

Monthly Income Statement

Alliance Property Management

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

As of: Mar 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	20,228.90
Reimbursed Expenses	3.00
Parking	540.00
Discount/Promotion	-5.00
Adjustment	0.00
Clubhouse Rental Fee	-105.00
Late Fees	248.50
Total Operating Income	20,910.40
Expense	
Administrative & Professional	
Management Fees	1,801.25
Property Manager Hourly	395.00
Postage/Office Supplies	24.10
Total Administrative & Professional	2,220.35
Operating Expenses	
Swimming Pool	2,550.00
Cleaning	90.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	6,404.00
Maintenance/Repair	979.95
Total Operating Expenses	10,023.95
Utilities	
Electricity	295.39
Garbage Removal	1,059.37
Gas	95.07
Water & Sewer	4,464.78
Internet	114.68
Total Utilities	6,029.29
Miscellaneous	0.00
Total Operating Expense	18,273.59
NOI - Net Operating Income	2,636.81
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,810.00
Interest Earned	4.68
Total Other Income	9,814.68

Monthly Income Statement

Account Name	Selected Month
Net Other Income	9,814.68
Total Income	30,725.08
Total Expense	18,273.59
Net Income	<u>12,451.49</u>

Annual Budget - Comparative

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

As of: Mar 2021

Additional Account Types: None

GL Account Map: Stone Creek HOA

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	20,228.90	20,975.00	-746.10	-3.56%	61,300.00	62,925.00	-1,625.00	-2.58%	251,700.00
Reimbursed Expenses	3.00	0.00	3.00	0.00%	3.00	0.00	3.00	0.00%	0.00
Parking	540.00	800.00	-260.00	-32.50%	1,740.00	2,400.00	-660.00	-27.50%	9,600.00
Discount/Promotion	-5.00	0.00	-5.00	0.00%	-25.00	0.00	-25.00	0.00%	0.00
Clubhouse Rental Fee	-105.00	0.00	-105.00	0.00%	-75.00	0.00	-75.00	0.00%	0.00
Late Fees	248.50	0.00	248.50	0.00%	435.50	0.00	435.50	0.00%	0.00
Total Operating Income	20,910.40	21,775.00	-864.60	-3.97%	63,378.50	65,325.00	-1,946.50	-2.98%	261,300.00
Expense									
Administrative & Professional									
Accounting	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	0.00%	17,500.00
Legal and Professional	0.00	208.34	208.34	100.00%	0.00	625.02	625.02	100.00%	2,500.00
Licenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10.00
Management Fees	1,801.25	1,801.25	0.00	0.00%	5,403.75	5,403.75	0.00	0.00%	21,615.00
Property Manager Hourly	395.00	0.00	-395.00	0.00%	395.00	0.00	-395.00	0.00%	0.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	6.27	6.27	100.00%	25.00
HOA Software/Website	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,500.00
Postage/Office Supplies	24.10	25.00	0.90	3.60%	24.10	325.00	300.90	92.58%	800.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Administrative & Professional	2,220.35	2,036.68	-183.67	-9.02%	5,822.85	6,360.04	537.19	8.45%	44,065.00
Operating Expenses									
Swimming Pool	2,550.00	0.00	-2,550.00	0.00%	3,250.00	700.00	-2,550.00	-364.29%	15,000.00
Cleaning	90.00	100.00	10.00	10.00%	221.00	300.00	79.00	26.33%	2,000.00
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	5.60	0.00	-5.60	0.00%	13,500.00
Yard Care Services	6,404.00	6,596.12	192.12	2.91%	19,212.00	19,788.36	576.36	2.91%	79,153.44
Maintenance/ Repair	979.95	2,083.34	1,103.39	52.96%	1,502.42	6,250.02	4,747.60	75.96%	25,500.00
Total Operating Expenses	10,023.95	8,779.46	-1,244.49	-14.18%	24,191.02	27,038.38	2,847.36	10.53%	135,153.44
Utilities									
Electricity	295.39	350.00	54.61	15.60%	909.54	1,050.00	140.46	13.38%	6,500.00
Garbage Removal	1,059.37	1,083.34	23.97	2.21%	3,178.11	3,250.02	71.91	2.21%	13,000.00
Gas	95.07	150.00	54.93	36.62%	338.51	450.00	111.49	24.78%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	750.00
Water & Sewer	4,464.78	4,583.34	118.56	2.59%	13,394.66	13,750.02	355.36	2.58%	55,000.00
Internet	114.68	125.00	10.32	8.26%	344.04	375.00	30.96	8.26%	1,500.00
Total Utilities	6,029.29	6,291.68	262.39	4.17%	18,164.86	18,875.04	710.18	3.76%	80,250.00
Miscellaneous	0.00	135.97	135.97	100.00%	150.00	407.91	257.91	63.23%	1,631.56
Total Operating Expense	18,273.59	17,243.79	-1,029.80	-5.97%	48,328.73	52,681.37	4,352.64	8.26%	261,100.00
Total Operating Income	20,910.40	21,775.00	-864.60	-3.97%	63,378.50	65,325.00	-1,946.50	-2.98%	261,300.00
Total Operating Expense	18,273.59	17,243.79	-1,029.80	-5.97%	48,328.73	52,681.37	4,352.64	8.26%	261,100.00
NOI - Net Operating Income	2,636.81	4,531.21	-1,894.40	-41.81%	15,049.77	12,643.63	2,406.14	19.03%	200.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Other Income									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	29,430.00	29,430.00	0.00	0.00%	117,720.00
Interest Earned	4.68	0.00	4.68	0.00%	71.87	0.00	71.87	0.00%	0.00
Total Other Income	9,814.68	9,810.00	4.68	0.05%	29,501.87	29,430.00	71.87	0.24%	117,720.00
Other Expense									
Reserve Expenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,798.00
Total Other Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,798.00
Net Other Income	9,814.68	9,810.00	4.68	0.05%	29,501.87	29,430.00	71.87	0.24%	113,922.00
Total Income	30,725.08	31,585.00	-859.92	-2.72%	92,880.37	94,755.00	-1,874.63	-1.98%	379,020.00
Total Expense	18,273.59	17,243.79	-1,029.80	-5.97%	48,328.73	52,681.37	4,352.64	8.26%	264,898.00
Net Income	12,451.49	14,341.21	-1,889.72	-13.18%	44,551.64	42,073.63	2,478.01	5.89%	114,122.00

Balance Sheet

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

As of: 03/31/2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operations Account - Keybank	46,197.76
Reserve Account - Keybank	303,860.36
Reserve Account CD - EFCU	19,732.51
Landscape Account - Keybank	25,000.95
Total Cash	394,791.58
TOTAL ASSETS	394,791.58
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,576.01
Total Liabilities	11,576.01
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	44,551.64
Calculated Prior Years Retained Earnings	180,777.48
Total Capital	383,215.57
TOTAL LIABILITIES & CAPITAL	394,791.58

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 2021 to Mar 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Mar 2021	Total
Operating Income & Expense				
Income				
HOA Dues	20,385.00	20,686.10	20,228.90	61,300.00
Reimbursed Expenses	0.00	0.00	3.00	3.00
Parking	600.00	600.00	540.00	1,740.00
Discount/Promotion	-10.00	-10.00	-5.00	-25.00
Clubhouse Rental Fee	-210.00	240.00	-105.00	-75.00
Late Fees	70.50	116.50	248.50	435.50
Total Operating Income	20,835.50	21,632.60	20,910.40	63,378.50
Expense				
Administrative & Professional				
Management Fees	1,801.25	1,801.25	1,801.25	5,403.75
Property Manager Hourly	0.00	0.00	395.00	395.00
Postage/Office Supplies	0.00	0.00	24.10	24.10
Total Administrative & Professional	1,801.25	1,801.25	2,220.35	5,822.85
Operating Expenses				
Swimming Pool	700.00	0.00	2,550.00	3,250.00
Cleaning	41.00	90.00	90.00	221.00
Sprinkler Repairs/Maintenance	5.60	0.00	0.00	5.60
Yard Care Services	6,404.00	6,404.00	6,404.00	19,212.00
Maintenance/Repair	209.04	313.43	979.95	1,502.42
Total Operating Expenses	7,359.64	6,807.43	10,023.95	24,191.02
Utilities				
Electricity	598.55	15.60	295.39	909.54
Garbage Removal	1,059.37	1,059.37	1,059.37	3,178.11
Gas	139.70	103.74	95.07	338.51
Water & Sewer	4,462.80	4,467.08	4,464.78	13,394.66
Internet	114.68	114.68	114.68	344.04
Total Utilities	6,375.10	5,760.47	6,029.29	18,164.86
Miscellaneous	0.00	150.00	0.00	150.00

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Total
Total Operating Expense	15,535.99	14,519.15	18,273.59	48,328.73
NOI - Net Operating Income	5,299.51	7,113.45	2,636.81	15,049.77
Other Income & Expense				
Other Income				
Reserve Account Revenue	9,810.00	9,810.00	9,810.00	29,430.00
Interest Earned	35.49	31.70	4.68	71.87
Total Other Income	9,845.49	9,841.70	9,814.68	29,501.87
Net Other Income	9,845.49	9,841.70	9,814.68	29,501.87
Total Income	30,680.99	31,474.30	30,725.08	92,880.37
Total Expense	15,535.99	14,519.15	18,273.59	48,328.73
Net Income	15,145.00	16,955.15	12,451.49	44,551.64