

Monthly Income Statement

Alliance Property Management

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

As of: Sep 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	21,016.80
Reimbursed Expenses	0.00
Interest Charge	2.75
Parking	385.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	160.00
Rule Violations	51.50
Late Fees	256.70
NSF Charge	20.00
Total Operating Income	21,892.75
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	16,375.26
Legal and Professional	0.00
Management Fees	1,801.25
Property Manager Hourly	0.00
Bank Fees	0.00
Postage/Office Supplies	10.10
Total Administrative & Professional	18,186.61
Operating Expenses	
Swimming Pool	6,256.77
Cleaning	68.25
Sprinkler Repairs/Maintenance	610.00
Yard Care Services	6,596.12
Maintenance/Repair	1,840.91
Total Operating Expenses	15,372.05
Utilities	
Electricity	735.05
Garbage Removal	1,067.39
Gas	767.90
Secondary Water	2,112.61
Water & Sewer	4,506.94
Internet	114.68
Total Utilities	9,304.57
Miscellaneous	0.00

Monthly Income Statement

Account Name	Selected Month
Total Operating Expense	42,863.23
NOI - Net Operating Income	-20,970.48
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,810.00
Interest Earned	4.84
Reinvestment Fee	2,445.00
Total Other Income	12,259.84
Net Other Income	12,259.84
Total Income	34,152.59
Total Expense	42,863.23
Net Income	-8,710.64

Annual Budget - Comparative

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

As of: Sep 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	21,016.80	20,975.00	41.80	0.20%	189,353.62	188,775.00	578.62	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	2.75	0.00	2.75	0.00%	4.85	0.00	4.85	0.00%	0.00
Parking	385.00	800.00	-415.00	-51.88%	5,980.00	7,200.00	-1,220.00	-16.94%	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	160.00	0.00	160.00	0.00%	420.00	0.00	420.00	0.00%	0.00
Rule Violations	51.50	0.00	51.50	0.00%	175.00	0.00	175.00	0.00%	0.00
Late Fees	256.70	0.00	256.70	0.00%	5,003.15	0.00	5,003.15	0.00%	0.00
NSF Charge	20.00	0.00	20.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Total Operating Income	21,892.75	21,775.00	117.75	0.54%	201,444.62	195,975.00	5,469.62	2.79%	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	16,375.26	17,500.00	1,124.74	6.43%	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	1,875.01	1,446.06	77.12%	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%	16,211.25	16,211.25	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	18.76	18.76	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	10.10	25.00	14.90	59.60%	218.30	475.00	256.70	54.04%	800.00
Total Administrative & Professional	18,186.61	19,536.66	1,350.05	6.91%	33,743.76	36,195.02	2,451.26	6.77%	44,065.00
Operating Expenses									
Swimming Pool	6,256.77	3,000.00	-3,256.77	-108.56%	14,439.37	12,200.00	-2,239.37	-18.36%	15,000.00
Cleaning	68.25	300.00	231.75	77.25%	463.25	1,700.00	1,236.75	72.75%	2,000.00
Sprinkler Repairs/Maintenance	610.00	1,930.00	1,320.00	68.39%	3,543.38	11,580.00	8,036.62	69.40%	13,500.00
Yard Care Services	6,596.12	6,596.12	0.00	0.00%	58,788.72	59,365.08	576.36	0.97%	79,153.44
Maintenance/Repair	1,840.91	2,183.33	342.42	15.68%	11,399.55	19,250.01	7,850.46	40.78%	25,500.00
Total Operating Expenses	15,372.05	14,009.45	-1,362.60	-9.73%	88,634.27	104,095.09	15,460.82	14.85%	135,153.44
Utilities									
Electricity	735.05	800.00	64.95	8.12%	4,603.67	4,950.00	346.33	7.00%	6,500.00
Garbage Removal	1,067.39	1,083.33	15.94	1.47%	9,633.39	9,750.01	116.62	1.20%	13,000.00
Gas	767.90	500.00	-267.90	-53.58%	2,500.85	2,750.00	249.15	9.06%	3,500.00
Secondary Water	2,112.61	750.00	-1,362.61	-181.68%	2,112.61	750.00	-1,362.61	-181.68%	750.00
Water & Sewer	4,506.94	4,583.33	76.39	1.67%	40,339.12	41,250.01	910.89	2.21%	55,000.00
Internet	114.68	125.00	10.32	8.26%	1,052.12	1,125.00	72.88	6.48%	1,500.00
Total Utilities	9,304.57	7,841.66	-1,462.91	-18.66%	60,241.76	60,575.02	333.26	0.55%	80,250.00
Miscellaneous	0.00	135.96	135.96	100.00%	150.00	1,223.68	1,073.68	87.74%	1,631.56
Total Operating Expense	42,863.23	41,523.73	-1,339.50	-3.23%	182,769.79	202,088.81	19,319.02	9.56%	261,100.00
Total Operating Income	21,892.75	21,775.00	117.75	0.54%	201,444.62	195,975.00	5,469.62	2.79%	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	42,863.23	41,523.73	-1,339.50	-3.23%	182,769.79	202,088.81	19,319.02	9.56%	261,100.00
NOI - Net Operating Income	-20,970.48	-19,748.73	-1,221.75	-6.19%	18,674.83	-6,113.81	24,788.64	405.45%	200.00
Other Income									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	88,290.00	88,290.00	0.00	0.00%	117,720.00
Interest Earned	4.84	0.00	4.84	0.00%	100.11	0.00	100.11	0.00%	0.00
Reinvestment Fee	2,445.00	0.00	2,445.00	0.00%	9,600.00	0.00	9,600.00	0.00%	0.00
Total Other Income	12,259.84	9,810.00	2,449.84	24.97%	97,990.11	88,290.00	9,700.11	10.99%	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	12,259.84	9,810.00	2,449.84	24.97%	97,990.11	84,492.00	13,498.11	15.98%	113,922.00
Total Income									
Total Income	34,152.59	31,585.00	2,567.59	8.13%	299,434.73	284,265.00	15,169.73	5.34%	379,020.00
Total Expense									
Total Expense	42,863.23	41,523.73	-1,339.50	-3.23%	182,769.79	205,886.81	23,117.02	11.23%	264,898.00
Net Net Income									
Net Net Income	-8,710.64	-9,938.73	1,228.09	12.36%	116,664.94	78,378.19	38,286.75	48.85%	114,122.00

Balance Sheet

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

As of: 09/30/2021

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	53,444.33
Reserve Account - Keybank	366,737.34
Reserve Account - EFCU	19,742.41
Landscape Account - Keybank	25,002.31
Total Cash	464,926.39
TOTAL ASSETS	464,926.39
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	9,597.52
Total Liabilities	9,597.52
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	116,664.94
Calculated Prior Years Retained Earnings	180,777.48
Total Capital	455,328.87
TOTAL LIABILITIES & CAPITAL	464,926.39

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 Sep 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	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	189,353.62
Reimbursed Expenses	0.00	0.00	3.00	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	4.85
Parking	600.00	600.00	540.00	1,175.00	775.00	775.00	595.00	535.00	385.00	5,980.00
Pool Key	0.00	0.00	0.00	0.00	35.00	35.00	35.00	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	-25.00
Opening Balance	0.00	0.00	0.00	365.00	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	420.00
Rule Violations	0.00	0.00	0.00	50.00	0.00	43.50	6.50	23.50	51.50	175.00
Late Fees	70.50	116.50	248.50	2,416.11	663.50	329.00	453.80	448.54	256.70	5,003.15
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	20.00	60.00
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	21,892.75	201,444.62
Expense										
Administrative & Professional										
Accounting	0.00	0.00	0.00	115.00	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	16,375.26
Legal and Professional	0.00	0.00	0.00	428.95	0.00	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	1,801.25	16,211.25
Property Manager Hourly	0.00	0.00	395.00	0.00	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	10.10	218.30
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	18,186.61	33,743.76

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	Total
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	14,439.37
Cleaning	41.00	90.00	90.00	90.00	0.00	84.00	0.00	0.00	68.25	463.25
Sprinkler Repairs/ Maintenance	5.60	0.00	0.00	0.00	0.00	2,143.01	533.59	251.18	610.00	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	58,788.72
Maintenance/Repair	209.04	313.43	979.95	0.00	0.00	1,231.61	3,409.72	3,414.89	1,840.91	11,399.55
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	88,634.27
Utilities										
Electricity	598.55	15.60	295.39	843.03	67.47	612.42	717.83	718.33	735.05	4,603.67
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	9,633.39
Gas	139.70	103.74	95.07	56.46	31.95	300.91	559.97	445.15	767.90	2,500.85
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,112.61	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	40,339.12
Internet	114.68	114.68	114.68	0.00	239.36	114.68	114.68	124.68	114.68	1,052.12
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	60,241.76
Miscellaneous	0.00	150.00	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	182,769.79
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	18,674.83
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	88,290.00
Interest Earned	35.49	31.70	4.68	4.50	4.63	4.56	4.80	4.91	4.84	100.11
Reinvestment Fee	0.00	0.00	0.00	0.00	0.00	4,000.00	2,400.00	755.00	2,445.00	9,600.00
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	12,259.84	97,990.11
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	97,990.11
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	299,434.73
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	182,769.79