

Monthly Income Statement

Alliance Property Management

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

As of: May 2019

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	18,820.53
Parking	675.00
Interest Earned	3.29
Convenience Fees	42.86
Adjustment	0.00
Reinvestment Fee	1,280.00
Late Fees	42.10
NSF Charge	20.00
Total Operating Income	20,883.78
Expense	
Insurance	1,476.92
Legal and Professional	36.95
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	50.00
HOA Software	0.00
Cleaning and Maintenance	
Cleaning (Common Areas)	0.00
Total Cleaning and Maintenance	0.00
Common Area Maint.	
Yard Maintenance	6,282.75
Maintenance/Repair	3,050.00
Total Common Area Maint.	9,332.75
Supplies	
Postage and Delivery	0.00
Total Supplies	0.00
Utility Expenses	
Electric Utility Expense	365.19
Garbage Removal	2,004.48
Gas Utility Expense	28.73
Water/Sewer/Garbage	0.00
Internet	0.00
Total Utility Expenses	2,398.40
Total Operating Expense	14,932.02
NOI - Net Operating Income	5,951.76
Other Income & Expense	
Other Income	
Reserve Account Revenue	5,416.67

Monthly Income Statement

Account Name	Selected Month
Insurance Claim Payment	4,239.71
Total Other Income	9,656.38
Net Other Income	9,656.38
Total Income	30,540.16
Total Expense	14,932.02
Net Income	15,608.14

Annual Budget - Comparative

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

As of: May 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	18,820.53	16,984.33	1,836.20	10.81%	76,634.83	84,921.69	-8,286.86	-9.76%	203,812.00
Parking	675.00	0.00	675.00	0.00%	2,814.00	0.00	2,814.00	0.00%	0.00
Interest Earned	3.29	0.00	3.29	0.00%	52.35	0.00	52.35	0.00%	0.00
Convenience Fees	42.86	0.00	42.86	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
Reinvestment Fee	1,280.00	0.00	1,280.00	0.00%	11,579.57	0.00	11,579.57	0.00%	0.00
Late Fees	42.10	0.00	42.10	0.00%	1,689.60	0.00	1,689.60	0.00%	0.00
NSF Charge	20.00	0.00	20.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Total Operating Income	20,883.78	16,984.33	3,899.45	22.96%	94,620.71	84,921.69	9,699.02	11.42%	203,812.00
Expense									
Bad Debt / Uncollectible Money	0.00	375.00	375.00	100.00%	0.00	1,875.00	1,875.00	100.00%	4,500.00
Insurance	1,476.92	1,500.00	23.08	1.54%	4,262.26	7,500.00	3,237.74	43.17%	18,000.00
Legal and Professional	36.95	416.67	379.72	91.13%	3,516.95	2,083.35	-1,433.60	-68.81%	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%	7,958.25	5,833.35	-2,124.90	-36.43%	14,000.00
Miscellaneous	0.00	291.67	291.67	100.00%	1,669.70	1,458.35	-211.35	-14.49%	3,500.00
Swimming Pool	50.00	1,041.67	991.67	95.20%	1,398.03	5,208.35	3,810.32	73.16%	12,500.00
HOA Activities	0.00	125.00	125.00	100.00%	0.00	625.00	625.00	100.00%	1,500.00
HOA Software	0.00	325.00	325.00	100.00%	1,892.79	1,625.00	-267.79	-16.48%	3,900.00
Cleaning and Maintenance									
Cleaning (Common Areas)	0.00	200.00	200.00	100.00%	50.00	700.00	650.00	92.86%	2,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Cleaning and Maintenance	0.00	200.00	200.00	100.00%	50.00	700.00	650.00	92.86%	2,000.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	0.00	1,562.50	1,562.50	100.00%	0.00	4,687.50	4,687.50	100.00%	12,500.00
Yard Maintenance	6,282.75	4,674.17	-1,608.58	-34.41%	23,029.50	23,370.81	341.31	1.46%	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	3,050.00	2,708.67	-341.33	-12.60%	8,867.91	13,543.31	4,675.40	34.52%	32,504.00
Total Common Area Maint.	9,332.75	8,945.34	-387.41	-4.33%	31,897.41	46,601.62	14,704.21	31.55%	111,094.00
Supplies									
Postage and Delivery	0.00	125.00	125.00	100.00%	429.85	625.00	195.15	31.22%	1,500.00
Total Supplies	0.00	125.00	125.00	100.00%	429.85	625.00	195.15	31.22%	1,500.00
Utility Expenses									
Electric Utility Expense	365.19	416.67	51.48	12.36%	1,177.22	2,083.35	906.13	43.49%	5,000.00
Garbage Removal	2,004.48	1,166.67	-837.81	-71.81%	5,878.22	5,833.35	-44.87	-0.77%	14,000.00
Gas Utility Expense	28.73	375.00	346.27	92.34%	443.71	1,875.00	1,431.29	76.34%	4,500.00
Water/Sewer/ Garbage	0.00	41.67	41.67	100.00%	448.22	208.35	-239.87	-115.13%	500.00
Internet	0.00	0.00	0.00	0.00%	462.20	0.00	-462.20	0.00%	0.00
Total Utility Expenses	2,398.40	2,000.01	-398.39	-19.92%	8,409.57	10,000.05	1,590.48	15.90%	24,000.00
Total Operating Expense	14,932.02	16,512.03	1,580.01	9.57%	61,509.81	84,135.07	22,625.26	26.89%	201,494.00
Total Operating Income	20,883.78	16,984.33	3,899.45	22.96%	94,620.71	84,921.69	9,699.02	11.42%	203,812.00

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	14,932.02	16,512.03	1,580.01	9.57%	61,509.81	84,135.07	22,625.26	26.89%	201,494.00
NOI - Net Operating Income	5,951.76	472.30	5,479.46	1,160.17%	33,110.90	786.62	32,324.28	4,109.26%	2,318.00
Other Income									
Reserve Account Revenue	5,416.67	5,416.67	0.00	0.00%	27,083.35	27,083.35	0.00	0.00%	65,000.00
Insurance Claim Payment	4,239.71	0.00	4,239.71	0.00%	4,239.71	0.00	4,239.71	0.00%	0.00
Total Other Income	9,656.38	5,416.67	4,239.71	78.27%	31,323.06	27,083.35	4,239.71	15.65%	65,000.00
Net Other Income	9,656.38	5,416.67	4,239.71	78.27%	31,323.06	27,083.35	4,239.71	15.65%	65,000.00
Total Income	30,540.16	22,401.00	8,139.16	36.33%	125,943.77	112,005.04	13,938.73	12.44%	268,812.00
Total Expense	14,932.02	16,512.03	1,580.01	9.57%	61,509.81	84,135.07	22,625.26	26.89%	201,494.00
Net Income	15,608.14	5,888.97	9,719.17	165.04%	64,433.96	27,869.97	36,563.99	131.19%	67,318.00

Balance Sheet

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

As of: 05/31/2019

Account Name	Balance
ASSETS	
Cash	
Operating Cash	72,117.34
Reserve Cash Account	127,222.81
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	239,428.42
TOTAL ASSETS	239,428.42
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	8,874.01
Total Liabilities	8,874.01
Capital	
Opening Balance Equity	166,120.45
Calculated Retained Earnings	64,433.96
Total Capital	230,554.41
TOTAL LIABILITIES & CAPITAL	239,428.42