

Monthly Income Statement

Alliance Property Management

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

As of: Dec 2020

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	20,343.66
Parking	600.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	370.00
Reinvestment Fee	0.00
Rule Violations	0.00
Late Fees	90.00
NSF Charge	0.00
Convenience Fees	0.00
Total Operating Income	21,403.66
Expense	
Accounting	0.00
Insurance	0.00
Legal and Professional	1,522.50
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	40.70
Swimming Pool	0.00
Bank Fees	0.00
HOA Software/Website	1,496.13
Cleaning and Maintenance	
Cleaning (Common Areas)	150.00
Total Cleaning and Maintenance	150.00
Common Area Maint.	
Sprinkler Repairs/Maintenance	0.00
Yard Maintenance	6,404.00
Maintenance/Repair	397.93
Total Common Area Maint.	6,801.93
Contractors	
Pest Control	0.00
Total Contractors	0.00
Supplies	
Copies	159.15
Office Supplies	35.50
Postage and Delivery	71.00
Total Supplies	265.65
Utility Expenses	
Electric Utility Expense	16.21

Monthly Income Statement

Account Name	Selected Month
Garbage Removal	792.92
Gas Utility Expense	51.11
Secondary Water	0.00
Water and Sewer	4,462.80
Internet	114.68
Total Utility Expenses	5,437.72
Total Operating Expense	17,351.63
NOI - Net Operating Income	4,052.03
Other Income & Expense	
Other Income	
Reserve Account Revenue	8,228.84
Insurance Claim Payment	0.00
Interest Earned	35.22
Total Other Income	8,264.06
Other Expense	
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Concrete Repairs	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	8,264.06
Total Income	29,667.72
Total Expense	17,351.63
Net Income	12,316.09

Annual Budget - Comparative

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

As of: Dec 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	20,343.66	21,246.16	-902.50	-4.25%	257,270.20	254,954.03	2,316.17	0.91%	254,954.03
Parking	600.00	800.00	-200.00	-25.00%	9,180.89	9,600.00	-419.11	-4.37%	9,600.00
Pool Key	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-915.00	0.00	-915.00	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	370.00	0.00	370.00	0.00%	1,170.00	0.00	1,170.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	90.00	0.00	90.00	0.00%	2,621.18	0.00	2,621.18	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Total Operating Income	21,403.66	22,046.16	-642.50	-2.91%	269,287.27	264,554.03	4,733.24	1.79%	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%	15,397.95	23,000.00	7,602.05	33.05%	23,000.00
Legal and Professional	1,522.50	416.66	-1,105.84	-265.41%	5,315.85	5,000.00	-315.85	-6.32%	5,000.00
Licenses	0.00	0.00	0.00	0.00%	10.00	20.00	10.00	50.00%	20.00
Management Fees	1,637.00	1,637.00	0.00	0.00%	19,644.00	19,644.00	0.00	0.00%	19,644.00
Miscellaneous	40.70	225.16	184.46	81.92%	252.77	2,702.03	2,449.26	90.65%	2,702.03
Swimming Pool	0.00	0.00	0.00	0.00%	17,919.99	13,000.00	-4,919.99	-37.85%	13,000.00
Bank Fees	0.00	2.08	2.08	100.00%	18.00	25.00	7.00	28.00%	25.00
HOA Software/ Website	1,496.13	0.00	-1,496.13	0.00%	1,496.13	0.00	-1,496.13	0.00%	0.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Cleaning and Maintenance									
Cleaning (Common Areas)	150.00	83.33	-66.67	-80.01%	2,050.98	1,000.00	-1,050.98	-105.10%	1,000.00
Total Cleaning and Maintenance	150.00	83.33	-66.67	-80.01%	2,050.98	1,000.00	-1,050.98	-105.10%	1,000.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	11,180.06	13,000.00	1,819.94	14.00%	13,000.00
Yard Maintenance	6,404.00	6,404.00	0.00	0.00%	79,328.72	76,848.00	-2,480.72	-3.23%	76,848.00
Maintenance/ Repair	397.93	2,500.00	2,102.07	84.08%	12,829.42	30,000.00	17,170.58	57.24%	30,000.00
Total Common Area Maint.	6,801.93	8,904.00	2,102.07	23.61%	103,338.20	119,848.00	16,509.80	13.78%	119,848.00
Contractors									
Pest Control	0.00	0.00	0.00	0.00%	99.00	500.00	401.00	80.20%	500.00
Total Contractors	0.00	0.00	0.00	0.00%	99.00	500.00	401.00	80.20%	500.00
Supplies									
Copies	159.15	25.00	-134.15	-536.60%	272.05	150.00	-122.05	-81.37%	150.00
Office Supplies	35.50	37.50	2.00	5.33%	129.25	175.00	45.75	26.14%	175.00
Postage and Delivery	71.00	75.00	4.00	5.33%	255.50	750.00	494.50	65.93%	750.00
Total Supplies	265.65	137.50	-128.15	-93.20%	656.80	1,075.00	418.20	38.90%	1,075.00
Utility Expenses									
Electric Utility Expense	16.21	541.66	525.45	97.01%	5,524.37	6,500.00	975.63	15.01%	6,500.00
Garbage Removal	792.92	1,083.33	290.41	26.81%	12,520.99	13,000.00	479.01	3.68%	13,000.00
Gas Utility Expense	51.11	250.00	198.89	79.56%	2,845.47	3,000.00	154.53	5.15%	3,000.00
Secondary Water	0.00	0.00	0.00	0.00%	1,938.17	750.00	-1,188.17	-158.42%	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
Water and Sewer	4,462.80	4,500.00	37.20	0.83%	53,851.71	54,000.00	148.29	0.27%	54,000.00
Internet	114.68	125.00	10.32	8.26%	1,375.81	1,500.00	124.19	8.28%	1,500.00
Total Utility Expenses	5,437.72	6,499.99	1,062.27	16.34%	78,056.52	78,750.00	693.48	0.88%	78,750.00
Total Operating Expense	17,351.63	17,905.72	554.09	3.09%	244,371.19	264,564.03	20,192.84	7.63%	264,564.03
Total Operating Income	21,403.66	22,046.16	-642.50	-2.91%	269,287.27	264,554.03	4,733.24	1.79%	264,554.03
Total Operating Expense	17,351.63	17,905.72	554.09	3.09%	244,371.19	264,564.03	20,192.84	7.63%	264,564.03
NOI - Net Operating Income	4,052.03	4,140.44	-88.41	-2.14%	24,916.08	-10.00	24,926.08	249,260.80%	-10.00
Other Income									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	98,746.08	98,745.97	0.11	0.00%	98,745.97
Interest Earned	35.22	125.00	-89.78	-71.82%	1,799.98	1,500.00	299.98	20.00%	1,500.00
Total Other Income	8,264.06	8,353.83	-89.77	-1.07%	100,546.06	100,245.97	300.09	0.30%	100,245.97
Net Other Income	8,264.06	8,353.83	-89.77	-1.07%	100,546.06	100,245.97	300.09	0.30%	100,245.97
Total Income	29,667.72	30,399.99	-732.27	-2.41%	369,833.33	364,800.00	5,033.33	1.38%	364,800.00
Total Expense	17,351.63	17,905.72	554.09	3.09%	244,371.19	264,564.03	20,192.84	7.63%	264,564.03
Net Income	12,316.09	12,494.27	-178.18	-1.43%	125,462.14	100,235.97	25,226.17	25.17%	100,235.97

Balance Sheet

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

As of: 12/31/2020

Account Name	Balance
ASSETS	
Cash	
Operating Cash	53,388.19
Reserve Cash Account	274,423.13
Stone Creek CD #1	19,668.82
Total Cash	347,480.14
TOTAL ASSETS	347,480.14
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	8,591.21
Total Liabilities	8,591.21
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	125,462.14
Calculated Prior Years Retained Earnings	55,540.34
Total Capital	338,888.93
TOTAL LIABILITIES & CAPITAL	347,480.14

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 Dec 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	Oct 2020	Nov 2020	Dec 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	21,082.16	21,922.79	21,098.66	20,343.66	257,270.20
Parking	720.00	788.28	780.00	1,001.61	870.00	810.00	923.00	603.50	660.00	644.50	780.00	600.00	9,180.89
Pool Key	0.00	0.00	0.00	25.00	0.00	0.00	5.00	0.00	20.00	0.00	0.00	0.00	50.00
Discount/ Promotion	-40.00	0.00	-350.00	-289.69	-110.31	-25.00	0.00	-75.00	0.00	-25.00	0.00	0.00	-915.00
Opening Balance	0.00	0.00	0.00	325.00	0.00	0.00	0.00	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	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	140.00	-100.00	370.00	1,170.00
Rule Violations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	25.00
Late Fees	219.60	194.20	339.30	992.51	146.70	67.50	211.37	45.00	157.50	112.50	45.00	90.00	2,621.18
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	40.00	0.00	0.00	60.00
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	22,164.66	22,859.79	21,823.66	21,403.66	269,287.27
Expense													
Accounting	0.00	0.00	0.00	115.00	0.00	0.00	0.00	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	13,488.95	0.00	0.00	15,397.95
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	3,793.35	0.00	0.00	0.00	0.00	1,522.50	5,315.85
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	10.00
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	1,637.00	1,637.00	1,637.00	19,644.00
Miscellaneous	0.00	106.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.90	40.70	252.77
Swimming Pool	0.00	0.00	0.00	0.00	700.00	0.00	0.00	2,807.44	7,208.38	0.00	7,204.17	0.00	17,919.99
Bank Fees	0.00	0.00	0.00	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00
HOA Software/ Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,496.13	1,496.13

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	Oct 2020	Nov 2020	Dec 2020	Total
Cleaning and Maintenance													
Cleaning (Common Areas)	57.50	0.00	0.00	0.00	58.00	200.48	360.00	420.00	435.00	250.00	120.00	150.00	2,050.98
Total Cleaning and Maintenance	57.50	0.00	0.00	0.00	58.00	200.48	360.00	420.00	435.00	250.00	120.00	150.00	2,050.98
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	1,853.73	0.00	0.00	11,180.06
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	6,404.00	9,248.47	6,404.00	79,328.72
Maintenance/ Repair	0.00	123.53	227.00	302.80	578.53	792.24	573.98	429.40	3,040.89	5,863.12	500.00	397.93	12,829.42
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	14,120.85	9,748.47	6,801.93	103,338.20
Contractors													
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00	0.00	0.00	99.00
Total Contractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00	0.00	0.00	99.00
Supplies													
Copies	1.75	8.00	83.60	4.80	4.80	1.60	4.00	2.60	1.75	0.00	0.00	159.15	272.05
Office Supplies	3.00	4.75	68.50	2.75	3.00	1.75	4.75	3.25	2.00	0.00	0.00	35.50	129.25
Postage and Delivery	3.50	9.50	137.00	5.50	6.00	3.50	9.50	6.50	3.50	0.00	0.00	71.00	255.50
Total Supplies	8.25	22.25	289.10	13.05	13.80	6.85	18.25	12.35	7.25	0.00	0.00	265.65	656.80
Utility Expenses													
Electric Utility Expense	370.78	357.10	303.24	290.94	350.28	695.05	727.17	758.47	812.56	544.54	298.03	16.21	5,524.37
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	1,059.37	1,059.37	792.92	12,520.99
Gas Utility Expense	131.95	204.50	114.14	91.44	41.70	437.39	572.13	334.98	342.81	501.50	21.82	51.11	2,845.47
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,938.17	0.00	1,938.17

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	Oct 2020	Nov 2020	Dec 2020	Total
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	4,443.00	4,517.90	4,462.80	53,851.71
Internet	114.69	114.68	114.68	114.32	114.68	114.68	114.68	114.68	114.68	114.68	114.68	114.68	1,375.81
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	6,663.09	7,949.97	5,437.72	78,056.52
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	36,268.89	26,765.51	17,351.63	244,371.19
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	-4,445.46	-13,409.10	-4,941.85	4,052.03	24,916.08
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	8,228.84	8,228.84	8,228.84	98,746.08
Interest Earned	104.79	199.34	114.67	93.02	349.48	202.55	266.75	237.16	128.08	34.97	33.95	35.22	1,799.98
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	8,263.81	8,262.79	8,264.06	100,546.06
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	8,263.81	8,262.79	8,264.06	100,546.06
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	30,521.58	31,123.60	30,086.45	29,667.72	369,833.33
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	36,268.89	26,765.51	17,351.63	244,371.19
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	3,911.46	-5,145.29	3,320.94	12,316.09	125,462.14