

# Monthly Income Statement

## Alliance Property Management

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

As of: Apr 2019

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	6,069.35
Parking	100.00
<b>Total Operating Income</b>	<b>6,169.35</b>
<b>Expense</b>	
Licenses	25.00
Management Fees	2,487.00
Swimming Pool	150.00
<b>Cleaning and Maintenance</b>	
Cleaning (Common Areas)	50.00
<b>Total Cleaning and Maintenance</b>	<b>50.00</b>
<b>Common Area Maint.</b>	
Yard Maintenance	6,282.75
<b>Total Common Area Maint.</b>	<b>6,282.75</b>
<b>Total Operating Expense</b>	<b>8,994.75</b>
<b>NOI - Net Operating Income</b>	<b>-2,825.40</b>
Total Income	6,169.35
Total Expense	8,994.75
<b>Net Income</b>	<b>-2,825.40</b>

## Annual Budget - Comparative

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

As of: Apr 2019

Additional Account Types: None

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	6,069.35	16,984.34	-10,914.99	-64.27%	6,069.35	67,937.36	-61,868.01	-91.07%	203,812.00
Parking	100.00	0.00	100.00	0.00%	100.00	0.00	100.00	0.00%	0.00
<b>Total Operating Income</b>	<b>6,169.35</b>	<b>16,984.34</b>	<b>-10,814.99</b>	<b>-63.68%</b>	<b>6,169.35</b>	<b>67,937.36</b>	<b>-61,768.01</b>	<b>-90.92%</b>	<b>203,812.00</b>
<b>Expense</b>									
Bad Debt / Uncollectible Money	0.00	375.00	375.00	100.00%	0.00	1,500.00	1,500.00	100.00%	4,500.00
Insurance	0.00	1,500.00	1,500.00	100.00%	0.00	6,000.00	6,000.00	100.00%	18,000.00
Legal and Professional	0.00	416.67	416.67	100.00%	0.00	1,666.68	1,666.68	100.00%	5,000.00
Licenses	25.00	0.00	-25.00	0.00%	25.00	0.00	-25.00	0.00%	0.00
Management Fees	2,487.00	1,166.67	-1,320.33	-113.17%	2,487.00	4,666.68	2,179.68	46.71%	14,000.00
Miscellaneous	0.00	291.67	291.67	100.00%	0.00	1,166.68	1,166.68	100.00%	3,500.00
Swimming Pool	150.00	1,041.67	891.67	85.60%	150.00	4,166.68	4,016.68	96.40%	12,500.00
HOA Activities	0.00	125.00	125.00	100.00%	0.00	500.00	500.00	100.00%	1,500.00
HOA Software	0.00	325.00	325.00	100.00%	0.00	1,300.00	1,300.00	100.00%	3,900.00
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	50.00	125.00	75.00	60.00%	50.00	500.00	450.00	90.00%	2,000.00
<b>Total Cleaning and Maintenance</b>	<b>50.00</b>	<b>125.00</b>	<b>75.00</b>	<b>60.00%</b>	<b>50.00</b>	<b>500.00</b>	<b>450.00</b>	<b>90.00%</b>	<b>2,000.00</b>
<b>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	0.00	1,562.50	1,562.50	100.00%	0.00	3,125.00	3,125.00	100.00%	12,500.00
Yard Maintenance	6,282.75	4,674.16	-1,608.59	-34.41%	6,282.75	18,696.64	12,413.89	66.40%	56,090.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Snow Removal	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%	10,000.00
Maintenance/Repair	0.00	2,708.66	2,708.66	100.00%	0.00	10,834.64	10,834.64	100.00%	32,504.00
<b>Total Common Area Maint.</b>	<b>6,282.75</b>	<b>8,945.32</b>	<b>2,662.57</b>	<b>29.76%</b>	<b>6,282.75</b>	<b>37,656.28</b>	<b>31,373.53</b>	<b>83.32%</b>	<b>111,094.00</b>
<b>Supplies</b>									
Postage and Delivery	0.00	125.00	125.00	100.00%	0.00	500.00	500.00	100.00%	1,500.00
<b>Total Supplies</b>	<b>0.00</b>	<b>125.00</b>	<b>125.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>500.00</b>	<b>500.00</b>	<b>100.00%</b>	<b>1,500.00</b>
<b>Utility Expenses</b>									
Electric Utility Expense	0.00	416.67	416.67	100.00%	0.00	1,666.68	1,666.68	100.00%	5,000.00
Garbage Removal	0.00	1,166.67	1,166.67	100.00%	0.00	4,666.68	4,666.68	100.00%	14,000.00
Gas Utility Expense	0.00	375.00	375.00	100.00%	0.00	1,500.00	1,500.00	100.00%	4,500.00
Water/Sewer/Garbage	0.00	41.67	41.67	100.00%	0.00	166.68	166.68	100.00%	500.00
<b>Total Utility Expenses</b>	<b>0.00</b>	<b>2,000.01</b>	<b>2,000.01</b>	<b>100.00%</b>	<b>0.00</b>	<b>8,000.04</b>	<b>8,000.04</b>	<b>100.00%</b>	<b>24,000.00</b>
<b>Total Operating Expense</b>	<b>8,994.75</b>	<b>16,437.01</b>	<b>7,442.26</b>	<b>45.28%</b>	<b>8,994.75</b>	<b>67,623.04</b>	<b>58,628.29</b>	<b>86.70%</b>	<b>201,494.00</b>
Total Operating Income	6,169.35	16,984.34	-10,814.99	-63.68%	6,169.35	67,937.36	-61,768.01	-90.92%	203,812.00
Total Operating Expense	8,994.75	16,437.01	7,442.26	45.28%	8,994.75	67,623.04	58,628.29	86.70%	201,494.00
<b>NOI - Net Operating Income</b>	<b>-2,825.40</b>	<b>547.33</b>	<b>-3,372.73</b>	<b>-616.22%</b>	<b>-2,825.40</b>	<b>314.32</b>	<b>-3,139.72</b>	<b>-998.89%</b>	<b>2,318.00</b>
<b>Other Income</b>									
Reserve Account Revenue	0.00	5,416.66	-5,416.66	-100.00%	0.00	21,666.64	-21,666.64	-100.00%	65,000.00
<b>Total Other Income</b>	<b>0.00</b>	<b>5,416.66</b>	<b>-5,416.66</b>	<b>-100.00%</b>	<b>0.00</b>	<b>21,666.64</b>	<b>-21,666.64</b>	<b>-100.00%</b>	<b>65,000.00</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>Net Other Income</b>	0.00	5,416.66	-5,416.66	-100.00%	0.00	21,666.64	-21,666.64	-100.00%	65,000.00
Total Income	6,169.35	22,401.00	-16,231.65	-72.46%	6,169.35	89,604.00	-83,434.65	-93.11%	268,812.00
Total Expense	8,994.75	16,437.01	7,442.26	45.28%	8,994.75	67,623.04	58,628.29	86.70%	201,494.00
<b>Net Income</b>	<b>-2,825.40</b>	<b>5,963.99</b>	<b>-8,789.39</b>	<b>-147.37%</b>	<b>-2,825.40</b>	<b>21,980.96</b>	<b>-24,806.36</b>	<b>-112.85%</b>	<b>67,318.00</b>

## Balance Sheet

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

As of: 04/30/2019

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	53,380.15
Reserve Cash Account	100.00
<b>Total Cash</b>	<b>53,480.15</b>
<b>TOTAL ASSETS</b>	<b>53,480.15</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	7,336.75
<b>Total Liabilities</b>	<b>7,336.75</b>
<b>Capital</b>	
Owner Contribution	48,968.80
Calculated Retained Earnings	-2,825.40
<b>Total Capital</b>	<b>46,143.40</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>53,480.15</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 2019 to Apr 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	Total
<b>Operating Income &amp; Expense</b>					
<b>Income</b>					
HOA Dues	0.00	0.00	0.00	6,069.35	6,069.35
Parking	0.00	0.00	0.00	100.00	100.00
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,169.35</b>	<b>6,169.35</b>
<b>Expense</b>					
Licenses	0.00	0.00	0.00	25.00	25.00
Management Fees	0.00	0.00	0.00	2,487.00	2,487.00
Swimming Pool	0.00	0.00	0.00	150.00	150.00
<b>Cleaning and Maintenance</b>					
Cleaning (Common Areas)	0.00	0.00	0.00	50.00	50.00
<b>Total Cleaning and Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>
<b>Common Area Maint.</b>					
Yard Maintenance	0.00	0.00	0.00	6,282.75	6,282.75
<b>Total Common Area Maint.</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,282.75</b>	<b>6,282.75</b>
<b>Total Operating Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,994.75</b>	<b>8,994.75</b>
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-2,825.40</b>	<b>-2,825.40</b>
Total Income	0.00	0.00	0.00	6,169.35	6,169.35
Total Expense	0.00	0.00	0.00	8,994.75	8,994.75
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-2,825.40</b>	<b>-2,825.40</b>