

Monthly Income Statement

Alliance Property Management

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

As of: Jun 2019

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	18,545.85
Parking	625.00
Interest Earned	8.86
Convenience Fees	0.00
Adjustment	0.00
Clubhouse Rental Fee	200.00
Reinvestment Fee	0.00
Late Fees	129.69
NSF Charge	0.00
Total Operating Income	19,509.40
Expense	
Insurance	1,409.92
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	0.00
HOA Software	0.00
Cleaning and Maintenance	
Cleaning (Common Areas)	310.52
Total Cleaning and Maintenance	310.52
Common Area Maint.	
Sprinkler Repairs/Maintenance	4,523.95
Yard Maintenance	14,414.75
Maintenance/Repair	2,717.75
Total Common Area Maint.	21,656.45
Supplies	
Postage and Delivery	53.25
Total Supplies	53.25
Utility Expenses	
Electric Utility Expense	702.07
Garbage Removal	7.68
Gas Utility Expense	610.07
Water/Sewer/Garbage	232.39
Internet	236.16
Total Utility Expenses	1,788.37
Total Operating Expense	26,855.51
NOI - Net Operating Income	-7,346.11

Monthly Income Statement

Account Name	Selected Month
Other Income & Expense	
Other Income	
Reserve Account Revenue	5,416.67
Insurance Claim Payment	0.00
Total Other Income	5,416.67
Other Expense	
Insurance Claim Expense	4,239.00
Total Other Expense	4,239.00
Net Other Income	1,177.67
Total Income	24,926.07
Total Expense	31,094.51
Net Income	-6,168.44

Annual Budget - Comparative

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

As of: Jun 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
Income									
HOA Dues	18,545.85	16,984.33	1,561.52	9.19%	95,180.68	101,906.02	-6,725.34	-6.60%	203,812.00
Parking	625.00	0.00	625.00	0.00%	3,439.00	0.00	3,439.00	0.00%	0.00
Interest Earned	8.86	0.00	8.86	0.00%	61.21	0.00	61.21	0.00%	0.00
Convenience Fees	0.00	0.00	0.00	0.00%	395.36	0.00	395.36	0.00%	0.00
Adjustment	0.00	0.00	0.00	0.00%	1,430.00	0.00	1,430.00	0.00%	0.00
Clubhouse Rental Fee	200.00	0.00	200.00	0.00%	200.00	0.00	200.00	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	129.69	0.00	129.69	0.00%	1,819.29	0.00	1,819.29	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Total Operating Income	19,509.40	16,984.33	2,525.07	14.87%	114,130.11	101,906.02	12,224.09	12.00%	203,812.00
Expense									
Bad Debt / Uncollectible Money	0.00	375.00	375.00	100.00%	0.00	2,250.00	2,250.00	100.00%	4,500.00
Insurance	1,409.92	1,500.00	90.08	6.01%	5,672.18	9,000.00	3,327.82	36.98%	18,000.00
Legal and Professional	0.00	416.67	416.67	100.00%	3,516.95	2,500.02	-1,016.93	-40.68%	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%	9,595.25	7,000.02	-2,595.23	-37.07%	14,000.00
Miscellaneous	0.00	291.67	291.67	100.00%	1,669.70	1,750.02	80.32	4.59%	3,500.00
Swimming Pool	0.00	1,041.67	1,041.67	100.00%	1,398.03	6,250.02	4,851.99	77.63%	12,500.00
HOA Activities	0.00	125.00	125.00	100.00%	0.00	750.00	750.00	100.00%	1,500.00
HOA Software	0.00	325.00	325.00	100.00%	1,892.79	1,950.00	57.21	2.93%	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
Cleaning and Maintenance									
Cleaning (Common Areas)	310.52	200.00	-110.52	-55.26%	360.52	900.00	539.48	59.94%	2,000.00
Total Cleaning and Maintenance	310.52	200.00	-110.52	-55.26%	360.52	900.00	539.48	59.94%	2,000.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	4,523.95	1,562.50	-2,961.45	-189.53%	4,523.95	6,250.00	1,726.05	27.62%	12,500.00
Yard Maintenance	14,414.75	4,674.17	-9,740.58	-208.39%	37,444.25	28,044.98	-9,399.27	-33.51%	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	2,717.75	2,708.67	-9.08	-0.34%	11,585.66	16,251.98	4,666.32	28.71%	32,504.00
Total Common Area Maint.	21,656.45	8,945.34	-12,711.11	-142.10%	53,553.86	55,546.96	1,993.10	3.59%	111,094.00
Supplies									
Postage and Delivery	53.25	125.00	71.75	57.40%	483.10	750.00	266.90	35.59%	1,500.00
Total Supplies	53.25	125.00	71.75	57.40%	483.10	750.00	266.90	35.59%	1,500.00
Utility Expenses									
Electric Utility Expense	702.07	416.67	-285.40	-68.50%	1,879.29	2,500.02	620.73	24.83%	5,000.00
Garbage Removal	7.68	1,166.67	1,158.99	99.34%	5,885.90	7,000.02	1,114.12	15.92%	14,000.00
Gas Utility Expense	610.07	375.00	-235.07	-62.69%	1,053.78	2,250.00	1,196.22	53.17%	4,500.00
Water/Sewer/ Garbage	232.39	41.67	-190.72	-457.69%	680.61	250.02	-430.59	-172.22%	500.00
Internet	236.16	0.00	-236.16	0.00%	698.36	0.00	-698.36	0.00%	0.00
Total Utility Expenses	1,788.37	2,000.01	211.64	10.58%	10,197.94	12,000.06	1,802.12	15.02%	24,000.00
Total Operating Expense	26,855.51	16,512.03	-10,343.48	-62.64%	88,365.32	100,647.10	12,281.78	12.20%	201,494.00

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 Income	19,509.40	16,984.33	2,525.07	14.87%	114,130.11	101,906.02	12,224.09	12.00%	203,812.00
Total Operating Expense	26,855.51	16,512.03	-10,343.48	-62.64%	88,365.32	100,647.10	12,281.78	12.20%	201,494.00
NOI - Net Operating Income	-7,346.11	472.30	-7,818.41	-1,655.39%	25,764.79	1,258.92	24,505.87	1,946.58%	2,318.00
Other Income									
Reserve Account Revenue	5,416.67	5,416.67	0.00	0.00%	32,500.02	32,500.02	0.00	0.00%	65,000.00
Insurance Claim Payment	0.00	0.00	0.00	0.00%	4,239.71	0.00	4,239.71	0.00%	0.00
Total Other Income	5,416.67	5,416.67	0.00	0.00%	36,739.73	32,500.02	4,239.71	13.05%	65,000.00
Other Expense									
Insurance Claim Expense	4,239.00	0.00	-4,239.00	0.00%	4,239.00	0.00	-4,239.00	0.00%	0.00
Total Other Expense	4,239.00	0.00	-4,239.00	0.00%	4,239.00	0.00	-4,239.00	0.00%	0.00
Net Other Income	1,177.67	5,416.67	-4,239.00	-78.26%	32,500.73	32,500.02	0.71	0.00%	65,000.00
Total Income	24,926.07	22,401.00	2,525.07	11.27%	150,869.84	134,406.04	16,463.80	12.25%	268,812.00
Total Expense	31,094.51	16,512.03	-14,582.48	-88.31%	92,604.32	100,647.10	8,042.78	7.99%	201,494.00
Net Income	-6,168.44	5,888.97	-12,057.41	-204.75%	58,265.52	33,758.94	24,506.58	72.59%	67,318.00

Balance Sheet

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

As of: 06/30/2019

Account Name	Balance
ASSETS	
Cash	
Operating Cash	57,323.07
Reserve Cash Account	132,648.34
Stone Creek CD #1	15,039.21
Stone Creek CD #2	5,000.00
Stone Creek CD #3	15,044.01
Stone Creek CD #4	5,005.05
Total Cash	230,059.68
TOTAL ASSETS	230,059.68
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	7,447.85
Total Liabilities	7,447.85
Capital	
Opening Balance Equity	164,346.31
Calculated Retained Earnings	58,265.52
Total Capital	222,611.83
TOTAL LIABILITIES & CAPITAL	230,059.68