

Monthly Income Statement

Alliance Property Management

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

As of: May 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	20,526.50
Reimbursed Expenses	0.00
Parking	775.00
Pool Key	35.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	-170.00
Rule Violations	0.00
Late Fees	663.50
Total Operating Income	21,830.00
Expense	
Administrative & Professional	
Accounting	0.00
Legal and Professional	0.00
Management Fees	1,801.25
Property Manager Hourly	0.00
Bank Fees	0.00
Postage/Office Supplies	2.70
Total Administrative & Professional	1,803.95
Operating Expenses	
Swimming Pool	0.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	6,596.12
Maintenance/Repair	0.00
Total Operating Expenses	6,596.12
Utilities	
Electricity	67.47
Garbage Removal	1,059.37
Gas	31.95
Water & Sewer	4,464.78
Internet	239.36
Total Utilities	5,862.93
Miscellaneous	0.00
Total Operating Expense	14,263.00
NOI - Net Operating Income	7,567.00

Monthly Income Statement

Account Name	Selected Month
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,810.00
Interest Earned	4.63
Total Other Income	9,814.63
Net Other Income	
	9,814.63
Total Income	31,644.63
Total Expense	14,263.00
Net Income	17,381.63

Annual Budget - Comparative

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

As of: May 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	20,526.50	20,975.00	-448.50	-2.14%	106,601.36	104,875.00	1,726.36	1.65%	251,700.00
Reimbursed Expenses	0.00	0.00	0.00	0.00%	3.00	0.00	3.00	0.00%	0.00
Parking	775.00	800.00	-25.00	-3.13%	3,690.00	4,000.00	-310.00	-7.75%	9,600.00
Pool Key	35.00	0.00	35.00	0.00%	35.00	0.00	35.00	0.00%	0.00
Discount/Promotion	0.00	0.00	0.00	0.00%	-25.00	0.00	-25.00	0.00%	0.00
Opening Balance	0.00	0.00	0.00	0.00%	365.00	0.00	365.00	0.00%	0.00
Clubhouse Rental Fee	-170.00	0.00	-170.00	0.00%	-55.00	0.00	-55.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Late Fees	663.50	0.00	663.50	0.00%	3,515.11	0.00	3,515.11	0.00%	0.00
Total Operating Income	21,830.00	21,775.00	55.00	0.25%	114,179.47	108,875.00	5,304.47	4.87%	261,300.00
Expense									
Administrative & Professional									
Accounting	0.00	0.00	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	0.00	208.33	208.33	100.00%	428.95	1,041.69	612.74	58.82%	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%	9,006.25	9,006.25	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	2.08	2.08	100.00%	0.00	10.44	10.44	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	2.70	25.00	22.30	89.20%	186.20	375.00	188.80	50.35%	800.00
Total Administrative & Professional	1,803.95	2,036.66	232.71	11.43%	10,131.40	10,548.38	416.98	3.95%	44,065.00
Operating Expenses									
Swimming Pool	0.00	1,000.00	1,000.00	100.00%	3,310.00	1,700.00	-1,610.00	-94.71%	15,000.00
Cleaning	0.00	100.00	100.00	100.00%	311.00	500.00	189.00	37.80%	2,000.00
Sprinkler Repairs/ Maintenance	0.00	1,930.00	1,930.00	100.00%	5.60	3,860.00	3,854.40	99.85%	13,500.00
Yard Care Services	6,596.12	6,596.12	0.00	0.00%	32,404.24	32,980.60	576.36	1.75%	79,153.44
Maintenance/ Repair	0.00	2,183.33	2,183.33	100.00%	1,502.42	10,516.69	9,014.27	85.71%	25,500.00
Total Operating Expenses	6,596.12	11,809.45	5,213.33	44.15%	37,533.26	49,557.29	12,024.03	24.26%	135,153.44
Utilities									
Electricity	67.47	350.00	282.53	80.72%	1,820.04	1,750.00	-70.04	-4.00%	6,500.00
Garbage Removal	1,059.37	1,083.33	23.96	2.21%	5,296.85	5,416.69	119.84	2.21%	13,000.00
Gas	31.95	150.00	118.05	78.70%	426.92	750.00	323.08	43.08%	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	4,464.78	4,583.33	118.55	2.59%	22,331.12	22,916.69	585.57	2.56%	55,000.00
Internet	239.36	125.00	-114.36	-91.49%	583.40	625.00	41.60	6.66%	1,500.00
Total Utilities	5,862.93	6,291.66	428.73	6.81%	30,458.33	31,458.38	1,000.05	3.18%	80,250.00
Miscellaneous	0.00	135.96	135.96	100.00%	150.00	679.84	529.84	77.94%	1,631.56
Total Operating Expense	14,263.00	20,273.73	6,010.73	29.65%	78,272.99	92,243.89	13,970.90	15.15%	261,100.00
Total Operating Income	21,830.00	21,775.00	55.00	0.25%	114,179.47	108,875.00	5,304.47	4.87%	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	14,263.00	20,273.73	6,010.73	29.65%	78,272.99	92,243.89	13,970.90	15.15%	261,100.00
NOI - Net Operating Income	7,567.00	1,501.27	6,065.73	404.04%	35,906.48	16,631.11	19,275.37	115.90%	200.00
Other Income									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	49,050.00	49,050.00	0.00	0.00%	117,720.00
Interest Earned	4.63	0.00	4.63	0.00%	81.00	0.00	81.00	0.00%	0.00
Total Other Income	9,814.63	9,810.00	4.63	0.05%	49,131.00	49,050.00	81.00	0.17%	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	9,814.63	9,810.00	4.63	0.05%	49,131.00	49,050.00	81.00	0.17%	113,922.00
Total Income	31,644.63	31,585.00	59.63	0.19%	163,310.47	157,925.00	5,385.47	3.41%	379,020.00
Total Expense	14,263.00	20,273.73	6,010.73	29.65%	78,272.99	92,243.89	13,970.90	15.15%	264,898.00
Net Income	17,381.63	11,311.27	6,070.36	53.67%	85,037.48	65,681.11	19,356.37	29.47%	114,122.00

Balance Sheet

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

As of: 05/31/2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operations Account - Keybank	66,793.97
Reserve Account - Keybank	323,485.67
Reserve Account - EFCU	19,735.81
Landscape Account - Keybank	25,001.47
Total Cash	435,016.92
TOTAL ASSETS	435,016.92
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,315.51
Total Liabilities	11,315.51
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	85,037.48
Calculated Prior Years Retained Earnings	180,777.48
Total Capital	423,701.41
TOTAL LIABILITIES & CAPITAL	435,016.92

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 May 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
Operating Income & Expense						
Income						
HOA Dues	20,385.00	20,686.10	20,228.90	24,774.86	20,526.50	106,601.36
Reimbursed Expenses	0.00	0.00	3.00	0.00	0.00	3.00
Parking	600.00	600.00	540.00	1,175.00	775.00	3,690.00
Pool Key	0.00	0.00	0.00	0.00	35.00	35.00
Discount/Promotion	-10.00	-10.00	-5.00	0.00	0.00	-25.00
Opening Balance	0.00	0.00	0.00	365.00	0.00	365.00
Clubhouse Rental Fee	-210.00	240.00	-105.00	190.00	-170.00	-55.00
Rule Violations	0.00	0.00	0.00	50.00	0.00	50.00
Late Fees	70.50	116.50	248.50	2,416.11	663.50	3,515.11
Total Operating Income	20,835.50	21,632.60	20,910.40	28,970.97	21,830.00	114,179.47
Expense						
Administrative & Professional						
Accounting	0.00	0.00	0.00	115.00	0.00	115.00
Legal and Professional	0.00	0.00	0.00	428.95	0.00	428.95
Management Fees	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	9,006.25
Property Manager Hourly	0.00	0.00	395.00	0.00	0.00	395.00
Postage/Office Supplies	0.00	0.00	24.10	159.40	2.70	186.20
Total Administrative & Professional	1,801.25	1,801.25	2,220.35	2,504.60	1,803.95	10,131.40
Operating Expenses						
Swimming Pool	700.00	0.00	2,550.00	60.00	0.00	3,310.00
Cleaning	41.00	90.00	90.00	90.00	0.00	311.00
Sprinkler Repairs/Maintenance	5.60	0.00	0.00	0.00	0.00	5.60
Yard Care Services	6,404.00	6,404.00	6,404.00	6,596.12	6,596.12	32,404.24
Maintenance/Repair	209.04	313.43	979.95	0.00	0.00	1,502.42
Total Operating Expenses	7,359.64	6,807.43	10,023.95	6,746.12	6,596.12	37,533.26
Utilities						
Electricity	598.55	15.60	295.39	843.03	67.47	1,820.04

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	5,296.85
Gas	139.70	103.74	95.07	56.46	31.95	426.92
Water & Sewer	4,462.80	4,467.08	4,464.78	4,471.68	4,464.78	22,331.12
Internet	114.68	114.68	114.68	0.00	239.36	583.40
Total Utilities	6,375.10	5,760.47	6,029.29	6,430.54	5,862.93	30,458.33
Miscellaneous	0.00	150.00	0.00	0.00	0.00	150.00
Total Operating Expense	15,535.99	14,519.15	18,273.59	15,681.26	14,263.00	78,272.99
NOI - Net Operating Income	5,299.51	7,113.45	2,636.81	13,289.71	7,567.00	35,906.48
Other Income & Expense						
Other Income						
Reserve Account Revenue	9,810.00	9,810.00	9,810.00	9,810.00	9,810.00	49,050.00
Interest Earned	35.49	31.70	4.68	4.50	4.63	81.00
Total Other Income	9,845.49	9,841.70	9,814.68	9,814.50	9,814.63	49,131.00
Net Other Income	9,845.49	9,841.70	9,814.68	9,814.50	9,814.63	49,131.00
Total Income	30,680.99	31,474.30	30,725.08	38,785.47	31,644.63	163,310.47
Total Expense	15,535.99	14,519.15	18,273.59	15,681.26	14,263.00	78,272.99
Net Income	15,145.00	16,955.15	12,451.49	23,104.21	17,381.63	85,037.48