

# Monthly Income Statement

## Alliance Property Management

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

As of: Jul 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	20,187.50
Reimbursed Expenses	0.00
Interest Charge	2.10
Parking	595.00
Pool Key	35.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	170.00
Rule Violations	6.50
Late Fees	453.80
NSF Charge	0.00
<b>Total Operating Income</b>	<b>21,449.90</b>
<b>Expense</b>	
<b>Administrative &amp; Professional</b>	
Accounting	0.00
Legal and Professional	0.00
Management Fees	1,801.25
Property Manager Hourly	0.00
Bank Fees	0.00
Postage/Office Supplies	8.80
<b>Total Administrative &amp; Professional</b>	<b>1,810.05</b>
<b>Operating Expenses</b>	
Swimming Pool	1,069.70
Cleaning	0.00
Sprinkler Repairs/Maintenance	533.59
Yard Care Services	6,596.12
Maintenance/Repair	3,409.72
<b>Total Operating Expenses</b>	<b>11,609.13</b>
<b>Utilities</b>	
Electricity	717.83
Garbage Removal	1,067.39
Gas	559.97
Water & Sewer	4,545.84
Internet	114.68
<b>Total Utilities</b>	<b>7,005.71</b>
Miscellaneous	0.00
<b>Total Operating Expense</b>	<b>20,424.89</b>

## Monthly Income Statement

Account Name	Selected Month
<b>NOI - Net Operating Income</b>	<b>1,025.01</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	9,810.00
Interest Earned	4.80
Reinvestment Fee	2,400.00
<b>Total Other Income</b>	<b>12,214.80</b>
<b>Net Other Income</b>	<b>12,214.80</b>
Total Income	33,664.70
Total Expense	20,424.89
<b>Net Income</b>	<b>13,239.81</b>

## Annual Budget - Comparative

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

As of: Jul 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
<b>Income</b>									
HOA Dues	20,187.50	20,975.00	-787.50	-3.75%	147,275.36	146,825.00	450.36	0.31%	251,700.00
Reimbursed Expenses	0.00	0.00	0.00	0.00%	3.00	0.00	3.00	0.00%	0.00
Interest Charge	2.10	0.00	2.10	0.00%	2.10	0.00	2.10	0.00%	0.00
Parking	595.00	800.00	-205.00	-25.63%	5,060.00	5,600.00	-540.00	-9.64%	9,600.00
Pool Key	35.00	0.00	35.00	0.00%	105.00	0.00	105.00	0.00%	0.00
Discount/Promotion	0.00	0.00	0.00	0.00%	-25.00	0.00	-25.00	0.00%	0.00
Opening Balance	0.00	0.00	0.00	0.00%	365.00	0.00	365.00	0.00%	0.00
Clubhouse Rental Fee	170.00	0.00	170.00	0.00%	230.00	0.00	230.00	0.00%	0.00
Rule Violations	6.50	0.00	6.50	0.00%	100.00	0.00	100.00	0.00%	0.00
Late Fees	453.80	0.00	453.80	0.00%	4,297.91	0.00	4,297.91	0.00%	0.00
<b>Total Operating Income</b>	<b>21,449.90</b>	<b>21,775.00</b>	<b>-325.10</b>	<b>-1.49%</b>	<b>157,413.37</b>	<b>152,425.00</b>	<b>4,988.37</b>	<b>3.27%</b>	<b>261,300.00</b>
<b>Expense</b>									
<b>Administrative &amp; Professional</b>									
Accounting	0.00	0.00	0.00	0.00%	115.00	115.00	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	208.33	208.33	100.00%	428.95	1,458.35	1,029.40	70.59%	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%	12,608.75	12,608.75	0.00	0.00%	21,615.00
Property Manager Hourly	0.00	0.00	0.00	0.00%	395.00	0.00	-395.00	0.00%	0.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	14.60	14.60	100.00%	25.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
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	8.80	25.00	16.20	64.80%	203.55	425.00	221.45	52.11%	800.00
<b>Total Administrative &amp; Professional</b>	<b>1,810.05</b>	<b>2,036.66</b>	<b>226.61</b>	<b>11.13%</b>	<b>13,751.25</b>	<b>14,621.70</b>	<b>870.45</b>	<b>5.95%</b>	<b>44,065.00</b>
<b>Operating Expenses</b>									
Swimming Pool	1,069.70	3,000.00	1,930.30	64.34%	5,397.42	6,200.00	802.58	12.94%	15,000.00
Cleaning	0.00	300.00	300.00	100.00%	395.00	1,100.00	705.00	64.09%	2,000.00
Sprinkler Repairs/ Maintenance	533.59	1,930.00	1,396.41	72.35%	2,682.20	7,720.00	5,037.80	65.26%	13,500.00
Yard Care Services	6,596.12	6,596.12	0.00	0.00%	45,596.48	46,172.84	576.36	1.25%	79,153.44
Maintenance/ Repair	3,409.72	2,183.33	-1,226.39	-56.17%	6,143.75	14,883.35	8,739.60	58.72%	25,500.00
<b>Total Operating Expenses</b>	<b>11,609.13</b>	<b>14,009.45</b>	<b>2,400.32</b>	<b>17.13%</b>	<b>60,214.85</b>	<b>76,076.19</b>	<b>15,861.34</b>	<b>20.85%</b>	<b>135,153.44</b>
<b>Utilities</b>									
Electricity	717.83	800.00	82.17	10.27%	3,150.29	3,350.00	199.71	5.96%	6,500.00
Garbage Removal	1,067.39	1,083.33	15.94	1.47%	7,498.61	7,583.35	84.74	1.12%	13,000.00
Gas	559.97	500.00	-59.97	-11.99%	1,287.80	1,750.00	462.20	26.41%	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	4,545.84	4,583.33	37.49	0.82%	31,319.96	32,083.35	763.39	2.38%	55,000.00
Internet	114.68	125.00	10.32	8.26%	812.76	875.00	62.24	7.11%	1,500.00
<b>Total Utilities</b>	<b>7,005.71</b>	<b>7,091.66</b>	<b>85.95</b>	<b>1.21%</b>	<b>44,069.42</b>	<b>45,641.70</b>	<b>1,572.28</b>	<b>3.44%</b>	<b>80,250.00</b>
Miscellaneous	0.00	135.96	135.96	100.00%	150.00	951.76	801.76	84.24%	1,631.56
<b>Total Operating Expense</b>	<b>20,424.89</b>	<b>23,273.73</b>	<b>2,848.84</b>	<b>12.24%</b>	<b>118,185.52</b>	<b>137,291.35</b>	<b>19,105.83</b>	<b>13.92%</b>	<b>261,100.00</b>
Total Operating Income	21,449.90	21,775.00	-325.10	-1.49%	157,413.37	152,425.00	4,988.37	3.27%	261,300.00

## 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	20,424.89	23,273.73	2,848.84	12.24%	118,185.52	137,291.35	19,105.83	13.92%	261,100.00
<b>NOI - Net Operating Income</b>	<b>1,025.01</b>	<b>-1,498.73</b>	<b>2,523.74</b>	<b>168.39%</b>	<b>39,227.85</b>	<b>15,133.65</b>	<b>24,094.20</b>	<b>159.21%</b>	<b>200.00</b>
<b>Other Income</b>									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	68,670.00	68,670.00	0.00	0.00%	117,720.00
Interest Earned	4.80	0.00	4.80	0.00%	90.36	0.00	90.36	0.00%	0.00
Reinvestment Fee	2,400.00	0.00	2,400.00	0.00%	6,400.00	0.00	6,400.00	0.00%	0.00
<b>Total Other Income</b>	<b>12,214.80</b>	<b>9,810.00</b>	<b>2,404.80</b>	<b>24.51%</b>	<b>75,160.36</b>	<b>68,670.00</b>	<b>6,490.36</b>	<b>9.45%</b>	<b>117,720.00</b>
<b>Other Expense</b>									
Reserve Expenses	0.00	3,798.00	3,798.00	100.00%	0.00	3,798.00	3,798.00	100.00%	3,798.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>3,798.00</b>	<b>3,798.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>3,798.00</b>	<b>3,798.00</b>	<b>100.00%</b>	<b>3,798.00</b>
<b>Net Other Income</b>	<b>12,214.80</b>	<b>6,012.00</b>	<b>6,202.80</b>	<b>103.17%</b>	<b>75,160.36</b>	<b>64,872.00</b>	<b>10,288.36</b>	<b>15.86%</b>	<b>113,922.00</b>
Total Income	33,664.70	31,585.00	2,079.70	6.58%	232,573.73	221,095.00	11,478.73	5.19%	379,020.00
Total Expense	20,424.89	27,071.73	6,646.84	24.55%	118,185.52	141,089.35	22,903.83	16.23%	264,898.00
<b>Net Income</b>	<b>13,239.81</b>	<b>4,513.27</b>	<b>8,726.54</b>	<b>193.35%</b>	<b>114,388.21</b>	<b>80,005.65</b>	<b>34,382.56</b>	<b>42.98%</b>	<b>114,122.00</b>

## Balance Sheet

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

As of: 07/31/2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operations Account - Keybank	73,608.84
Reserve Account - Keybank	347,111.31
Reserve Account - EFCU	19,739.11
Landscape Account - Keybank	25,001.89
<b>Total Cash</b>	<b>465,461.15</b>
<b>TOTAL ASSETS</b>	<b>465,461.15</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	12,409.01
<b>Total Liabilities</b>	<b>12,409.01</b>
<b>Capital</b>	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	114,388.21
Calculated Prior Years Retained Earnings	180,777.48
<b>Total Capital</b>	<b>453,052.14</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>465,461.15</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 2021 to Jul 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Total
<b>Operating Income &amp; Expense</b>								
<b>Income</b>								
HOA Dues	20,385.00	20,686.10	20,228.90	24,774.86	20,526.50	20,486.50	20,187.50	147,275.36
Reimbursed Expenses	0.00	0.00	3.00	0.00	0.00	0.00	0.00	3.00
Interest Charge	0.00	0.00	0.00	0.00	0.00	0.00	2.10	2.10
Parking	600.00	600.00	540.00	1,175.00	775.00	775.00	595.00	5,060.00
Pool Key	0.00	0.00	0.00	0.00	35.00	35.00	35.00	105.00
Discount/Promotion	-10.00	-10.00	-5.00	0.00	0.00	0.00	0.00	-25.00
Opening Balance	0.00	0.00	0.00	365.00	0.00	0.00	0.00	365.00
Clubhouse Rental Fee	-210.00	240.00	-105.00	190.00	-170.00	115.00	170.00	230.00
Rule Violations	0.00	0.00	0.00	50.00	0.00	43.50	6.50	100.00
Late Fees	70.50	116.50	248.50	2,416.11	663.50	329.00	453.80	4,297.91
<b>Total Operating Income</b>	<b>20,835.50</b>	<b>21,632.60</b>	<b>20,910.40</b>	<b>28,970.97</b>	<b>21,830.00</b>	<b>21,784.00</b>	<b>21,449.90</b>	<b>157,413.37</b>
<b>Expense</b>								
<b>Administrative &amp; Professional</b>								
Accounting	0.00	0.00	0.00	115.00	0.00	0.00	0.00	115.00
Legal and Professional	0.00	0.00	0.00	428.95	0.00	0.00	0.00	428.95
Management Fees	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	12,608.75
Property Manager Hourly	0.00	0.00	395.00	0.00	0.00	0.00	0.00	395.00
Postage/Office Supplies	0.00	0.00	24.10	159.40	2.70	8.55	8.80	203.55
<b>Total Administrative &amp; Professional</b>	<b>1,801.25</b>	<b>1,801.25</b>	<b>2,220.35</b>	<b>2,504.60</b>	<b>1,803.95</b>	<b>1,809.80</b>	<b>1,810.05</b>	<b>13,751.25</b>
<b>Operating Expenses</b>								
Swimming Pool	700.00	0.00	2,550.00	60.00	0.00	1,017.72	1,069.70	5,397.42
Cleaning	41.00	90.00	90.00	90.00	0.00	84.00	0.00	395.00
Sprinkler Repairs/ Maintenance	5.60	0.00	0.00	0.00	0.00	2,143.01	533.59	2,682.20
Yard Care Services	6,404.00	6,404.00	6,404.00	6,596.12	6,596.12	6,596.12	6,596.12	45,596.48
Maintenance/Repair	209.04	313.43	979.95	0.00	0.00	1,231.61	3,409.72	6,143.75

## HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Total
<b>Total Operating Expenses</b>	<b>7,359.64</b>	<b>6,807.43</b>	<b>10,023.95</b>	<b>6,746.12</b>	<b>6,596.12</b>	<b>11,072.46</b>	<b>11,609.13</b>	<b>60,214.85</b>
<b>Utilities</b>								
Electricity	598.55	15.60	295.39	843.03	67.47	612.42	717.83	3,150.29
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,134.37	1,067.39	7,498.61
Gas	139.70	103.74	95.07	56.46	31.95	300.91	559.97	1,287.80
Water & Sewer	4,462.80	4,467.08	4,464.78	4,471.68	4,464.78	4,443.00	4,545.84	31,319.96
Internet	114.68	114.68	114.68	0.00	239.36	114.68	114.68	812.76
<b>Total Utilities</b>	<b>6,375.10</b>	<b>5,760.47</b>	<b>6,029.29</b>	<b>6,430.54</b>	<b>5,862.93</b>	<b>6,605.38</b>	<b>7,005.71</b>	<b>44,069.42</b>
Miscellaneous	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
<b>Total Operating Expense</b>	<b>15,535.99</b>	<b>14,519.15</b>	<b>18,273.59</b>	<b>15,681.26</b>	<b>14,263.00</b>	<b>19,487.64</b>	<b>20,424.89</b>	<b>118,185.52</b>
<b>NOI - Net Operating Income</b>	<b>5,299.51</b>	<b>7,113.45</b>	<b>2,636.81</b>	<b>13,289.71</b>	<b>7,567.00</b>	<b>2,296.36</b>	<b>1,025.01</b>	<b>39,227.85</b>
<b>Other Income &amp; Expense</b>								
<b>Other Income</b>								
Reserve Account Revenue	9,810.00	9,810.00	9,810.00	9,810.00	9,810.00	9,810.00	9,810.00	68,670.00
Interest Earned	35.49	31.70	4.68	4.50	4.63	4.56	4.80	90.36
Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	4,000.00	2,400.00	6,400.00
<b>Total Other Income</b>	<b>9,845.49</b>	<b>9,841.70</b>	<b>9,814.68</b>	<b>9,814.50</b>	<b>9,814.63</b>	<b>13,814.56</b>	<b>12,214.80</b>	<b>75,160.36</b>
<b>Net Other Income</b>	<b>9,845.49</b>	<b>9,841.70</b>	<b>9,814.68</b>	<b>9,814.50</b>	<b>9,814.63</b>	<b>13,814.56</b>	<b>12,214.80</b>	<b>75,160.36</b>
Total Income	30,680.99	31,474.30	30,725.08	38,785.47	31,644.63	35,598.56	33,664.70	232,573.73
Total Expense	15,535.99	14,519.15	18,273.59	15,681.26	14,263.00	19,487.64	20,424.89	118,185.52
<b>Net Income</b>	<b>15,145.00</b>	<b>16,955.15</b>	<b>12,451.49</b>	<b>23,104.21</b>	<b>17,381.63</b>	<b>16,110.92</b>	<b>13,239.81</b>	<b>114,388.21</b>