

Monthly Income Statement

Alliance Property Management

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

As of: Aug 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	21,061.46
Reimbursed Expenses	0.00
Interest Charge	0.00
Parking	535.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	30.00
Rule Violations	23.50
Late Fees	448.54
NSF Charge	40.00
Total Operating Income	22,138.50
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Management Fees	1,801.25
Property Manager Hourly	0.00
Bank Fees	0.00
Postage/Office Supplies	4.65
Total Administrative & Professional	1,805.90
Operating Expenses	
Swimming Pool	2,785.18
Cleaning	0.00
Sprinkler Repairs/Maintenance	251.18
Yard Care Services	6,596.12
Maintenance/Repair	3,414.89
Total Operating Expenses	13,047.37
Utilities	
Electricity	718.33
Garbage Removal	1,067.39
Gas	445.15
Water & Sewer	4,512.22
Internet	124.68
Total Utilities	6,867.77
Miscellaneous	0.00
Total Operating Expense	21,721.04

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	417.46
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,810.00
Interest Earned	4.91
Reinvestment Fee	755.00
Total Other Income	10,569.91
Net Other Income	10,569.91
Total Income	32,708.41
Total Expense	21,721.04
Net Income	10,987.37

Annual Budget - Comparative

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

As of: Aug 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	21,061.46	20,975.00	86.46	0.41%	168,336.82	167,800.00	536.82	0.32%	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	0.00	0.00	0.00	0.00%	2.10	0.00	2.10	0.00%	0.00
Parking	535.00	800.00	-265.00	-33.13%	5,595.00	6,400.00	-805.00	-12.58%	9,600.00
Pool Key	0.00	0.00	0.00	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	30.00	0.00	30.00	0.00%	260.00	0.00	260.00	0.00%	0.00
Rule Violations	23.50	0.00	23.50	0.00%	123.50	0.00	123.50	0.00%	0.00
Late Fees	448.54	0.00	448.54	0.00%	4,746.45	0.00	4,746.45	0.00%	0.00
NSF Charge	40.00	0.00	40.00	0.00%	40.00	0.00	40.00	0.00%	0.00
Total Operating Income	22,138.50	21,775.00	363.50	1.67%	179,551.87	174,200.00	5,351.87	3.07%	261,300.00
Expense									
Administrative & Professional									
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	1,666.68	1,237.73	74.26%	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%	14,410.00	14,410.00	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	16.68	16.68	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	4.65	25.00	20.35	81.40%	208.20	450.00	241.80	53.73%	800.00
Total Administrative & Professional	1,805.90	2,036.66	230.76	11.33%	15,557.15	16,658.36	1,101.21	6.61%	44,065.00
Operating Expenses									
Swimming Pool	2,785.18	3,000.00	214.82	7.16%	8,182.60	9,200.00	1,017.40	11.06%	15,000.00
Cleaning	0.00	300.00	300.00	100.00%	395.00	1,400.00	1,005.00	71.79%	2,000.00
Sprinkler Repairs/Maintenance	251.18	1,930.00	1,678.82	86.99%	2,933.38	9,650.00	6,716.62	69.60%	13,500.00
Yard Care Services	6,596.12	6,596.12	0.00	0.00%	52,192.60	52,768.96	576.36	1.09%	79,153.44
Maintenance/Repair	3,414.89	2,183.33	-1,231.56	-56.41%	9,558.64	17,066.68	7,508.04	43.99%	25,500.00
Total Operating Expenses	13,047.37	14,009.45	962.08	6.87%	73,262.22	90,085.64	16,823.42	18.67%	135,153.44
Utilities									
Electricity	718.33	800.00	81.67	10.21%	3,868.62	4,150.00	281.38	6.78%	6,500.00
Garbage Removal	1,067.39	1,083.33	15.94	1.47%	8,566.00	8,666.68	100.68	1.16%	13,000.00
Gas	445.15	500.00	54.85	10.97%	1,732.95	2,250.00	517.05	22.98%	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	4,512.22	4,583.33	71.11	1.55%	35,832.18	36,666.68	834.50	2.28%	55,000.00
Internet	124.68	125.00	0.32	0.26%	937.44	1,000.00	62.56	6.26%	1,500.00
Total Utilities	6,867.77	7,091.66	223.89	3.16%	50,937.19	52,733.36	1,796.17	3.41%	80,250.00
Miscellaneous	0.00	135.96	135.96	100.00%	150.00	1,087.72	937.72	86.21%	1,631.56
Total Operating Expense	21,721.04	23,273.73	1,552.69	6.67%	139,906.56	160,565.08	20,658.52	12.87%	261,100.00
Total Operating Income	22,138.50	21,775.00	363.50	1.67%	179,551.87	174,200.00	5,351.87	3.07%	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	21,721.04	23,273.73	1,552.69	6.67%	139,906.56	160,565.08	20,658.52	12.87%	261,100.00
NOI - Net Operating Income	417.46	-1,498.73	1,916.19	127.85%	39,645.31	13,634.92	26,010.39	190.76%	200.00
Other Income									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	78,480.00	78,480.00	0.00	0.00%	117,720.00
Interest Earned	4.91	0.00	4.91	0.00%	95.27	0.00	95.27	0.00%	0.00
Reinvestment Fee	755.00	0.00	755.00	0.00%	7,155.00	0.00	7,155.00	0.00%	0.00
Total Other Income	10,569.91	9,810.00	759.91	7.75%	85,730.27	78,480.00	7,250.27	9.24%	117,720.00
Other Expense									
Reserve Expenses	0.00	0.00	0.00	0.00%	0.00	3,798.00	3,798.00	100.00%	3,798.00
Total Other Expense	0.00	0.00	0.00	0.00%	0.00	3,798.00	3,798.00	100.00%	3,798.00
Net Other Income									
Net Other Income	10,569.91	9,810.00	759.91	7.75%	85,730.27	74,682.00	11,048.27	14.79%	113,922.00
Total Income									
Total Income	32,708.41	31,585.00	1,123.41	3.56%	265,282.14	252,680.00	12,602.14	4.99%	379,020.00
Total Expense									
Total Expense	21,721.04	23,273.73	1,552.69	6.67%	139,906.56	164,363.08	24,456.52	14.88%	264,898.00
Net Net Income									
Net Net Income	10,987.37	8,311.27	2,676.10	32.20%	125,375.58	88,316.92	37,058.66	41.96%	114,122.00

Balance Sheet

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

As of: 08/31/2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operations Account - Keybank	74,247.16
Reserve Account - Keybank	356,924.33
Reserve Account - EFCU	19,740.79
Landscape Account - Keybank	25,002.10
Total Cash	475,914.38
TOTAL ASSETS	475,914.38
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,874.87
Total Liabilities	11,874.87
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	125,375.58
Calculated Prior Years Retained Earnings	180,777.48
Total Capital	464,039.51
TOTAL LIABILITIES & CAPITAL	475,914.38

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 Aug 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	Aug 2021	Total
Operating Income & Expense									
Income									
HOA Dues	20,385.00	20,686.10	20,228.90	24,774.86	20,526.50	20,486.50	20,187.50	21,061.46	168,336.82
Reimbursed Expenses	0.00	0.00	3.00	0.00	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	0.00	2.10
Parking	600.00	600.00	540.00	1,175.00	775.00	775.00	595.00	535.00	5,595.00
Pool Key	0.00	0.00	0.00	0.00	35.00	35.00	35.00	0.00	105.00
Discount/Promotion	-10.00	-10.00	-5.00	0.00	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	0.00	365.00
Clubhouse Rental Fee	-210.00	240.00	-105.00	190.00	-170.00	115.00	170.00	30.00	260.00
Rule Violations	0.00	0.00	0.00	50.00	0.00	43.50	6.50	23.50	123.50
Late Fees	70.50	116.50	248.50	2,416.11	663.50	329.00	453.80	448.54	4,746.45
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	40.00
Total Operating Income	20,835.50	21,632.60	20,910.40	28,970.97	21,830.00	21,784.00	21,449.90	22,138.50	179,551.87
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	115.00	0.00	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	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	1,801.25	14,410.00
Property Manager Hourly	0.00	0.00	395.00	0.00	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	4.65	208.20
Total Administrative & Professional	1,801.25	1,801.25	2,220.35	2,504.60	1,803.95	1,809.80	1,810.05	1,805.90	15,557.15
Operating Expenses									
Swimming Pool	700.00	0.00	2,550.00	60.00	0.00	1,017.72	1,069.70	2,785.18	8,182.60
Cleaning	41.00	90.00	90.00	90.00	0.00	84.00	0.00	0.00	395.00

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Total
Sprinkler Repairs/ Maintenance	5.60	0.00	0.00	0.00	0.00	2,143.01	533.59	251.18	2,933.38
Yard Care Services	6,404.00	6,404.00	6,404.00	6,596.12	6,596.12	6,596.12	6,596.12	6,596.12	52,192.60
Maintenance/Repair	209.04	313.43	979.95	0.00	0.00	1,231.61	3,409.72	3,414.89	9,558.64
Total Operating Expenses	7,359.64	6,807.43	10,023.95	6,746.12	6,596.12	11,072.46	11,609.13	13,047.37	73,262.22
Utilities									
Electricity	598.55	15.60	295.39	843.03	67.47	612.42	717.83	718.33	3,868.62
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,134.37	1,067.39	1,067.39	8,566.00
Gas	139.70	103.74	95.07	56.46	31.95	300.91	559.97	445.15	1,732.95
Water & Sewer	4,462.80	4,467.08	4,464.78	4,471.68	4,464.78	4,443.00	4,545.84	4,512.22	35,832.18
Internet	114.68	114.68	114.68	0.00	239.36	114.68	114.68	124.68	937.44
Total Utilities	6,375.10	5,760.47	6,029.29	6,430.54	5,862.93	6,605.38	7,005.71	6,867.77	50,937.19
Miscellaneous	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Total Operating Expense	15,535.99	14,519.15	18,273.59	15,681.26	14,263.00	19,487.64	20,424.89	21,721.04	139,906.56
NOI - Net Operating Income	5,299.51	7,113.45	2,636.81	13,289.71	7,567.00	2,296.36	1,025.01	417.46	39,645.31
Other Income & Expense									
Other Income									
Reserve Account Revenue	9,810.00	9,810.00	9,810.00	9,810.00	9,810.00	9,810.00	9,810.00	9,810.00	78,480.00
Interest Earned	35.49	31.70	4.68	4.50	4.63	4.56	4.80	4.91	95.27
Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	4,000.00	2,400.00	755.00	7,155.00
Total Other Income	9,845.49	9,841.70	9,814.68	9,814.50	9,814.63	13,814.56	12,214.80	10,569.91	85,730.27
Net Other Income	9,845.49	9,841.70	9,814.68	9,814.50	9,814.63	13,814.56	12,214.80	10,569.91	85,730.27
Total Income	30,680.99	31,474.30	30,725.08	38,785.47	31,644.63	35,598.56	33,664.70	32,708.41	265,282.14
Total Expense	15,535.99	14,519.15	18,273.59	15,681.26	14,263.00	19,487.64	20,424.89	21,721.04	139,906.56
Net Income	15,145.00	16,955.15	12,451.49	23,104.21	17,381.63	16,110.92	13,239.81	10,987.37	125,375.58