

# Monthly Income Statement

## Alliance Property Management

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

As of: Aug 2020

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	20,201.16
Parking	603.50
Pool Key	0.00
Discount/Promotion	-75.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	0.00
Reinvestment Fee	0.00
Late Fees	45.00
NSF Charge	0.00
Convenience Fees	0.00
<b>Total Operating Income</b>	<b>20,774.66</b>
<b>Expense</b>	
Accounting	0.00
Insurance	1,909.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	2,807.44
Bank Fees	0.00
HOA Software	0.00
<b>Cleaning and Maintenance</b>	
Cleaning (Common Areas)	420.00
<b>Total Cleaning and Maintenance</b>	<b>420.00</b>
<b>Common Area Maint.</b>	
Sprinkler Repairs/Maintenance	4,313.07
Yard Maintenance	6,404.00
Maintenance/Repair	429.40
<b>Total Common Area Maint.</b>	<b>11,146.47</b>
<b>Supplies</b>	
Copies	2.60
Office Supplies	3.25
Postage and Delivery	6.50
<b>Total Supplies</b>	<b>12.35</b>
<b>Utility Expenses</b>	
Electric Utility Expense	758.47
Garbage Removal	1,059.37
Gas Utility Expense	334.98
Water and Sewer	4,508.32
Internet	114.68

## Monthly Income Statement

Account Name	Selected Month
<b>Total Utility Expenses</b>	<b>6,775.82</b>
<b>Total Operating Expense</b>	<b>24,708.08</b>
<b>NOI - Net Operating Income</b>	<b>-3,933.42</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	8,228.84
Insurance Claim Payment	0.00
Interest Earned	237.16
<b>Total Other Income</b>	<b>8,466.00</b>
<b>Other Expense</b>	
Reserve Expenses	0.00
Insurance Claim Expense	0.00
<b>Total Other Expense</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>8,466.00</b>
Total Income	29,240.66
Total Expense	24,708.08
<b>Net Income</b>	<b>4,532.58</b>

## Annual Budget - Comparative

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

As of: Aug 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
<b>Income</b>									
HOA Dues	20,201.16	21,246.17	-1,045.01	-4.92%	173,023.93	169,969.36	3,054.57	1.80%	254,954.03
Parking	603.50	800.00	-196.50	-24.56%	6,496.39	6,400.00	96.39	1.51%	9,600.00
Pool Key	0.00	0.00	0.00	0.00%	30.00	0.00	30.00	0.00%	0.00
Discount/ Promotion	-75.00	0.00	-75.00	0.00%	-890.00	0.00	-890.00	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	0.00	0.00	0.00	0.00%	515.00	0.00	515.00	0.00%	0.00
Late Fees	45.00	0.00	45.00	0.00%	2,216.18	0.00	2,216.18	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	20.00	0.00	20.00	0.00%	0.00
<b>Total Operating Income</b>	<b>20,774.66</b>	<b>22,046.17</b>	<b>-1,271.51</b>	<b>-5.77%</b>	<b>181,236.50</b>	<b>176,369.36</b>	<b>4,867.14</b>	<b>2.76%</b>	<b>264,554.03</b>
<b>Expense</b>									
Accounting	0.00	0.00	0.00	0.00%	115.00	0.00	-115.00	0.00%	0.00
Insurance	1,909.00	0.00	-1,909.00	0.00%	1,909.00	0.00	-1,909.00	0.00%	23,000.00
Legal and Professional	0.00	416.67	416.67	100.00%	3,793.35	3,333.36	-459.99	-13.80%	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%	13,096.00	13,096.00	0.00	0.00%	19,644.00
Miscellaneous	0.00	225.17	225.17	100.00%	106.17	1,801.36	1,695.19	94.11%	2,702.03
Swimming Pool	2,807.44	2,000.00	-807.44	-40.37%	3,507.44	8,500.00	4,992.56	58.74%	13,000.00
Bank Fees	0.00	2.08	2.08	100.00%	18.00	16.68	-1.32	-7.91%	25.00
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	420.00	83.33	-336.67	-404.02%	1,095.98	666.68	-429.30	-64.39%	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
<b>Total Cleaning and Maintenance</b>	420.00	83.33	-336.67	-404.02%	1,095.98	666.68	-429.30	-64.39%	1,000.00
<b>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	4,313.07	1,800.00	-2,513.07	-139.62%	8,286.47	9,200.00	913.53	9.93%	13,000.00
Yard Maintenance	6,404.00	6,404.00	0.00	0.00%	50,868.25	51,232.00	363.75	0.71%	76,848.00
Maintenance/ Repair	429.40	2,500.00	2,070.60	82.82%	3,027.48	20,000.00	16,972.52	84.86%	30,000.00
<b>Total Common Area Maint.</b>	<b>11,146.47</b>	<b>10,704.00</b>	<b>-442.47</b>	<b>-4.13%</b>	<b>62,182.20</b>	<b>80,432.00</b>	<b>18,249.80</b>	<b>22.69%</b>	<b>119,848.00</b>
<b>Contractors</b>									
Pest Control	0.00	125.00	125.00	100.00%	0.00	375.00	375.00	100.00%	500.00
<b>Total Contractors</b>	<b>0.00</b>	<b>125.00</b>	<b>125.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>375.00</b>	<b>375.00</b>	<b>100.00%</b>	<b>500.00</b>
<b>Supplies</b>									
Copies	2.60	10.00	7.40	74.00%	111.15	95.00	-16.15	-17.00%	150.00
Office Supplies	3.25	12.50	9.25	74.00%	91.75	100.00	8.25	8.25%	175.00
Postage and Delivery	6.50	60.00	53.50	89.17%	181.00	495.00	314.00	63.43%	750.00
<b>Total Supplies</b>	<b>12.35</b>	<b>82.50</b>	<b>70.15</b>	<b>85.03%</b>	<b>383.90</b>	<b>690.00</b>	<b>306.10</b>	<b>44.36%</b>	<b>1,075.00</b>
<b>Utility Expenses</b>									
Electric Utility Expense	758.47	541.67	-216.80	-40.02%	3,853.03	4,333.36	480.33	11.08%	6,500.00
Garbage Removal	1,059.37	1,083.33	23.96	2.21%	8,549.96	8,666.68	116.72	1.35%	13,000.00
Gas Utility Expense	334.98	250.00	-84.98	-33.99%	1,928.23	2,000.00	71.77	3.59%	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	4,508.32	4,500.00	-8.32	-0.18%	35,919.69	36,000.00	80.31	0.22%	54,000.00
Internet	114.68	125.00	10.32	8.26%	917.09	1,000.00	82.91	8.29%	1,500.00
<b>Total Utility Expenses</b>	<b>6,775.82</b>	<b>6,500.00</b>	<b>-275.82</b>	<b>-4.24%</b>	<b>51,168.00</b>	<b>52,000.04</b>	<b>832.04</b>	<b>1.60%</b>	<b>78,750.00</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>Total Operating Expense</b>	24,708.08	21,775.75	-2,932.33	-13.47%	137,375.04	160,911.12	23,536.08	14.63%	264,564.03
Total Operating Income	20,774.66	22,046.17	-1,271.51	-5.77%	181,236.50	176,369.36	4,867.14	2.76%	264,554.03
Total Operating Expense	24,708.08	21,775.75	-2,932.33	-13.47%	137,375.04	160,911.12	23,536.08	14.63%	264,564.03
<b>NOI - Net Operating Income</b>	<b>-3,933.42</b>	<b>270.42</b>	<b>-4,203.84</b>	<b>-1,554.56%</b>	<b>43,861.46</b>	<b>15,458.24</b>	<b>28,403.22</b>	<b>183.74%</b>	<b>-10.00</b>
<b>Other Income</b>									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	65,830.72	65,830.65	0.07	0.00%	98,745.97
Interest Earned	237.16	125.00	112.16	89.73%	1,567.76	1,000.00	567.76	56.78%	1,500.00
<b>Total Other Income</b>	<b>8,466.00</b>	<b>8,353.83</b>	<b>112.17</b>	<b>1.34%</b>	<b>67,398.48</b>	<b>66,830.65</b>	<b>567.83</b>	<b>0.85%</b>	<b>100,245.97</b>
<b>Net Other Income</b>	<b>8,466.00</b>	<b>8,353.83</b>	<b>112.17</b>	<b>1.34%</b>	<b>67,398.48</b>	<b>66,830.65</b>	<b>567.83</b>	<b>0.85%</b>	<b>100,245.97</b>
Total Income	29,240.66	30,400.00	-1,159.34	-3.81%	248,634.98	243,200.01	5,434.97	2.23%	364,800.00
Total Expense	24,708.08	21,775.75	-2,932.33	-13.47%	137,375.04	160,911.12	23,536.08	14.63%	264,564.03
<b>Net Income</b>	<b>4,532.58</b>	<b>8,624.25</b>	<b>-4,091.67</b>	<b>-47.44%</b>	<b>111,259.94</b>	<b>82,288.89</b>	<b>28,971.05</b>	<b>35.21%</b>	<b>100,235.97</b>

## Balance Sheet

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

As of: 08/31/2020

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	74,488.57
Reserve Cash Account	241,404.66
Stone Creek CD #1	19,539.71
<b>Total Cash</b>	<b>335,432.94</b>
<b>TOTAL ASSETS</b>	<b>335,432.94</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	10,623.21
Prepayment Refund	123.00
<b>Total Liabilities</b>	<b>10,746.21</b>
<b>Capital</b>	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	111,259.94
Calculated Prior Years Retained Earnings	55,540.34
<b>Total Capital</b>	<b>324,686.73</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>335,432.94</b>

# 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 Aug 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
<b>Operating Income &amp; Expense</b>									
<b>Income</b>									
HOA Dues	19,885.38	20,392.05	23,338.80	24,197.00	22,576.22	21,346.16	21,087.16	20,201.16	173,023.93
Parking	720.00	788.28	780.00	1,001.61	870.00	810.00	923.00	603.50	6,496.39
Pool Key	0.00	0.00	0.00	25.00	0.00	0.00	5.00	0.00	30.00
Discount/Promotion	-40.00	0.00	-350.00	-289.69	-110.31	-25.00	0.00	-75.00	-890.00
Opening Balance	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	325.00
Adjustment	0.00	-500.00	0.00	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	0.00	515.00
Late Fees	219.60	194.20	339.30	992.51	146.70	67.50	211.37	45.00	2,216.18
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	20.00
<b>Total Operating Income</b>	<b>20,784.98</b>	<b>20,984.53</b>	<b>24,433.10</b>	<b>26,151.43</b>	<b>23,622.61</b>	<b>22,338.66</b>	<b>22,146.53</b>	<b>20,774.66</b>	<b>181,236.50</b>
<b>Expense</b>									
Accounting	0.00	0.00	0.00	115.00	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	1,909.00	1,909.00
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	3,793.35	0.00	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	1,637.00	13,096.00
Miscellaneous	0.00	106.17	0.00	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	2,807.44	3,507.44
Bank Fees	0.00	0.00	0.00	18.00	0.00	0.00	0.00	0.00	18.00
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	57.50	0.00	0.00	0.00	58.00	200.48	360.00	420.00	1,095.98
<b>Total Cleaning and Maintenance</b>	<b>57.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>58.00</b>	<b>200.48</b>	<b>360.00</b>	<b>420.00</b>	<b>1,095.98</b>
<b>Common Area Maint.</b>									
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00	167.88	665.35	3,140.17	4,313.07	8,286.47
Yard Maintenance	6,282.75	6,282.75	6,282.75	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	50,868.25
Maintenance/Repair	0.00	123.53	227.00	302.80	578.53	792.24	573.98	429.40	3,027.48

## HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Total
<b>Total Common Area Maint.</b>	6,282.75	6,406.28	6,509.75	6,706.80	7,150.41	7,861.59	10,118.15	11,146.47	62,182.20
<b>Supplies</b>									
Copies	1.75	8.00	83.60	4.80	4.80	1.60	4.00	2.60	111.15
Office Supplies	3.00	4.75	68.50	2.75	3.00	1.75	4.75	3.25	91.75
Postage and Delivery	3.50	9.50	137.00	5.50	6.00	3.50	9.50	6.50	181.00
<b>Total Supplies</b>	<b>8.25</b>	<b>22.25</b>	<b>289.10</b>	<b>13.05</b>	<b>13.80</b>	<b>6.85</b>	<b>18.25</b>	<b>12.35</b>	<b>383.90</b>
<b>Utility Expenses</b>									
Electric Utility Expense	370.78	357.10	303.24	290.94	350.28	695.05	727.17	758.47	3,853.03
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,134.37	1,059.37	8,549.96
Gas Utility Expense	131.95	204.50	114.14	91.44	41.70	437.39	572.13	334.98	1,928.23
Water and Sewer	4,461.00	4,482.60	4,443.00	4,462.80	4,443.00	4,504.12	4,614.85	4,508.32	35,919.69
Internet	114.69	114.68	114.68	114.32	114.68	114.68	114.68	114.68	917.09
<b>Total Utility Expenses</b>	<b>6,137.79</b>	<b>6,218.25</b>	<b>6,034.43</b>	<b>6,018.87</b>	<b>6,009.03</b>	<b>6,810.61</b>	<b>7,163.20</b>	<b>6,775.82</b>	<b>51,168.00</b>
<b>Total Operating Expense</b>	<b>14,123.29</b>	<b>14,389.95</b>	<b>14,470.28</b>	<b>14,508.72</b>	<b>15,568.24</b>	<b>16,516.53</b>	<b>23,089.95</b>	<b>24,708.08</b>	<b>137,375.04</b>
<b>NOI - Net Operating Income</b>	<b>6,661.69</b>	<b>6,594.58</b>	<b>9,962.82</b>	<b>11,642.71</b>	<b>8,054.37</b>	<b>5,822.13</b>	<b>-943.42</b>	<b>-3,933.42</b>	<b>43,861.46</b>
<b>Other Income &amp; Expense</b>									
<b>Other Income</b>									
Reserve Account Revenue	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	65,830.72
Interest Earned	104.79	199.34	114.67	93.02	349.48	202.55	266.75	237.16	1,567.76
<b>Total Other Income</b>	<b>8,333.63</b>	<b>8,428.18</b>	<b>8,343.51</b>	<b>8,321.86</b>	<b>8,578.32</b>	<b>8,431.39</b>	<b>8,495.59</b>	<b>8,466.00</b>	<b>67,398.48</b>
<b>Net Other Income</b>	<b>8,333.63</b>	<b>8,428.18</b>	<b>8,343.51</b>	<b>8,321.86</b>	<b>8,578.32</b>	<b>8,431.39</b>	<b>8,495.59</b>	<b>8,466.00</b>	<b>67,398.48</b>
Total Income	29,118.61	29,412.71	32,776.61	34,473.29	32,200.93	30,770.05	30,642.12	29,240.66	248,634.98
Total Expense	14,123.29	14,389.95	14,470.28	14,508.72	15,568.24	16,516.53	23,089.95	24,708.08	137,375.04
<b>Net Income</b>	<b>14,995.32</b>	<b>15,022.76</b>	<b>18,306.33</b>	<b>19,964.57</b>	<b>16,632.69</b>	<b>14,253.52</b>	<b>7,552.17</b>	<b>4,532.58</b>	<b>111,259.94</b>