

# Monthly Income Statement

## Alliance Property Management

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

As of: Apr 2022

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	20,064.41
Reimbursed Expenses	0.00
Interest Charge	0.35
Parking	385.00
Pool Key	35.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	170.00
Rule Violations	50.00
Late Fees	31.24
<b>Total Operating Income</b>	<b>20,736.00</b>
<b>Expense</b>	
<b>Administrative &amp; Professional</b>	
Accounting	156.86
Legal and Professional	0.00
Management Fees	1,932.25
Property Manager Hourly	0.00
HOA Software/Website	390.19
Postage/Office Supplies	6.95
<b>Total Administrative &amp; Professional</b>	<b>2,486.25</b>
<b>Operating Expenses</b>	
Swimming Pool	0.00
Cleaning	95.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	6,794.00
Maintenance/Repair	4,150.45
<b>Total Operating Expenses</b>	<b>11,039.45</b>
<b>Utilities</b>	
Electricity	288.57
Garbage Removal	1,191.42
Gas	100.40
Water & Sewer	4,472.02
Internet	118.30
<b>Total Utilities</b>	<b>6,170.71</b>
Miscellaneous	0.00
<b>Total Operating Expense</b>	<b>19,696.41</b>

## Monthly Income Statement

Account Name	Selected Month
<b>NOI - Net Operating Income</b>	<b>1,039.59</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	10,019.00
Interest Earned	2.03
Reinvestment Fee	0.00
<b>Total Other Income</b>	<b>10,021.03</b>
<b>Net Other Income</b>	<b>10,021.03</b>
Total Income	30,757.03
Total Expense	19,696.41
<b>Net Income</b>	<b>11,060.62</b>

## Annual Budget - Comparative

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

As of: Apr 2022

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	20,064.41	20,766.00	-701.59	-3.38%	84,409.52	83,064.00	1,345.52	1.62%	249,192.00
Interest Charge	0.35	0.00	0.35	0.00%	4.43	0.00	4.43	0.00%	0.00
Parking	385.00	666.67	-281.67	-42.25%	1,600.00	2,666.68	-1,066.68	-40.00%	8,000.00
Pool Key	35.00	0.00	35.00	0.00%	70.00	0.00	70.00	0.00%	0.00
Opening Balance	0.00	0.00	0.00	0.00%	1,105.00	0.00	1,105.00	0.00%	0.00
Adjustment	0.00	0.00	0.00	0.00%	-3,012.64	0.00	-3,012.64	0.00%	0.00
Clubhouse Rental Fee	170.00	0.00	170.00	0.00%	315.00	0.00	315.00	0.00%	0.00
Rule Violations	50.00	0.00	50.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Late Fees	31.24	0.00	31.24	0.00%	892.76	0.00	892.76	0.00%	0.00
<b>Total Operating Income</b>	<b>20,736.00</b>	<b>21,432.67</b>	<b>-696.67</b>	<b>-3.25%</b>	<b>85,484.07</b>	<b>85,730.68</b>	<b>-246.61</b>	<b>-0.29%</b>	<b>257,192.00</b>
<b>Expense</b>									
<b>Administrative &amp; Professional</b>									
Accounting	156.86	120.00	-36.86	-30.72%	156.86	120.00	-36.86	-30.72%	120.00
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	19,000.00
Legal and Professional	0.00	41.67	41.67	100.00%	0.00	166.68	166.68	100.00%	500.00
Licenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10.00
Management Fees	1,932.25	1,932.25	0.00	0.00%	7,729.00	7,729.00	0.00	0.00%	23,187.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	8.36	8.36	100.00%	25.00
HOA Software/Website	390.19	0.00	-390.19	0.00%	390.19	0.00	-390.19	0.00%	1,500.00
Postage/Office Supplies	6.95	66.67	59.72	89.58%	191.15	266.68	75.53	28.32%	800.00
<b>Total Administrative</b>	<b>2,486.25</b>	<b>2,162.68</b>	<b>-323.57</b>	<b>-14.96%</b>	<b>8,467.20</b>	<b>8,290.72</b>	<b>-176.48</b>	<b>-2.13%</b>	<b>45,142.00</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>&amp; Professional</b>									
<b>Operating Expenses</b>									
Swimming Pool	0.00	0.00	0.00	0.00%	790.00	0.00	-790.00	0.00%	22,000.00
Cleaning	95.00	0.00	-95.00	0.00%	95.00	0.00	-95.00	0.00%	0.00
Sprinkler Repairs/Maintenance	0.00	1,000.00	1,000.00	100.00%	0.00	1,000.00	1,000.00	100.00%	13,500.00
Yard Care Services	6,794.00	5,857.67	-936.33	-15.98%	21,907.19	23,430.70	1,523.51	6.50%	70,292.06
Maintenance/Repair	4,150.45	1,891.68	-2,258.77	-119.41%	6,669.41	7,566.72	897.31	11.86%	22,700.00
<b>Total Operating Expenses</b>	<b>11,039.45</b>	<b>8,749.35</b>	<b>-2,290.10</b>	<b>-26.17%</b>	<b>29,461.60</b>	<b>31,997.42</b>	<b>2,535.82</b>	<b>7.93%</b>	<b>128,492.06</b>
<b>Utilities</b>									
Electricity	288.57	541.67	253.10	46.73%	1,201.00	2,166.68	965.68	44.57%	6,500.00
Garbage Removal	1,191.42	1,125.00	-66.42	-5.90%	4,537.90	4,500.00	-37.90	-0.84%	13,500.00
Gas	100.40	291.67	191.27	65.58%	689.23	1,166.68	477.45	40.92%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Water & Sewer	4,472.02	4,583.34	111.32	2.43%	17,873.25	18,333.36	460.11	2.51%	55,000.00
Internet	118.30	125.00	6.70	5.36%	358.52	500.00	141.48	28.30%	1,500.00
<b>Total Utilities</b>	<b>6,170.71</b>	<b>6,666.68</b>	<b>495.97</b>	<b>7.44%</b>	<b>24,659.90</b>	<b>26,666.72</b>	<b>2,006.82</b>	<b>7.53%</b>	<b>82,500.00</b>
Miscellaneous	0.00	88.16	88.16	100.00%	0.00	352.66	352.66	100.00%	1,057.94
<b>Total Operating Expense</b>	<b>19,696.41</b>	<b>17,666.87</b>	<b>-2,029.54</b>	<b>-11.49%</b>	<b>62,588.70</b>	<b>67,307.52</b>	<b>4,718.82</b>	<b>7.01%</b>	<b>257,192.00</b>
Total Operating Income	20,736.00	21,432.67	-696.67	-3.25%	85,484.07	85,730.68	-246.61	-0.29%	257,192.00
Total Operating Expense	19,696.41	17,666.87	-2,029.54	-11.49%	62,588.70	67,307.52	4,718.82	7.01%	257,192.00
<b>NOI - Net Operating Income</b>	<b>1,039.59</b>	<b>3,765.80</b>	<b>-2,726.21</b>	<b>-72.39%</b>	<b>22,895.37</b>	<b>18,423.16</b>	<b>4,472.21</b>	<b>24.27%</b>	<b>0.00</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>Other Income</b>									
Reserve Account Revenue	10,019.00	10,019.00	0.00	0.00%	40,076.00	40,076.00	0.00	0.00%	120,228.00
Interest Earned	2.03	0.00	2.03	0.00%	62.78	0.00	62.78	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	5,600.00	0.00	5,600.00	0.00%	0.00
<b>Total Other Income</b>	<b>10,021.03</b>	<b>10,019.00</b>	<b>2.03</b>	<b>0.02%</b>	<b>45,738.78</b>	<b>40,076.00</b>	<b>5,662.78</b>	<b>14.13%</b>	<b>120,228.00</b>
<b>Other Expense</b>									
Reserve Expenses	0.00	416.67	416.67	100.00%	0.00	1,666.68	1,666.68	100.00%	5,000.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>416.67</b>	<b>416.67</b>	<b>100.00%</b>	<b>0.00</b>	<b>1,666.68</b>	<b>1,666.68</b>	<b>100.00%</b>	<b>5,000.00</b>
<b>Net Other Income</b>	<b>10,021.03</b>	<b>9,602.33</b>	<b>418.70</b>	<b>4.36%</b>	<b>45,738.78</b>	<b>38,409.32</b>	<b>7,329.46</b>	<b>19.08%</b>	<b>115,228.00</b>
Total Income	30,757.03	31,451.67	-694.64	-2.21%	131,222.85	125,806.68	5,416.17	4.31%	377,420.00
Total Expense	19,696.41	18,083.54	-1,612.87	-8.92%	62,588.70	68,974.20	6,385.50	9.26%	262,192.00
<b>Net Income</b>	<b>11,060.62</b>	<b>13,368.13</b>	<b>-2,307.51</b>	<b>-17.26%</b>	<b>68,634.15</b>	<b>56,832.48</b>	<b>11,801.67</b>	<b>20.77%</b>	<b>115,228.00</b>

## Balance Sheet

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

As of: 04/30/2022

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	57,978.91
Reserve Account - Keybank	472,902.40
Reserve Account - EFCU	19,753.88
Landscape Account - Keybank	25,005.12
<b>Total Cash</b>	<b>575,640.31</b>
<b>TOTAL ASSETS</b>	<b>575,640.31</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	11,716.89
<b>Total Liabilities</b>	<b>11,716.89</b>
<b>Capital</b>	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	68,634.15
Calculated Prior Years Retained Earnings	337,913.82
<b>Total Capital</b>	<b>563,923.42</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>575,640.31</b>

# HOA Income Statement - 12 Month

## Alliance Property Management

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

Fund Type: All

Period Range: Jan 2022 to Apr 2022

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total
<b>Operating Income &amp; Expense</b>					
<b>Income</b>					
HOA Dues	22,876.34	20,535.62	20,933.15	20,064.41	84,409.52
Interest Charge	1.79	0.88	1.41	0.35	4.43
Parking	445.00	445.00	325.00	385.00	1,600.00
Pool Key	0.00	0.00	35.00	35.00	70.00
Opening Balance	1,105.00	0.00	0.00	0.00	1,105.00
Adjustment	-3,012.64	0.00	0.00	0.00	-3,012.64
Clubhouse Rental Fee	-65.00	55.00	155.00	170.00	315.00
Rule Violations	50.00	0.00	0.00	50.00	100.00
Late Fees	396.52	198.00	267.00	31.24	892.76
<b>Total Operating Income</b>	<b>21,797.01</b>	<b>21,234.50</b>	<b>21,716.56</b>	<b>20,736.00</b>	<b>85,484.07</b>
<b>Expense</b>					
<b>Administrative &amp; Professional</b>					
Accounting	0.00	0.00	0.00	156.86	156.86
Management Fees	1,932.25	1,932.25	1,932.25	1,932.25	7,729.00
HOA Software/Website	0.00	0.00	0.00	390.19	390.19
Postage/Office Supplies	0.00	8.20	176.00	6.95	191.15
<b>Total Administrative &amp; Professional</b>	<b>1,932.25</b>	<b>1,940.45</b>	<b>2,108.25</b>	<b>2,486.25</b>	<b>8,467.20</b>
<b>Operating Expenses</b>					
Swimming Pool	0.00	790.00	0.00	0.00	790.00
Cleaning	0.00	0.00	0.00	95.00	95.00
Yard Care Services	5,037.73	5,037.73	5,037.73	6,794.00	21,907.19
Maintenance/Repair	597.78	1,386.67	534.51	4,150.45	6,669.41
<b>Total Operating Expenses</b>	<b>5,635.51</b>	<b>7,214.40</b>	<b>5,572.24</b>	<b>11,039.45</b>	<b>29,461.60</b>
<b>Utilities</b>					
Electricity	313.88	300.69	297.86	288.57	1,201.00
Garbage Removal	1,067.39	1,135.70	1,143.39	1,191.42	4,537.90

## HOA Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total
Gas	227.99	191.95	168.89	100.40	689.23
Water & Sewer	4,464.78	4,466.96	4,469.49	4,472.02	17,873.25
Internet	3.62	118.30	118.30	118.30	358.52
<b>Total Utilities</b>	<b>6,077.66</b>	<b>6,213.60</b>	<b>6,197.93</b>	<b>6,170.71</b>	<b>24,659.90</b>
<b>Total Operating Expense</b>	<b>13,645.42</b>	<b>15,368.45</b>	<b>13,878.42</b>	<b>19,696.41</b>	<b>62,588.70</b>
<b>NOI - Net Operating Income</b>	<b>8,151.59</b>	<b>5,866.05</b>	<b>7,838.14</b>	<b>1,039.59</b>	<b>22,895.37</b>
<b>Other Income &amp; Expense</b>					
<b>Other Income</b>					
Reserve Account Revenue	10,019.00	10,019.00	10,019.00	10,019.00	40,076.00
Interest Earned	20.05	19.07	21.63	2.03	62.78
Reinvestment Fee	2,400.00	1,600.00	1,600.00	0.00	5,600.00
<b>Total Other Income</b>	<b>12,439.05</b>	<b>11,638.07</b>	<b>11,640.63</b>	<b>10,021.03</b>	<b>45,738.78</b>
<b>Net Other Income</b>	<b>12,439.05</b>	<b>11,638.07</b>	<b>11,640.63</b>	<b>10,021.03</b>	<b>45,738.78</b>
Total Income	34,236.06	32,872.57	33,357.19	30,757.03	131,222.85
Total Expense	13,645.42	15,368.45	13,878.42	19,696.41	62,588.70
Net Income	<b>20,590.64</b>	<b>17,504.12</b>	<b>19,478.77</b>	<b>11,060.62</b>	<b>68,634.15</b>