

Monthly Income Statement

Alliance Property Management

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

As of: Jul 2020

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	21,087.16
Parking	923.00
Pool Key	5.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	-100.00
Reinvestment Fee	0.00
Late Fees	211.37
NSF Charge	20.00
Convenience Fees	0.00
Total Operating Income	22,146.53
Expense	
Accounting	0.00
Insurance	0.00
Legal and Professional	3,793.35
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	0.00
Bank Fees	0.00
HOA Software	0.00
Cleaning and Maintenance	
Cleaning (Common Areas)	360.00
Total Cleaning and Maintenance	360.00
Common Area Maint.	
Sprinkler Repairs/Maintenance	3,140.17
Yard Maintenance	6,404.00
Maintenance/Repair	573.98
Total Common Area Maint.	10,118.15
Supplies	
Copies	4.00
Office Supplies	4.75
Postage and Delivery	9.50
Total Supplies	18.25
Utility Expenses	
Electric Utility Expense	727.17
Garbage Removal	1,134.37
Gas Utility Expense	572.13
Water and Sewer	4,614.85
Internet	114.68

Monthly Income Statement

Account Name	Selected Month
Total Utility Expenses	7,163.20
Total Operating Expense	23,089.95
NOI - Net Operating Income	-943.42
Other Income & Expense	
Other Income	
Reserve Account Revenue	8,228.84
Insurance Claim Payment	0.00
Interest Earned	266.75
Total Other Income	8,495.59
Other Expense	
Reserve Expenses	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	8,495.59
Total Income	30,642.12
Total Expense	23,089.95
Net Income	7,552.17

Annual Budget - Comparative

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

As of: Jul 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	21,087.16	21,246.17	-159.01	-0.75%	152,822.77	148,723.19	4,099.58	2.76%	254,954.03
Parking	923.00	800.00	123.00	15.38%	5,892.89	5,600.00	292.89	5.23%	9,600.00
Pool Key	5.00	0.00	5.00	0.00%	30.00	0.00	30.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-815.00	0.00	-815.00	0.00%	0.00
Opening Balance	0.00	0.00	0.00	0.00%	325.00	0.00	325.00	0.00%	0.00
Adjustment	0.00	0.00	0.00	0.00%	-500.00	0.00	-500.00	0.00%	0.00
Clubhouse Rental Fee	-100.00	0.00	-100.00	0.00%	515.00	0.00	515.00	0.00%	0.00
Late Fees	211.37	0.00	211.37	0.00%	2,171.18	0.00	2,171.18	0.00%	0.00
NSF Charge	20.00	0.00	20.00	0.00%	20.00	0.00	20.00	0.00%	0.00
Total Operating Income	22,146.53	22,046.17	100.36	0.46%	160,461.84	154,323.19	6,138.65	3.98%	264,554.03
Expense									
Accounting	0.00	0.00	0.00	0.00%	115.00	0.00	-115.00	0.00%	0.00
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	23,000.00
Legal and Professional	3,793.35	416.67	-3,376.68	-810.40%	3,793.35	2,916.69	-876.66	-30.06%	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%	11,459.00	11,459.00	0.00	0.00%	19,644.00
Miscellaneous	0.00	225.17	225.17	100.00%	106.17	1,576.19	1,470.02	93.26%	2,702.03
Swimming Pool	0.00	2,000.00	2,000.00	100.00%	700.00	6,500.00	5,800.00	89.23%	13,000.00
Bank Fees	0.00	2.08	2.08	100.00%	18.00	14.60	-3.40	-23.29%	25.00
Cleaning and Maintenance									
Cleaning (Common Areas)	360.00	83.33	-276.67	-332.02%	675.98	583.35	-92.63	-15.88%	1,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Cleaning and Maintenance	360.00	83.33	-276.67	-332.02%	675.98	583.35	-92.63	-15.88%	1,000.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	3,140.17	1,800.00	-1,340.17	-74.45%	3,973.40	7,400.00	3,426.60	46.31%	13,000.00
Yard Maintenance	6,404.00	6,404.00	0.00	0.00%	44,464.25	44,828.00	363.75	0.81%	76,848.00
Maintenance/ Repair	573.98	2,500.00	1,926.02	77.04%	2,598.08	17,500.00	14,901.92	85.15%	30,000.00
Total Common Area Maint.	10,118.15	10,704.00	585.85	5.47%	51,035.73	69,728.00	18,692.27	26.81%	119,848.00
Contractors									
Pest Control	0.00	0.00	0.00	0.00%	0.00	250.00	250.00	100.00%	500.00
Total Contractors	0.00	0.00	0.00	0.00%	0.00	250.00	250.00	100.00%	500.00
Supplies									
Copies	4.00	10.00	6.00	60.00%	108.55	85.00	-23.55	-27.71%	150.00
Office Supplies	4.75	12.50	7.75	62.00%	88.50	87.50	-1.00	-1.14%	175.00
Postage and Delivery	9.50	60.00	50.50	84.17%	174.50	435.00	260.50	59.89%	750.00
Total Supplies	18.25	82.50	64.25	77.88%	371.55	607.50	235.95	38.84%	1,075.00
Utility Expenses									
Electric Utility Expense	727.17	541.67	-185.50	-34.25%	3,094.56	3,791.69	697.13	18.39%	6,500.00
Garbage Removal	1,134.37	1,083.33	-51.04	-4.71%	7,490.59	7,583.35	92.76	1.22%	13,000.00
Gas Utility Expense	572.13	250.00	-322.13	-128.85%	1,593.25	1,750.00	156.75	8.96%	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	4,614.85	4,500.00	-114.85	-2.55%	31,411.37	31,500.00	88.63	0.28%	54,000.00
Internet	114.68	125.00	10.32	8.26%	802.41	875.00	72.59	8.30%	1,500.00
Total Utility Expenses	7,163.20	6,500.00	-663.20	-10.20%	44,392.18	45,500.04	1,107.86	2.43%	78,750.00

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	23,089.95	21,650.75	-1,439.20	-6.65%	112,666.96	139,135.37	26,468.41	19.02%	264,564.03
Total Operating Income	22,146.53	22,046.17	100.36	0.46%	160,461.84	154,323.19	6,138.65	3.98%	264,554.03
Total Operating Expense	23,089.95	21,650.75	-1,439.20	-6.65%	112,666.96	139,135.37	26,468.41	19.02%	264,564.03
NOI - Net Operating Income	-943.42	395.42	-1,338.84	-338.59%	47,794.88	15,187.82	32,607.06	214.69%	-10.00
Other Income									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	57,601.88	57,601.82	0.06	0.00%	98,745.97
Interest Earned	266.75	125.00	141.75	113.40%	1,330.60	875.00	455.60	52.07%	1,500.00
Total Other Income	8,495.59	8,353.83	141.76	1.70%	58,932.48	58,476.82	455.66	0.78%	100,245.97
Net Other Income	8,495.59	8,353.83	141.76	1.70%	58,932.48	58,476.82	455.66	0.78%	100,245.97
Total Income	30,642.12	30,400.00	242.12	0.80%	219,394.32	212,800.01	6,594.31	3.10%	364,800.00
Total Expense	23,089.95	21,650.75	-1,439.20	-6.65%	112,666.96	139,135.37	26,468.41	19.02%	264,564.03
Net Income	7,552.17	8,749.25	-1,197.08	-13.68%	106,727.36	73,664.64	33,062.72	44.88%	100,235.97

Balance Sheet

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

As of: 07/31/2020

Account Name	Balance
ASSETS	
Cash	
Operating Cash	81,517.01
Reserve Cash Account	232,971.33
Stone Creek CD #1	19,507.04
Total Cash	333,995.38
TOTAL ASSETS	333,995.38
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	14,012.23
Total Liabilities	14,012.23
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	106,727.36
Calculated Prior Years Retained Earnings	55,369.34
Total Capital	319,983.15
TOTAL LIABILITIES & CAPITAL	333,995.38

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 Jul 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
Operating Income & Expense								
Income								
HOA Dues	19,885.38	20,392.05	23,338.80	24,197.00	22,576.22	21,346.16	21,087.16	152,822.77
Parking	720.00	788.28	780.00	1,001.61	870.00	810.00	923.00	5,892.89
Pool Key	0.00	0.00	0.00	25.00	0.00	0.00	5.00	30.00
Discount/Promotion	-40.00	0.00	-350.00	-289.69	-110.31	-25.00	0.00	-815.00
Opening Balance	0.00	0.00	0.00	325.00	0.00	0.00	0.00	325.00
Adjustment	0.00	-500.00	0.00	0.00	0.00	0.00	0.00	-500.00
Clubhouse Rental Fee	0.00	110.00	325.00	-100.00	140.00	140.00	-100.00	515.00
Late Fees	219.60	194.20	339.30	992.51	146.70	67.50	211.37	2,171.18
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
Total Operating Income	20,784.98	20,984.53	24,433.10	26,151.43	23,622.61	22,338.66	22,146.53	160,461.84
Expense								
Accounting	0.00	0.00	0.00	115.00	0.00	0.00	0.00	115.00
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	3,793.35	3,793.35
Management Fees	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	11,459.00
Miscellaneous	0.00	106.17	0.00	0.00	0.00	0.00	0.00	106.17
Swimming Pool	0.00	0.00	0.00	0.00	700.00	0.00	0.00	700.00
Bank Fees	0.00	0.00	0.00	18.00	0.00	0.00	0.00	18.00
Cleaning and Maintenance								
Cleaning (Common Areas)	57.50	0.00	0.00	0.00	58.00	200.48	360.00	675.98
Total Cleaning and Maintenance	57.50	0.00	0.00	0.00	58.00	200.48	360.00	675.98
Common Area Maint.								
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	167.88	665.35	3,140.17	3,973.40
Yard Maintenance	6,282.75	6,282.75	6,282.75	6,404.00	6,404.00	6,404.00	6,404.00	44,464.25
Maintenance/Repair	0.00	123.53	227.00	302.80	578.53	792.24	573.98	2,598.08
Total Common Area Maint.	6,282.75	6,406.28	6,509.75	6,706.80	7,150.41	7,861.59	10,118.15	51,035.73

HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Total
Supplies								
Copies	1.75	8.00	83.60	4.80	4.80	1.60	4.00	108.55
Office Supplies	3.00	4.75	68.50	2.75	3.00	1.75	4.75	88.50
Postage and Delivery	3.50	9.50	137.00	5.50	6.00	3.50	9.50	174.50
Total Supplies	8.25	22.25	289.10	13.05	13.80	6.85	18.25	371.55
Utility Expenses								
Electric Utility Expense	370.78	357.10	303.24	290.94	350.28	695.05	727.17	3,094.56
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,134.37	7,490.59
Gas Utility Expense	131.95	204.50	114.14	91.44	41.70	437.39	572.13	1,593.25
Water and Sewer	4,461.00	4,482.60	4,443.00	4,462.80	4,443.00	4,504.12	4,614.85	31,411.37
Internet	114.69	114.68	114.68	114.32	114.68	114.68	114.68	802.41
Total Utility Expenses	6,137.79	6,218.25	6,034.43	6,018.87	6,009.03	6,810.61	7,163.20	44,392.18
Total Operating Expense	14,123.29	14,389.95	14,470.28	14,508.72	15,568.24	16,516.53	23,089.95	112,666.96
NOI - Net Operating Income	6,661.69	6,594.58	9,962.82	11,642.71	8,054.37	5,822.13	-943.42	47,794.88
Other Income & Expense								
Other Income								
Reserve Account Revenue	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	57,601.88
Interest Earned	104.79	199.34	114.67	93.02	349.48	202.55	266.75	1,330.60
Total Other Income	8,333.63	8,428.18	8,343.51	8,321.86	8,578.32	8,431.39	8,495.59	58,932.48
Net Other Income	8,333.63	8,428.18	8,343.51	8,321.86	8,578.32	8,431.39	8,495.59	58,932.48
Total Income	29,118.61	29,412.71	32,776.61	34,473.29	32,200.93	30,770.05	30,642.12	219,394.32
Total Expense	14,123.29	14,389.95	14,470.28	14,508.72	15,568.24	16,516.53	23,089.95	112,666.96
Net Income	14,995.32	15,022.76	18,306.33	19,964.57	16,632.69	14,253.52	7,552.17	106,727.36