

# Monthly Income Statement

## Alliance Property Management

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

As of: Apr 2020

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	24,197.00
Parking	1,001.61
Pool Key	25.00
Discount/Promotion	-289.69
Opening Balance	325.00
Adjustment	0.00
Clubhouse Rental Fee	-100.00
Reinvestment Fee	0.00
Late Fees	992.51
NSF Charge	0.00
Convenience Fees	0.00
<b>Total Operating Income</b>	<b>26,151.43</b>
<b>Expense</b>	
Accounting	115.00
Insurance	0.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	0.00
Bank Fees	18.00
HOA Software	0.00
<b>Cleaning and Maintenance</b>	
Cleaning (Common Areas)	0.00
<b>Total Cleaning and Maintenance</b>	<b>0.00</b>
<b>Common Area Maint.</b>	
Yard Maintenance	6,404.00
Maintenance/Repair	302.80
<b>Total Common Area Maint.</b>	<b>6,706.80</b>
<b>Supplies</b>	
Copies	4.80
Office Supplies	2.75
Postage and Delivery	5.50
<b>Total Supplies</b>	<b>13.05</b>
<b>Utility Expenses</b>	
Electric Utility Expense	290.94
Garbage Removal	1,059.37
Gas Utility Expense	91.44
Water and Sewer	4,462.80
Internet	114.32
<b>Total Utility Expenses</b>	<b>6,018.87</b>

## Monthly Income Statement

Account Name	Selected Month
<b>Total Operating Expense</b>	<b>14,508.72</b>
<b>NOI - Net Operating Income</b>	<b>11,642.71</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	8,228.84
Interest Earned	93.02
<b>Total Other Income</b>	<b>8,321.86</b>
<b>Net Other Income</b>	<b>8,321.86</b>
Total Income	34,473.29
Total Expense	14,508.72
<b>Net Income</b>	<b>19,964.57</b>

## Annual Budget - Comparative

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

As of: Apr 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	24,197.00	21,246.17	2,950.83	13.89%	87,813.23	84,984.68	2,828.55	3.33%	254,954.03
Parking	1,001.61	800.00	201.61	25.20%	3,289.89	3,200.00	89.89	2.81%	9,600.00
Pool Key	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Discount/ Promotion	-289.69	0.00	-289.69	0.00%	-679.69	0.00	-679.69	0.00%	0.00
Opening Balance	325.00	0.00	325.00	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%	335.00	0.00	335.00	0.00%	0.00
Late Fees	992.51	0.00	992.51	0.00%	1,745.61	0.00	1,745.61	0.00%	0.00
<b>Total Operating Income</b>	<b>26,151.43</b>	<b>22,046.17</b>	<b>4,105.26</b>	<b>18.62%</b>	<b>92,354.04</b>	<b>88,184.68</b>	<b>4,169.36</b>	<b>4.73%</b>	<b>264,554.03</b>
<b>Expense</b>									
Accounting	115.00	0.00	-115.00	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	0.00	416.67	416.67	100.00%	0.00	1,666.68	1,666.68	100.00%	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%	6,548.00	6,548.00	0.00	0.00%	19,644.00
Miscellaneous	0.00	225.17	225.17	100.00%	106.17	900.68	794.51	88.21%	2,702.03
Swimming Pool	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	13,000.00
Bank Fees	18.00	2.09	-15.91	-761.24%	18.00	8.36	-9.64	-115.31%	25.00
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	0.00	83.34	83.34	100.00%	57.50	333.36	275.86	82.75%	1,000.00
<b>Total Cleaning and Maintenance</b>	<b>0.00</b>	<b>83.34</b>	<b>83.34</b>	<b>100.00%</b>	<b>57.50</b>	<b>333.36</b>	<b>275.86</b>	<b>82.75%</b>	<b>1,000.00</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>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	0.00	2,000.00	2,000.00	100.00%	0.00	2,000.00	2,000.00	100.00%	13,000.00
Yard Maintenance	6,404.00	6,404.00	0.00	0.00%	25,252.25	25,616.00	363.75	1.42%	76,848.00
Maintenance/ Repair	302.80	2,500.00	2,197.20	87.89%	653.33	10,000.00	9,346.67	93.47%	30,000.00
<b>Total Common Area Maint.</b>	<b>6,706.80</b>	<b>10,904.00</b>	<b>4,197.20</b>	<b>38.49%</b>	<b>25,905.58</b>	<b>37,616.00</b>	<b>11,710.42</b>	<b>31.13%</b>	<b>119,848.00</b>
<b>Contractors</b>									
Pest Control	0.00	125.00	125.00	100.00%	0.00	125.00	125.00	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>125.00</b>	<b>125.00</b>	<b>100.00%</b>	<b>500.00</b>
<b>Supplies</b>									
Copies	4.80	10.00	5.20	52.00%	98.15	55.00	-43.15	-78.45%	150.00
Office Supplies	2.75	12.50	9.75	78.00%	79.00	50.00	-29.00	-58.00%	175.00
Postage and Delivery	5.50	60.00	54.50	90.83%	155.50	255.00	99.50	39.02%	750.00
<b>Total Supplies</b>	<b>13.05</b>	<b>82.50</b>	<b>69.45</b>	<b>84.18%</b>	<b>332.65</b>	<b>360.00</b>	<b>27.35</b>	<b>7.60%</b>	<b>1,075.00</b>
<b>Utility Expenses</b>									
Electric Utility Expense	290.94	541.67	250.73	46.29%	1,322.06	2,166.68	844.62	38.98%	6,500.00
Garbage Removal	1,059.37	1,083.34	23.97	2.21%	4,237.48	4,333.36	95.88	2.21%	13,000.00
Gas Utility Expense	91.44	250.00	158.56	63.42%	542.03	1,000.00	457.97	45.80%	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	4,462.80	4,500.00	37.20	0.83%	17,849.40	18,000.00	150.60	0.84%	54,000.00
Internet	114.32	125.00	10.68	8.54%	458.37	500.00	41.63	8.33%	1,500.00
<b>Total Utility Expenses</b>	<b>6,018.87</b>	<b>6,500.01</b>	<b>481.14</b>	<b>7.40%</b>	<b>24,409.34</b>	<b>26,000.04</b>	<b>1,590.70</b>	<b>6.12%</b>	<b>78,750.00</b>
<b>Total Operating Expense</b>	<b>14,508.72</b>	<b>19,975.78</b>	<b>5,467.06</b>	<b>27.37%</b>	<b>57,492.24</b>	<b>73,558.12</b>	<b>16,065.88</b>	<b>21.84%</b>	<b>264,564.03</b>

## 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 Income	26,151.43	22,046.17	4,105.26	18.62%	92,354.04	88,184.68	4,169.36	4.73%	264,554.03
Total Operating Expense	14,508.72	19,975.78	5,467.06	27.37%	57,492.24	73,558.12	16,065.88	21.84%	264,564.03
<b>NOI - Net Operating Income</b>	<b>11,642.71</b>	<b>2,070.39</b>	<b>9,572.32</b>	<b>462.34%</b>	<b>34,861.80</b>	<b>14,626.56</b>	<b>20,235.24</b>	<b>138.35%</b>	<b>-10.00</b>
<b>Other Income</b>									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	32,915.36	32,915.33	0.03	0.00%	98,745.97
Interest Earned	93.02	125.00	-31.98	-25.58%	511.82	500.00	11.82	2.36%	1,500.00
<b>Total Other Income</b>	<b>8,321.86</b>	<b>8,353.83</b>	<b>-31.97</b>	<b>-0.38%</b>	<b>33,427.18</b>	<b>33,415.33</b>	<b>11.85</b>	<b>0.04%</b>	<b>100,245.97</b>
<b>Net Other Income</b>	<b>8,321.86</b>	<b>8,353.83</b>	<b>-31.97</b>	<b>-0.38%</b>	<b>33,427.18</b>	<b>33,415.33</b>	<b>11.85</b>	<b>0.04%</b>	<b>100,245.97</b>
Total Income	34,473.29	30,400.00	4,073.29	13.40%	125,781.22	121,600.01	4,181.21	3.44%	364,800.00
Total Expense	14,508.72	19,975.78	5,467.06	27.37%	57,492.24	73,558.12	16,065.88	21.84%	264,564.03
<b>Net Income</b>	<b>19,964.57</b>	<b>10,424.22</b>	<b>9,540.35</b>	<b>91.52%</b>	<b>68,288.98</b>	<b>48,041.89</b>	<b>20,247.09</b>	<b>42.14%</b>	<b>100,235.97</b>

## Balance Sheet

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

As of: 04/30/2020

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	68,570.81
Reserve Cash Account	192,338.35
Stone Creek CD #1	19,410.40
Stone Creek CD #3	15,224.32
<b>Total Cash</b>	<b>295,543.88</b>
<b>TOTAL ASSETS</b>	<b>295,543.88</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	13,999.11
<b>Total Liabilities</b>	<b>13,999.11</b>
<b>Capital</b>	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	68,288.98
Calculated Prior Years Retained Earnings	55,369.34
<b>Total Capital</b>	<b>281,544.77</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>295,543.88</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 Apr 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 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	87,813.23
Parking	720.00	788.28	780.00	1,001.61	3,289.89
Pool Key	0.00	0.00	0.00	25.00	25.00
Discount/Promotion	-40.00	0.00	-350.00	-289.69	-679.69
Opening Balance	0.00	0.00	0.00	325.00	325.00
Adjustment	0.00	-500.00	0.00	0.00	-500.00
Clubhouse Rental Fee	0.00	110.00	325.00	-100.00	335.00
Late Fees	219.60	194.20	339.30	992.51	1,745.61
<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>92,354.04</b>
<b>Expense</b>					
Accounting	0.00	0.00	0.00	115.00	115.00
Management Fees	1,637.00	1,637.00	1,637.00	1,637.00	6,548.00
Miscellaneous	0.00	106.17	0.00	0.00	106.17
Bank Fees	0.00	0.00	0.00	18.00	18.00
<b>Cleaning and Maintenance</b>					
Cleaning (Common Areas)	57.50	0.00	0.00	0.00	57.50
<b>Total Cleaning and Maintenance</b>	<b>57.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>57.50</b>
<b>Common Area Maint.</b>					
Yard Maintenance	6,282.75	6,282.75	6,282.75	6,404.00	25,252.25
Maintenance/Repair	0.00	123.53	227.00	302.80	653.33
<b>Total Common Area Maint.</b>	<b>6,282.75</b>	<b>6,406.28</b>	<b>6,509.75</b>	<b>6,706.80</b>	<b>25,905.58</b>
<b>Supplies</b>					
Copies	1.75	8.00	83.60	4.80	98.15
Office Supplies	3.00	4.75	68.50	2.75	79.00
Postage and Delivery	3.50	9.50	137.00	5.50	155.50
<b>Total Supplies</b>	<b>8.25</b>	<b>22.25</b>	<b>289.10</b>	<b>13.05</b>	<b>332.65</b>
<b>Utility Expenses</b>					
Electric Utility Expense	370.78	357.10	303.24	290.94	1,322.06
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	4,237.48

## HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	Total
Gas Utility Expense	131.95	204.50	114.14	91.44	542.03
Water and Sewer	4,461.00	4,482.60	4,443.00	4,462.80	17,849.40
Internet	114.69	114.68	114.68	114.32	458.37
<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>24,409.34</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>57,492.24</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>34,861.80</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	32,915.36
Interest Earned	104.79	199.34	114.67	93.02	511.82
<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>33,427.18</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>33,427.18</b>
Total Income	29,118.61	29,412.71	32,776.61	34,473.29	125,781.22
Total Expense	14,123.29	14,389.95	14,470.28	14,508.72	57,492.24
<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>68,288.98</b>