

# Monthly Income Statement

## Alliance Property Management

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

As of: Aug 2019

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	15,983.12
Parking	600.00
Interest Earned	11.71
Convenience Fees	0.00
Pool Key	0.00
Adjustment	-200.00
Clubhouse Rental Fee	40.00
Reinvestment Fee	0.00
Late Fees	166.07
NSF Charge	0.00
<b>Total Operating Income</b>	<b>16,600.90</b>
<b>Expense</b>	
Insurance	1,409.92
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	3,554.98
HOA Software	0.00
<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>	
Sprinkler Repairs/Maintenance	2,863.51
Yard Maintenance	6,282.75
Maintenance/Repair	623.49
<b>Total Common Area Maint.</b>	<b>9,769.75</b>
<b>Contractors</b>	
Pest Control	170.00
<b>Total Contractors</b>	<b>170.00</b>
<b>Supplies</b>	
Postage and Delivery	24.40
<b>Total Supplies</b>	<b>24.40</b>
<b>Utility Expenses</b>	
Electric Utility Expense	674.98
Garbage Removal	1,006.08
Gas Utility Expense	234.30
Water/Sewer/Garbage	0.00
Internet	123.08
<b>Total Utility Expenses</b>	<b>2,038.44</b>
<b>Total Operating Expense</b>	<b>18,654.49</b>

## Monthly Income Statement

Account Name	Selected Month
<b>NOI - Net Operating Income</b>	<b>-2,053.59</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	5,416.67
Insurance Claim Payment	4,491.99
<b>Total Other Income</b>	<b>9,908.66</b>
<b>Other Expense</b>	
Reserve Expenses	750.00
Insurance Claim Expense	4,491.99
<b>Total Other Expense</b>	<b>5,241.99</b>
<b>Net Other Income</b>	<b>4,666.67</b>
Total Income	26,509.56
Total Expense	23,896.48
<b>Net Income</b>	<b>2,613.08</b>

## Annual Budget - Comparative

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

As of: Aug 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	15,983.12	16,984.33	-1,001.21	-5.89%	127,247.13	135,874.68	-8,627.55	-6.35%	203,812.00
Parking	600.00	0.00	600.00	0.00%	4,489.00	0.00	4,489.00	0.00%	0.00
Interest Earned	11.71	0.00	11.71	0.00%	189.27	0.00	189.27	0.00%	0.00
Convenience Fees	0.00	0.00	0.00	0.00%	395.36	0.00	395.36	0.00%	0.00
Pool Key	0.00	0.00	0.00	0.00%	35.00	0.00	35.00	0.00%	0.00
Adjustment	-200.00	0.00	-200.00	0.00%	1,230.00	0.00	1,230.00	0.00%	0.00
Clubhouse Rental Fee	40.00	0.00	40.00	0.00%	280.00	0.00	280.00	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	11,579.57	0.00	11,579.57	0.00%	0.00
Late Fees	166.07	0.00	166.07	0.00%	2,291.59	0.00	2,291.59	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
<b>Total Operating Income</b>	<b>16,600.90</b>	<b>16,984.33</b>	<b>-383.43</b>	<b>-2.26%</b>	<b>147,761.92</b>	<b>135,874.68</b>	<b>11,887.24</b>	<b>8.75%</b>	<b>203,812.00</b>
<b>Expense</b>									
Bad Debt / Uncollectible Money	0.00	375.00	375.00	100.00%	0.00	3,000.00	3,000.00	100.00%	4,500.00
Insurance	1,409.92	1,500.00	90.08	6.01%	8,492.02	12,000.00	3,507.98	29.23%	18,000.00
Legal and Professional	0.00	416.67	416.67	100.00%	3,516.95	3,333.36	-183.59	-5.51%	5,000.00
Licenses	0.00	0.00	0.00	0.00%	25.00	0.00	-25.00	0.00%	0.00
Management Fees	1,637.00	1,166.67	-470.33	-40.31%	13,441.00	9,333.36	-4,107.64	-44.01%	14,000.00
Miscellaneous	0.00	291.67	291.67	100.00%	1,669.70	2,333.36	663.66	28.44%	3,500.00
Swimming Pool	3,554.98	1,041.67	-2,513.31	-241.28%	7,532.65	8,333.36	800.71	9.61%	12,500.00
HOA Activities	0.00	125.00	125.00	100.00%	0.00	1,000.00	1,000.00	100.00%	1,500.00
HOA Software	0.00	325.00	325.00	100.00%	1,892.79	2,600.00	707.21	27.20%	3,900.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	50.00	200.00	150.00	75.00%	442.82	1,300.00	857.18	65.94%	2,000.00
<b>Total Cleaning and Maintenance</b>	<b>50.00</b>	<b>200.00</b>	<b>150.00</b>	<b>75.00%</b>	<b>442.82</b>	<b>1,300.00</b>	<b>857.18</b>	<b>65.94%</b>	<b>2,000.00</b>
<b>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	2,863.51	1,562.50	-1,301.01	-83.26%	9,123.77	9,375.00	251.23	2.68%	12,500.00
Yard Maintenance	6,282.75	4,674.17	-1,608.58	-34.41%	50,009.75	37,393.32	-12,616.43	-33.74%	56,090.00
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	623.49	2,708.67	2,085.18	76.98%	14,767.14	21,669.32	6,902.18	31.85%	32,504.00
<b>Total Common Area Maint.</b>	<b>9,769.75</b>	<b>8,945.34</b>	<b>-824.41</b>	<b>-9.22%</b>	<b>73,900.66</b>	<b>73,437.64</b>	<b>-463.02</b>	<b>-0.63%</b>	<b>111,094.00</b>
<b>Contractors</b>									
Pest Control	170.00	0.00	-170.00	0.00%	245.00	0.00	-245.00	0.00%	0.00
<b>Total Contractors</b>	<b>170.00</b>	<b>0.00</b>	<b>-170.00</b>	<b>0.00%</b>	<b>245.00</b>	<b>0.00</b>	<b>-245.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>Supplies</b>									
Postage and Delivery	24.40	125.00	100.60	80.48%	537.10	1,000.00	462.90	46.29%	1,500.00
<b>Total Supplies</b>	<b>24.40</b>	<b>125.00</b>	<b>100.60</b>	<b>80.48%</b>	<b>537.10</b>	<b>1,000.00</b>	<b>462.90</b>	<b>46.29%</b>	<b>1,500.00</b>
<b>Utility Expenses</b>									
Electric Utility Expense	674.98	416.67	-258.31	-61.99%	3,232.57	3,333.36	100.79	3.02%	5,000.00
Garbage Removal	1,006.08	1,166.67	160.59	13.76%	7,898.06	9,333.36	1,435.30	15.38%	14,000.00
Gas Utility Expense	234.30	375.00	140.70	37.52%	1,917.90	3,000.00	1,082.10	36.07%	4,500.00
Water/Sewer/ Garbage	0.00	41.67	41.67	100.00%	680.61	333.36	-347.25	-104.17%	500.00
Internet	123.08	0.00	-123.08	0.00%	934.52	0.00	-934.52	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
<b>Total Utility Expenses</b>	2,038.44	2,000.01	-38.43	-1.92%	14,663.66	16,000.08	1,336.42	8.35%	24,000.00
<b>Total Operating Expense</b>	18,654.49	16,512.03	-2,142.46	-12.98%	126,359.35	133,671.16	7,311.81	5.47%	201,494.00
Total Operating Income	16,600.90	16,984.33	-383.43	-2.26%	147,761.92	135,874.68	11,887.24	8.75%	203,812.00
Total Operating Expense	18,654.49	16,512.03	-2,142.46	-12.98%	126,359.35	133,671.16	7,311.81	5.47%	201,494.00
<b>NOI - Net Operating Income</b>	-2,053.59	472.30	-2,525.89	-534.81%	21,402.57	2,203.52	19,199.05	871.29%	2,318.00
<b>Other Income</b>									
Reserve Account Revenue	5,416.67	5,416.67	0.00	0.00%	43,333.36	43,333.36	0.00	0.00%	65,000.00
Insurance Claim Payment	4,491.99	0.00	4,491.99	0.00%	8,731.70	0.00	8,731.70	0.00%	0.00
<b>Total Other Income</b>	9,908.66	5,416.67	4,491.99	82.93%	52,065.06	43,333.36	8,731.70	20.15%	65,000.00
<b>Other Expense</b>									
Reserve Expenses	750.00	0.00	-750.00	0.00%	1,622.19	0.00	-1,622.19	0.00%	0.00
Insurance Claim Expense	4,491.99	0.00	-4,491.99	0.00%	8,730.99	0.00	-8,730.99	0.00%	0.00
<b>Total Other Expense</b>	5,241.99	0.00	-5,241.99	0.00%	10,353.18	0.00	-10,353.18	0.00%	0.00
<b>Net Other Income</b>	4,666.67	5,416.67	-750.00	-13.85%	41,711.88	43,333.36	-1,621.48	-3.74%	65,000.00
Total Income	26,509.56	22,401.00	4,108.56	18.34%	199,826.98	179,208.04	20,618.94	11.51%	268,812.00
Total Expense	23,896.48	16,512.03	-7,384.45	-44.72%	136,712.53	133,671.16	-3,041.37	-2.28%	201,494.00
<b>Net Income</b>	2,613.08	5,888.97	-3,275.89	-55.63%	63,114.45	45,536.88	17,577.57	38.60%	67,318.00

## Balance Sheet

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

As of: 08/31/2019

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	54,633.74
Reserve Cash Account	139,010.47
Stone Creek CD #1	15,078.95
Stone Creek CD #2	5,015.46
Stone Creek CD #3	15,088.64
Stone Creek CD #4	5,010.11
<b>Total Cash</b>	<b>233,837.37</b>
<b>TOTAL ASSETS</b>	<b>233,837.37</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	8,562.66
<b>Total Liabilities</b>	<b>8,562.66</b>
<b>Capital</b>	
Opening Balance Equity	162,160.26
Calculated Retained Earnings	63,114.45
<b>Total Capital</b>	<b>225,274.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>233,837.37</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 Aug 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Total
<b>Operating Income &amp; Expense</b>									
<b>Income</b>									
HOA Dues	0.00	0.00	0.00	57,814.30	18,820.53	18,691.85	15,937.33	15,983.12	127,247.13
Parking	0.00	0.00	0.00	2,139.00	675.00	600.00	475.00	600.00	4,489.00
Interest Earned	0.00	0.00	0.00	49.06	3.29	8.86	116.35	11.71	189.27
Convenience Fees	0.00	0.00	0.00	352.50	42.86	0.00	0.00	0.00	395.36
Pool Key	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00
Adjustment	0.00	0.00	0.00	1,430.00	0.00	0.00	0.00	-200.00	1,230.00
Clubhouse Rental Fee	0.00	0.00	0.00	0.00	0.00	200.00	40.00	40.00	280.00
Reinvestment Fee	0.00	0.00	0.00	10,299.57	1,280.00	0.00	0.00	0.00	11,579.57
Late Fees	0.00	0.00	0.00	1,647.50	42.10	129.69	306.23	166.07	2,291.59
NSF Charge	0.00	0.00	0.00	5.00	20.00	0.00	0.00	0.00	25.00
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>73,736.93</b>	<b>20,883.78</b>	<b>19,630.40</b>	<b>16,909.91</b>	<b>16,600.90</b>	<b>147,761.92</b>
<b>Expense</b>									
Insurance	0.00	0.00	0.00	2,785.34	1,476.92	1,409.92	1,409.92	1,409.92	8,492.02
Legal and Professional	0.00	0.00	0.00	3,480.00	36.95	0.00	0.00	0.00	3,516.95
Licenses	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00
Management Fees	0.00	0.00	0.00	6,321.25	1,637.00	1,637.00	2,208.75	1,637.00	13,441.00
Miscellaneous	0.00	0.00	0.00	1,669.70	0.00	0.00	0.00	0.00	1,669.70
Swimming Pool	0.00	0.00	0.00	1,348.03	50.00	0.00	2,579.64	3,554.98	7,532.65
HOA Software	0.00	0.00	0.00	1,892.79	0.00	0.00	0.00	0.00	1,892.79
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	0.00	0.00	0.00	50.00	0.00	310.52	32.30	50.00	442.82
<b>Total Cleaning and Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>	<b>0.00</b>	<b>310.52</b>	<b>32.30</b>	<b>50.00</b>	<b>442.82</b>
<b>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	0.00	4,523.95	1,736.31	2,863.51	9,123.77
Yard Maintenance	0.00	0.00	0.00	16,746.75	6,282.75	14,414.75	6,282.75	6,282.75	50,009.75

## HOA Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Total
Maintenance/Repair	0.00	0.00	0.00	5,817.91	3,050.00	2,717.75	2,557.99	623.49	14,767.14
<b>Total Common Area Maint.</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,564.66</b>	<b>9,332.75</b>	<b>21,656.45</b>	<b>10,577.05</b>	<b>9,769.75</b>	<b>73,900.66</b>
<b>Contractors</b>									
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	75.00	170.00	245.00
<b>Total Contractors</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>75.00</b>	<b>170.00</b>	<b>245.00</b>
<b>Supplies</b>									
Postage and Delivery	0.00	0.00	0.00	429.85	0.00	53.25	29.60	24.40	537.10
<b>Total Supplies</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>429.85</b>	<b>0.00</b>	<b>53.25</b>	<b>29.60</b>	<b>24.40</b>	<b>537.10</b>
<b>Utility Expenses</b>									
Electric Utility Expense	0.00	0.00	0.00	812.03	365.19	702.07	678.30	674.98	3,232.57
Garbage Removal	0.00	0.00	0.00	3,873.74	2,004.48	7.68	1,006.08	1,006.08	7,898.06
Gas Utility Expense	0.00	0.00	0.00	414.98	28.73	610.07	629.82	234.30	1,917.90
Water/Sewer/Garbage	0.00	0.00	0.00	448.22	0.00	232.39	0.00	0.00	680.61
Internet	0.00	0.00	0.00	462.20	0.00	236.16	113.08	123.08	934.52
<b>Total Utility Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,011.17</b>	<b>2,398.40</b>	<b>1,788.37</b>	<b>2,427.28</b>	<b>2,038.44</b>	<b>14,663.66</b>
<b>Total Operating Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>46,577.79</b>	<b>14,932.02</b>	<b>26,855.51</b>	<b>19,339.54</b>	<b>18,654.49</b>	<b>126,359.35</b>
<b>NOI - Net Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27,159.14</b>	<b>5,951.76</b>	<b>-7,225.11</b>	<b>-2,429.63</b>	<b>-2,053.59</b>	<b>21,402.57</b>
<b>Other Income &amp; Expense</b>									
<b>Other Income</b>									
Reserve Account Revenue	0.00	0.00	0.00	21,666.68	5,416.67	5,416.67	5,416.67	5,416.67	43,333.36
Insurance Claim Payment	0.00	0.00	0.00	0.00	4,239.71	0.00	0.00	4,491.99	8,731.70
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,666.68</b>	<b>9,656.38</b>	<b>5,416.67</b>	<b>5,416.67</b>	<b>9,908.66</b>	<b>52,065.06</b>
<b>Other Expense</b>									
Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	872.19	750.00	1,622.19
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	4,239.00	0.00	4,491.99	8,730.99
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,239.00</b>	<b>872.19</b>	<b>5,241.99</b>	<b>10,353.18</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,666.68</b>	<b>9,656.38</b>	<b>1,177.67</b>	<b>4,544.48</b>	<b>4,666.67</b>	<b>41,711.88</b>



## HOA Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Total
Total Income	0.00	0.00	0.00	95,403.61	30,540.16	25,047.07	22,326.58	26,509.56	199,826.98
Total Expense	0.00	0.00	0.00	46,577.79	14,932.02	31,094.51	20,211.73	23,896.48	136,712.53
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>48,825.82</u>	<u>15,608.14</u>	<u>-6,047.44</u>	<u>2,114.85</u>	<u>2,613.08</u>	<u>63,114.45</u>