

Monthly Income Statement

Alliance Property Management

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

As of: Sep 2020

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	21,307.16
Parking	660.00
Pool Key	20.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	245.00
Reinvestment Fee	0.00
Late Fees	157.50
NSF Charge	0.00
Convenience Fees	0.00
Total Operating Income	22,389.66
Expense	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	7,208.38
Bank Fees	0.00
HOA Software	0.00
Cleaning and Maintenance	
Cleaning (Common Areas)	435.00
Total Cleaning and Maintenance	435.00
Common Area Maint.	
Sprinkler Repairs/Maintenance	1,039.86
Yard Maintenance	6,404.00
Maintenance/Repair	3,040.89
Total Common Area Maint.	10,484.75
Supplies	
Copies	1.75
Office Supplies	2.00
Postage and Delivery	3.50
Total Supplies	7.25
Utility Expenses	
Electric Utility Expense	812.56
Garbage Removal	1,059.37
Gas Utility Expense	342.81
Secondary Water	0.00
Water and Sewer	4,508.32

Monthly Income Statement

Account Name	Selected Month
Internet	114.68
Total Utility Expenses	6,837.74
Total Operating Expense	26,610.12
NOI - Net Operating Income	-4,220.46
Other Income & Expense	
Other Income	
Reserve Account Revenue	8,228.84
Insurance Claim Payment	0.00
Interest Earned	128.08
Total Other Income	8,356.92
Other Expense	
Reserve Expenses	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	8,356.92
Total Income	30,746.58
Total Expense	26,610.12
Net Income	4,136.46

Annual Budget - Comparative

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

As of: Sep 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	21,307.16	21,246.17	60.99	0.29%	194,130.09	191,215.53	2,914.56	1.52%	254,954.03
Parking	660.00	800.00	-140.00	-17.50%	7,156.39	7,200.00	-43.61	-0.61%	9,600.00
Pool Key	20.00	0.00	20.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	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	245.00	0.00	245.00	0.00%	760.00	0.00	760.00	0.00%	0.00
Late Fees	157.50	0.00	157.50	0.00%	2,373.68	0.00	2,373.68	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	20.00	0.00	20.00	0.00%	0.00
Total Operating Income	22,389.66	22,046.17	343.49	1.56%	203,425.16	198,415.53	5,009.63	2.52%	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%	1,909.00	0.00	-1,909.00	0.00%	23,000.00
Legal and Professional	0.00	416.66	416.66	100.00%	3,793.35	3,750.02	-43.33	-1.16%	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%	14,733.00	14,733.00	0.00	0.00%	19,644.00
Miscellaneous	0.00	225.17	225.17	100.00%	106.17	2,026.53	1,920.36	94.76%	2,702.03
Swimming Pool	7,208.38	2,000.00	-5,208.38	-260.42%	10,715.82	10,500.00	-215.82	-2.06%	13,000.00
Bank Fees	0.00	2.08	2.08	100.00%	18.00	18.76	0.76	4.05%	25.00
Cleaning and Maintenance									
Cleaning (Common Areas)	435.00	83.33	-351.67	-422.02%	1,530.98	750.01	-780.97	-104.13%	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	435.00	83.33	-351.67	-422.02%	1,530.98	750.01	-780.97	-104.13%	1,000.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	1,039.86	1,800.00	760.14	42.23%	9,326.33	11,000.00	1,673.67	15.22%	13,000.00
Yard Maintenance	6,404.00	6,404.00	0.00	0.00%	57,272.25	57,636.00	363.75	0.63%	76,848.00
Maintenance/ Repair	3,040.89	2,500.00	-540.89	-21.64%	6,068.37	22,500.00	16,431.63	73.03%	30,000.00
Total Common Area Maint.	10,484.75	10,704.00	219.25	2.05%	72,666.95	91,136.00	18,469.05	20.27%	119,848.00
Contractors									
Pest Control	0.00	0.00	0.00	0.00%	0.00	375.00	375.00	100.00%	500.00
Total Contractors	0.00	0.00	0.00	0.00%	0.00	375.00	375.00	100.00%	500.00
Supplies									
Copies	1.75	10.00	8.25	82.50%	112.90	105.00	-7.90	-7.52%	150.00
Office Supplies	2.00	12.50	10.50	84.00%	93.75	112.50	18.75	16.67%	175.00
Postage and Delivery	3.50	60.00	56.50	94.17%	184.50	555.00	370.50	66.76%	750.00
Total Supplies	7.25	82.50	75.25	91.21%	391.15	772.50	381.35	49.37%	1,075.00
Utility Expenses									
Electric Utility Expense	812.56	541.66	-270.90	-50.01%	4,665.59	4,875.02	209.43	4.30%	6,500.00
Garbage Removal	1,059.37	1,083.33	23.96	2.21%	9,609.33	9,750.01	140.68	1.44%	13,000.00
Gas Utility Expense	342.81	250.00	-92.81	-37.12%	2,271.04	2,250.00	-21.04	-0.94%	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%	40,428.01	40,500.00	71.99	0.18%	54,000.00
Internet	114.68	125.00	10.32	8.26%	1,031.77	1,125.00	93.23	8.29%	1,500.00
Total Utility Expenses	6,837.74	6,499.99	-337.75	-5.20%	58,005.74	58,500.03	494.29	0.84%	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	26,610.12	21,650.73	-4,959.39	-22.91%	163,985.16	182,561.85	18,576.69	10.18%	264,564.03
Total Operating Income	22,389.66	22,046.17	343.49	1.56%	203,425.16	198,415.53	5,009.63	2.52%	264,554.03
Total Operating Expense	26,610.12	21,650.73	-4,959.39	-22.91%	163,985.16	182,561.85	18,576.69	10.18%	264,564.03
NOI - Net Operating Income	-4,220.46	395.44	-4,615.90	-1,167.28%	39,440.00	15,853.68	23,586.32	148.78%	-10.00
Other Income									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	74,059.56	74,059.48	0.08	0.00%	98,745.97
Interest Earned	128.08	125.00	3.08	2.46%	1,695.84	1,125.00	570.84	50.74%	1,500.00
Total Other Income	8,356.92	8,353.83	3.09	0.04%	75,755.40	75,184.48	570.92	0.76%	100,245.97
Net Other Income	8,356.92	8,353.83	3.09	0.04%	75,755.40	75,184.48	570.92	0.76%	100,245.97
Total Income	30,746.58	30,400.00	346.58	1.14%	279,180.56	273,600.01	5,580.55	2.04%	364,800.00
Total Expense	26,610.12	21,650.73	-4,959.39	-22.91%	163,985.16	182,561.85	18,576.69	10.18%	264,564.03
Net Income	4,136.46	8,749.27	-4,612.81	-52.72%	115,195.40	91,038.16	24,157.24	26.54%	100,235.97

Balance Sheet

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

As of: 09/30/2020

Account Name	Balance
ASSETS	
Cash	
Operating Cash	69,785.61
Reserve Cash Account	249,729.91
Stone Creek CD #1	19,571.38
Total Cash	339,086.90
TOTAL ASSETS	339,086.90
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	10,464.71
Total Liabilities	10,464.71
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	115,195.40
Calculated Prior Years Retained Earnings	55,540.34
Total Capital	328,622.19
TOTAL LIABILITIES & CAPITAL	339,086.90

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 Sep 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 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	20,000.16	21,307.16	194,130.09
Parking	720.00	788.28	780.00	1,001.61	870.00	810.00	923.00	603.50	660.00	7,156.39
Pool Key	0.00	0.00	0.00	25.00	0.00	0.00	5.00	0.00	20.00	50.00
Discount/Promotion	-40.00	0.00	-350.00	-289.69	-110.31	-25.00	0.00	-75.00	0.00	-890.00
Opening Balance	0.00	0.00	0.00	325.00	0.00	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	0.00	-500.00
Clubhouse Rental Fee	0.00	110.00	325.00	-100.00	140.00	140.00	-100.00	0.00	245.00	760.00
Late Fees	219.60	194.20	339.30	992.51	146.70	67.50	211.37	45.00	157.50	2,373.68
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	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	20,573.66	22,389.66	203,425.16
Expense										
Accounting	0.00	0.00	0.00	115.00	0.00	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	0.00	1,909.00
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	3,793.35	0.00	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	1,637.00	14,733.00
Miscellaneous	0.00	106.17	0.00	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	7,208.38	10,715.82
Bank Fees	0.00	0.00	0.00	18.00	0.00	0.00	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	420.00	435.00	1,530.98
Total Cleaning and Maintenance	57.50	0.00	0.00	0.00	58.00	200.48	360.00	420.00	435.00	1,530.98
Common Area Maint.										
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	167.88	665.35	3,140.17	4,313.07	1,039.86	9,326.33
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	6,404.00	57,272.25

HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
Maintenance/Repair	0.00	123.53	227.00	302.80	578.53	792.24	573.98	429.40	3,040.89	6,068.37
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	11,146.47	10,484.75	72,666.95
Supplies										
Copies	1.75	8.00	83.60	4.80	4.80	1.60	4.00	2.60	1.75	112.90
Office Supplies	3.00	4.75	68.50	2.75	3.00	1.75	4.75	3.25	2.00	93.75
Postage and Delivery	3.50	9.50	137.00	5.50	6.00	3.50	9.50	6.50	3.50	184.50
Total Supplies	8.25	22.25	289.10	13.05	13.80	6.85	18.25	12.35	7.25	391.15
Utility Expenses										
Electric Utility Expense	370.78	357.10	303.24	290.94	350.28	695.05	727.17	758.47	812.56	4,665.59
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	1,059.37	9,609.33
Gas Utility Expense	131.95	204.50	114.14	91.44	41.70	437.39	572.13	334.98	342.81	2,271.04
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	4,508.32	40,428.01
Internet	114.69	114.68	114.68	114.32	114.68	114.68	114.68	114.68	114.68	1,031.77
Total Utility Expenses	6,137.79	6,218.25	6,034.43	6,018.87	6,009.03	6,810.61	7,163.20	6,775.82	6,837.74	58,005.74
Total Operating 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	26,610.12	163,985.16
NOI - Net Operating Income	6,661.69	6,594.58	9,962.82	11,642.71	8,054.37	5,822.13	-943.42	-4,134.42	-4,220.46	39,440.00
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	8,228.84	8,228.84	74,059.56
Interest Earned	104.79	199.34	114.67	93.02	349.48	202.55	266.75	237.16	128.08	1,695.84
Total Other Income	8,333.63	8,428.18	8,343.51	8,321.86	8,578.32	8,431.39	8,495.59	8,466.00	8,356.92	75,755.40
Net Other Income	8,333.63	8,428.18	8,343.51	8,321.86	8,578.32	8,431.39	8,495.59	8,466.00	8,356.92	75,755.40
Total Income	29,118.61	29,412.71	32,776.61	34,473.29	32,200.93	30,770.05	30,642.12	29,039.66	30,746.58	279,180.56
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	26,610.12	163,985.16
Net Income	14,995.32	15,022.76	18,306.33	19,964.57	16,632.69	14,253.52	7,552.17	4,331.58	4,136.46	115,195.40

HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
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