

Monthly Income Statement

Alliance Property Management

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

As of: Oct 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	21,001.54
Reimbursed Expenses	0.00
Interest Charge	0.01
Parking	385.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	-10.00
Rule Violations	0.00
Late Fees	432.45
NSF Charge	0.00
Internet Services	-114.68
Total Operating Income	21,694.32
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Licenses	10.00
Management Fees	1,801.25
Property Manager Hourly	0.00
Bank Fees	0.00
Postage/Office Supplies	11.50
Total Administrative & Professional	1,822.75
Operating Expenses	
Swimming Pool	0.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	5,037.73
Maintenance/Repair	3,948.29
Total Operating Expenses	8,986.02
Utilities	
Electricity	1,073.17
Garbage Removal	1,142.39
Gas	21.26
Secondary Water	0.00
Water & Sewer	4,526.98
Internet	114.68

Monthly Income Statement

Account Name	Selected Month
Total Utilities	6,878.48
Miscellaneous	0.00
Total Operating Expense	17,687.25
NOI - Net Operating Income	4,007.07
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,810.00
Interest Earned	10.21
Reinvestment Fee	2,400.00
Total Other Income	12,220.21
Net Other Income	12,220.21
Total Income	33,914.53
Total Expense	17,687.25
Net Income	16,227.28

Annual Budget - Comparative

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

As of: Oct 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	21,001.54	20,975.00	26.54	0.13%	210,355.16	209,750.00	605.16	0.29%	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	0.01	0.00	0.01	0.00%	4.86	0.00	4.86	0.00%	0.00
Parking	385.00	800.00	-415.00	-51.88%	6,365.00	8,000.00	-1,635.00	-20.44%	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	-10.00	0.00	-10.00	0.00%	410.00	0.00	410.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	175.00	0.00	175.00	0.00%	0.00
Late Fees	432.45	0.00	432.45	0.00%	5,435.60	0.00	5,435.60	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Internet Services	-114.68	0.00	-114.68	0.00%	-114.68	0.00	-114.68	0.00%	0.00
Total Operating Income	21,694.32	21,775.00	-80.68	-0.37%	223,138.94	217,750.00	5,388.94	2.47%	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%	16,375.26	17,500.00	1,124.74	6.43%	17,500.00
Legal and Professional	0.00	208.33	208.33	100.00%	428.95	2,083.34	1,654.39	79.41%	2,500.00
Licenses	10.00	10.00	0.00	0.00%	10.00	10.00	0.00	0.00%	10.00
Management Fees	1,801.25	1,801.25	0.00	0.00%	18,012.50	18,012.50	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

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Bank Fees	0.00	2.08	2.08	100.00%	0.00	20.84	20.84	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	11.50	25.00	13.50	54.00%	229.80	500.00	270.20	54.04%	800.00
Total Administrative & Professional	1,822.75	2,046.66	223.91	10.94%	35,566.51	38,241.68	2,675.17	7.00%	44,065.00
Operating Expenses									
Swimming Pool	0.00	2,800.00	2,800.00	100.00%	14,439.37	15,000.00	560.63	3.74%	15,000.00
Cleaning	0.00	100.00	100.00	100.00%	463.25	1,800.00	1,336.75	74.26%	2,000.00
Sprinkler Repairs/Maintenance	0.00	1,920.00	1,920.00	100.00%	3,543.38	13,500.00	9,956.62	73.75%	13,500.00
Yard Care Services	5,037.73	6,596.12	1,558.39	23.63%	63,826.45	65,961.20	2,134.75	3.24%	79,153.44
Maintenance/Repair	3,948.29	2,083.33	-1,864.96	-89.52%	15,347.84	21,333.34	5,985.50	28.06%	25,500.00
Total Operating Expenses	8,986.02	13,499.45	4,513.43	33.43%	97,620.29	117,594.54	19,974.25	16.99%	135,153.44
Utilities									
Electricity	1,073.17	800.00	-273.17	-34.15%	5,676.84	5,750.00	73.16	1.27%	6,500.00
Garbage Removal	1,142.39	1,083.33	-59.06	-5.45%	10,775.78	10,833.34	57.56	0.53%	13,000.00
Gas	21.26	450.00	428.74	95.28%	2,522.11	3,200.00	677.89	21.18%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	2,112.61	750.00	-1,362.61	-181.68%	750.00
Water & Sewer	4,526.98	4,583.33	56.35	1.23%	44,866.10	45,833.34	967.24	2.11%	55,000.00
Internet	114.68	125.00	10.32	8.26%	1,166.80	1,250.00	83.20	6.66%	1,500.00
Total Utilities	6,878.48	7,041.66	163.18	2.32%	67,120.24	67,616.68	496.44	0.73%	80,250.00
Miscellaneous	0.00	135.96	135.96	100.00%	150.00	1,359.64	1,209.64	88.97%	1,631.56
Total Operating Expense	17,687.25	22,723.73	5,036.48	22.16%	200,457.04	224,812.54	24,355.50	10.83%	261,100.00
Total Operating	21,694.32	21,775.00	-80.68	-0.37%	223,138.94	217,750.00	5,388.94	2.47%	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
Income									
Total Operating Expense	17,687.25	22,723.73	5,036.48	22.16%	200,457.04	224,812.54	24,355.50	10.83%	261,100.00
NOI - Net Operating Income	4,007.07	-948.73	4,955.80	522.36%	22,681.90	-7,062.54	29,744.44	421.16%	200.00
Other Income									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	98,100.00	98,100.00	0.00	0.00%	117,720.00
Interest Earned	10.21	0.00	10.21	0.00%	110.32	0.00	110.32	0.00%	0.00
Reinvestment Fee	2,400.00	0.00	2,400.00	0.00%	12,000.00	0.00	12,000.00	0.00%	0.00
Total Other Income	12,220.21	9,810.00	2,410.21	24.57%	110,210.32	98,100.00	12,110.32	12.34%	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	12,220.21	9,810.00	2,410.21	24.57%	110,210.32	94,302.00	15,908.32	16.87%	113,922.00
Total Income									
Total Income	33,914.53	31,585.00	2,329.53	7.38%	333,349.26	315,850.00	17,499.26	5.54%	379,020.00
Total Expense	17,687.25	22,723.73	5,036.48	22.16%	200,457.04	228,610.54	28,153.50	12.32%	264,898.00
Net Income	16,227.28	8,861.27	7,366.01	83.13%	132,892.22	87,239.46	45,652.76	52.33%	114,122.00

Balance Sheet

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

As of: 10/31/2021

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	53,061.40
Reserve Account - Keybank	382,155.54
Reserve Account - EFCU	19,744.09
Landscape Account - Keybank	25,002.64
Total Cash	479,963.67
TOTAL ASSETS	479,963.67
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	8,918.52
Total Liabilities	8,918.52
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	132,892.22
Calculated Prior Years Retained Earnings	180,777.48
Total Capital	471,045.15
TOTAL LIABILITIES & CAPITAL	479,963.67

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 Oct 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	Sep 2021	Oct 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	21,016.80	21,001.54	210,355.16
Reimbursed Expenses	0.00	0.00	3.00	0.00	0.00	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	2.75	0.01	4.86
Parking	600.00	600.00	540.00	1,175.00	775.00	775.00	595.00	535.00	385.00	385.00	6,365.00
Pool Key	0.00	0.00	0.00	0.00	35.00	35.00	35.00	0.00	0.00	0.00	105.00
Discount/Promotion	-10.00	-10.00	-5.00	0.00	0.00	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	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	160.00	-10.00	410.00
Rule Violations	0.00	0.00	0.00	50.00	0.00	43.50	6.50	23.50	51.50	0.00	175.00
Late Fees	70.50	116.50	248.50	2,416.11	663.50	329.00	453.80	448.54	256.70	432.45	5,435.60
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	20.00	0.00	60.00
Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-114.68	-114.68
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	21,892.75	21,694.32	223,138.94
Expense											
Administrative & Professional											
Accounting	0.00	0.00	0.00	115.00	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	16,375.26	0.00	16,375.26
Legal and Professional	0.00	0.00	0.00	428.95	0.00	0.00	0.00	0.00	0.00	0.00	428.95
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
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	1,801.25	1,801.25	18,012.50
Property Manager Hourly	0.00	0.00	395.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	395.00
Postage/Office	0.00	0.00	24.10	159.40	2.70	8.55	8.80	4.65	10.10	11.50	229.80

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
Supplies											
Total	1,801.25	1,801.25	2,220.35	2,504.60	1,803.95	1,809.80	1,810.05	1,805.90	18,186.61	1,822.75	35,566.51
Administrative & Professional											
Operating Expenses											
Swimming Pool	700.00	0.00	2,550.00	60.00	0.00	1,017.72	1,069.70	2,785.18	6,256.77	0.00	14,439.37
Cleaning	41.00	90.00	90.00	90.00	0.00	84.00	0.00	0.00	68.25	0.00	463.25
Sprinkler Repairs/Maintenance	5.60	0.00	0.00	0.00	0.00	2,143.01	533.59	251.18	610.00	0.00	3,543.38
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	6,596.12	5,037.73	63,826.45
Maintenance/Repair	209.04	313.43	979.95	0.00	0.00	1,231.61	3,409.72	3,414.89	1,840.91	3,948.29	15,347.84
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	15,372.05	8,986.02	97,620.29
Utilities											
Electricity	598.55	15.60	295.39	843.03	67.47	612.42	717.83	718.33	735.05	1,073.17	5,676.84
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	1,067.39	1,142.39	10,775.78
Gas	139.70	103.74	95.07	56.46	31.95	300.91	559.97	445.15	767.90	21.26	2,522.11
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,112.61	0.00	2,112.61
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	4,506.94	4,526.98	44,866.10
Internet	114.68	114.68	114.68	0.00	239.36	114.68	114.68	124.68	114.68	114.68	1,166.80
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	9,304.57	6,878.48	67,120.24
Miscellaneous	0.00	150.00	0.00	0.00	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	42,863.23	17,687.25	200,457.04
NOI - Net Operating Income											
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	-20,970.48	4,007.07	22,681.90
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	9,810.00	9,810.00	98,100.00
Interest Earned	35.49	31.70	4.68	4.50	4.63	4.56	4.80	4.91	4.84	10.21	110.32
Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	4,000.00	2,400.00	755.00	2,445.00	2,400.00	12,000.00

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Total
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	12,259.84	12,220.21	110,210.32
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	12,259.84	12,220.21	110,210.32
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	34,152.59	33,914.53	333,349.26
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	42,863.23	17,687.25	200,457.04
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	-8,710.64	16,227.28	132,892.22