814.50	39,316.37
Total Income	30,680.99	31,474.30	30,725.08	38,785.47	131,665.84
Total Expense	15,535.99	14,519.15	18,273.59	15,681.26	64,009.99
Net Income	15,145.00	16,955.15	12,451.49	23,104.21	67,655.85