

# Monthly Income Statement

## Alliance Property Management

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

As of: Oct 2020

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	21,922.79
Parking	644.50
Pool Key	0.00
Discount/Promotion	-25.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	140.00
Reinvestment Fee	0.00
Rule Violations	25.00
Late Fees	112.50
NSF Charge	40.00
Convenience Fees	0.00
<b>Total Operating Income</b>	<b>22,859.79</b>
<b>Expense</b>	
Accounting	0.00
Insurance	13,488.95
Legal and Professional	0.00
Licenses	10.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	0.00
Bank Fees	0.00
HOA Software	0.00
<b>Cleaning and Maintenance</b>	
Cleaning (Common Areas)	250.00
<b>Total Cleaning and Maintenance</b>	<b>250.00</b>
<b>Common Area Maint.</b>	
Sprinkler Repairs/Maintenance	1,853.73
Yard Maintenance	6,404.00
Maintenance/Repair	5,863.12
<b>Total Common Area Maint.</b>	<b>14,120.85</b>
<b>Contractors</b>	
Pest Control	99.00
<b>Total Contractors</b>	<b>99.00</b>
<b>Supplies</b>	
Copies	0.00
Office Supplies	0.00
Postage and Delivery	0.00
<b>Total Supplies</b>	<b>0.00</b>
<b>Utility Expenses</b>	
Electric Utility Expense	544.54

## Monthly Income Statement

Account Name	Selected Month
Garbage Removal	1,059.37
Gas Utility Expense	501.50
Secondary Water	0.00
Water and Sewer	4,443.00
Internet	114.68
<b>Total Utility Expenses</b>	<b>6,663.09</b>
<b>Total Operating Expense</b>	<b>36,268.89</b>
<b>NOI - Net Operating Income</b>	<b>-13,409.10</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	8,228.84
Insurance Claim Payment	0.00
Interest Earned	34.97
<b>Total Other Income</b>	<b>8,263.81</b>
<b>Other Expense</b>	
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Concrete Repairs	0.00
Insurance Claim Expense	0.00
<b>Total Other Expense</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>8,263.81</b>
Total Income	31,123.60
Total Expense	36,268.89
<b>Net Income</b>	<b>-5,145.29</b>

## Annual Budget - Comparative

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

As of: Oct 2020

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	21,922.79	21,246.17	676.62	3.18%	215,827.88	212,461.70	3,366.18	1.58%	254,954.03
Parking	644.50	800.00	-155.50	-19.44%	7,800.89	8,000.00	-199.11	-2.49%	9,600.00
Pool Key	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Discount/ Promotion	-25.00	0.00	-25.00	0.00%	-915.00	0.00	-915.00	0.00%	0.00
Opening Balance	0.00	0.00	0.00	0.00%	325.00	0.00	325.00	0.00%	0.00
Adjustment	0.00	0.00	0.00	0.00%	-500.00	0.00	-500.00	0.00%	0.00
Clubhouse Rental Fee	140.00	0.00	140.00	0.00%	900.00	0.00	900.00	0.00%	0.00
Rule Violations	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	112.50	0.00	112.50	0.00%	2,486.18	0.00	2,486.18	0.00%	0.00
NSF Charge	40.00	0.00	40.00	0.00%	60.00	0.00	60.00	0.00%	0.00
<b>Total Operating Income</b>	<b>22,859.79</b>	<b>22,046.17</b>	<b>813.62</b>	<b>3.69%</b>	<b>226,059.95</b>	<b>220,461.70</b>	<b>5,598.25</b>	<b>2.54%</b>	<b>264,554.03</b>
<b>Expense</b>									
Accounting	0.00	0.00	0.00	0.00%	115.00	0.00	-115.00	0.00%	0.00
Insurance	13,488.95	23,000.00	9,511.05	41.35%	15,397.95	23,000.00	7,602.05	33.05%	23,000.00
Legal and Professional	0.00	416.66	416.66	100.00%	3,793.35	4,166.68	373.33	8.96%	5,000.00
Licenses	10.00	10.00	0.00	0.00%	10.00	10.00	0.00	0.00%	20.00
Management Fees	1,637.00	1,637.00	0.00	0.00%	16,370.00	16,370.00	0.00	0.00%	19,644.00
Miscellaneous	0.00	225.17	225.17	100.00%	106.17	2,251.70	2,145.53	95.28%	2,702.03
Swimming Pool	0.00	2,500.00	2,500.00	100.00%	10,715.82	13,000.00	2,284.18	17.57%	13,000.00
Bank Fees	0.00	2.08	2.08	100.00%	18.00	20.84	2.84	13.63%	25.00
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	250.00	83.33	-166.67	-200.01%	1,780.98	833.34	-947.64	-113.72%	1,000.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Total Cleaning and Maintenance</b>	250.00	83.33	-166.67	-200.01%	1,780.98	833.34	-947.64	-113.72%	1,000.00
<b>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	1,853.73	2,000.00	146.27	7.31%	11,180.06	13,000.00	1,819.94	14.00%	13,000.00
Yard Maintenance	6,404.00	6,404.00	0.00	0.00%	63,676.25	64,040.00	363.75	0.57%	76,848.00
Maintenance/ Repair	5,863.12	2,500.00	-3,363.12	-134.52%	11,931.49	25,000.00	13,068.51	52.27%	30,000.00
<b>Total Common Area Maint.</b>	<b>14,120.85</b>	<b>10,904.00</b>	<b>-3,216.85</b>	<b>-29.50%</b>	<b>86,787.80</b>	<b>102,040.00</b>	<b>15,252.20</b>	<b>14.95%</b>	<b>119,848.00</b>
<b>Contractors</b>									
Pest Control	99.00	125.00	26.00	20.80%	99.00	500.00	401.00	80.20%	500.00
<b>Total Contractors</b>	<b>99.00</b>	<b>125.00</b>	<b>26.00</b>	<b>20.80%</b>	<b>99.00</b>	<b>500.00</b>	<b>401.00</b>	<b>80.20%</b>	<b>500.00</b>
<b>Supplies</b>									
Copies	0.00	10.00	10.00	100.00%	112.90	115.00	2.10	1.83%	150.00
Office Supplies	0.00	12.50	12.50	100.00%	93.75	125.00	31.25	25.00%	175.00
Postage and Delivery	0.00	60.00	60.00	100.00%	184.50	615.00	430.50	70.00%	750.00
<b>Total Supplies</b>	<b>0.00</b>	<b>82.50</b>	<b>82.50</b>	<b>100.00%</b>	<b>391.15</b>	<b>855.00</b>	<b>463.85</b>	<b>54.25%</b>	<b>1,075.00</b>
<b>Utility Expenses</b>									
Electric Utility Expense	544.54	541.66	-2.88	-0.53%	5,210.13	5,416.68	206.55	3.81%	6,500.00
Garbage Removal	1,059.37	1,083.33	23.96	2.21%	10,668.70	10,833.34	164.64	1.52%	13,000.00
Gas Utility Expense	501.50	250.00	-251.50	-100.60%	2,772.54	2,500.00	-272.54	-10.90%	3,000.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	750.00
Water and Sewer	4,443.00	4,500.00	57.00	1.27%	44,871.01	45,000.00	128.99	0.29%	54,000.00
Internet	114.68	125.00	10.32	8.26%	1,146.45	1,250.00	103.55	8.28%	1,500.00
<b>Total Utility Expenses</b>	<b>6,663.09</b>	<b>6,499.99</b>	<b>-163.10</b>	<b>-2.51%</b>	<b>64,668.83</b>	<b>65,000.02</b>	<b>331.19</b>	<b>0.51%</b>	<b>78,750.00</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>Total Operating Expense</b>	36,268.89	45,485.73	9,216.84	20.26%	200,254.05	228,047.58	27,793.53	12.19%	264,564.03
Total Operating Income	22,859.79	22,046.17	813.62	3.69%	226,059.95	220,461.70	5,598.25	2.54%	264,554.03
Total Operating Expense	36,268.89	45,485.73	9,216.84	20.26%	200,254.05	228,047.58	27,793.53	12.19%	264,564.03
<b>NOI - Net Operating Income</b>	<b>-13,409.10</b>	<b>-23,439.56</b>	<b>10,030.46</b>	<b>42.79%</b>	<b>25,805.90</b>	<b>-7,585.88</b>	<b>33,391.78</b>	<b>440.18%</b>	<b>-10.00</b>
<b>Other Income</b>									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	82,288.40	82,288.31	0.09	0.00%	98,745.97
Interest Earned	34.97	125.00	-90.03	-72.02%	1,730.81	1,250.00	480.81	38.46%	1,500.00
<b>Total Other Income</b>	<b>8,263.81</b>	<b>8,353.83</b>	<b>-90.02</b>	<b>-1.08%</b>	<b>84,019.21</b>	<b>83,538.31</b>	<b>480.90</b>	<b>0.58%</b>	<b>100,245.97</b>
<b>Net Other Income</b>	<b>8,263.81</b>	<b>8,353.83</b>	<b>-90.02</b>	<b>-1.08%</b>	<b>84,019.21</b>	<b>83,538.31</b>	<b>480.90</b>	<b>0.58%</b>	<b>100,245.97</b>
Total Income	31,123.60	30,400.00	723.60	2.38%	310,079.16	304,000.01	6,079.15	2.00%	364,800.00
Total Expense	36,268.89	45,485.73	9,216.84	20.26%	200,254.05	228,047.58	27,793.53	12.19%	264,564.03
<b>Net Income</b>	<b>-5,145.29</b>	<b>-15,085.73</b>	<b>9,940.44</b>	<b>65.89%</b>	<b>109,825.11</b>	<b>75,952.43</b>	<b>33,872.68</b>	<b>44.60%</b>	<b>100,235.97</b>

## Balance Sheet

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

As of: 10/31/2020

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	55,070.01
Reserve Cash Account	257,960.94
Stone Creek CD #1	19,604.16
<b>Total Cash</b>	<b>332,635.11</b>
TOTAL ASSETS	<b>332,635.11</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	9,383.21
<b>Total Liabilities</b>	<b>9,383.21</b>
<b>Capital</b>	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	109,825.11
Calculated Prior Years Retained Earnings	55,540.34
<b>Total Capital</b>	<b>323,251.90</b>
TOTAL LIABILITIES & CAPITAL	<b>332,635.11</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 2020 to Oct 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
HOA Dues	19,885.38	20,392.05	23,338.80	24,197.00	22,576.22	21,346.16	21,087.16	20,000.16	21,082.16	21,922.79	215,827.88
Parking	720.00	788.28	780.00	1,001.61	870.00	810.00	923.00	603.50	660.00	644.50	7,800.89
Pool Key	0.00	0.00	0.00	25.00	0.00	0.00	5.00	0.00	20.00	0.00	50.00
Discount/Promotion	-40.00	0.00	-350.00	-289.69	-110.31	-25.00	0.00	-75.00	0.00	-25.00	-915.00
Opening Balance	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00
Adjustment	0.00	-500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-500.00
Clubhouse Rental Fee	0.00	110.00	325.00	-100.00	140.00	140.00	-100.00	0.00	245.00	140.00	900.00
Rule Violations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
Late Fees	219.60	194.20	339.30	992.51	146.70	67.50	211.37	45.00	157.50	112.50	2,486.18
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	40.00	60.00
<b>Total Operating Income</b>	<b>20,784.98</b>	<b>20,984.53</b>	<b>24,433.10</b>	<b>26,151.43</b>	<b>23,622.61</b>	<b>22,338.66</b>	<b>22,146.53</b>	<b>20,573.66</b>	<b>22,164.66</b>	<b>22,859.79</b>	<b>226,059.95</b>
<b>Expense</b>											
Accounting	0.00	0.00	0.00	115.00	0.00	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	1,909.00	0.00	13,488.95	15,397.95
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	3,793.35	0.00	0.00	0.00	3,793.35
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
Management Fees	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	16,370.00
Miscellaneous	0.00	106.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106.17
Swimming Pool	0.00	0.00	0.00	0.00	700.00	0.00	0.00	2,807.44	7,208.38	0.00	10,715.82
Bank Fees	0.00	0.00	0.00	18.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00
<b>Cleaning and Maintenance</b>											
Cleaning (Common Areas)	57.50	0.00	0.00	0.00	58.00	200.48	360.00	420.00	435.00	250.00	1,780.98
<b>Total Cleaning and Maintenance</b>	<b>57.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>58.00</b>	<b>200.48</b>	<b>360.00</b>	<b>420.00</b>	<b>435.00</b>	<b>250.00</b>	<b>1,780.98</b>

## HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Total
<b>Common Area Maint.</b>											
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	167.88	665.35	3,140.17	4,313.07	1,039.86	1,853.73	11,180.06
Yard Maintenance	6,282.75	6,282.75	6,282.75	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	63,676.25
Maintenance/ Repair	0.00	123.53	227.00	302.80	578.53	792.24	573.98	429.40	3,040.89	5,863.12	11,931.49
<b>Total Common Area Maint.</b>	<b>6,282.75</b>	<b>6,406.28</b>	<b>6,509.75</b>	<b>6,706.80</b>	<b>7,150.41</b>	<b>7,861.59</b>	<b>10,118.15</b>	<b>11,146.47</b>	<b>10,484.75</b>	<b>14,120.85</b>	<b>86,787.80</b>
<b>Contractors</b>											
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00	99.00
<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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>99.00</b>	<b>99.00</b>
<b>Supplies</b>											
Copies	1.75	8.00	83.60	4.80	4.80	1.60	4.00	2.60	1.75	0.00	112.90
Office Supplies	3.00	4.75	68.50	2.75	3.00	1.75	4.75	3.25	2.00	0.00	93.75
Postage and Delivery	3.50	9.50	137.00	5.50	6.00	3.50	9.50	6.50	3.50	0.00	184.50
<b>Total Supplies</b>	<b>8.25</b>	<b>22.25</b>	<b>289.10</b>	<b>13.05</b>	<b>13.80</b>	<b>6.85</b>	<b>18.25</b>	<b>12.35</b>	<b>7.25</b>	<b>0.00</b>	<b>391.15</b>
<b>Utility Expenses</b>											
Electric Utility Expense	370.78	357.10	303.24	290.94	350.28	695.05	727.17	758.47	812.56	544.54	5,210.13
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,134.37	1,059.37	1,059.37	1,059.37	10,668.70
Gas Utility Expense	131.95	204.50	114.14	91.44	41.70	437.39	572.13	334.98	342.81	501.50	2,772.54
Water and Sewer	4,461.00	4,482.60	4,443.00	4,462.80	4,443.00	4,504.12	4,614.85	4,508.32	4,508.32	4,443.00	44,871.01
Internet	114.69	114.68	114.68	114.32	114.68	114.68	114.68	114.68	114.68	114.68	1,146.45
<b>Total Utility Expenses</b>	<b>6,137.79</b>	<b>6,218.25</b>	<b>6,034.43</b>	<b>6,018.87</b>	<b>6,009.03</b>	<b>6,810.61</b>	<b>7,163.20</b>	<b>6,775.82</b>	<b>6,837.74</b>	<b>6,663.09</b>	<b>64,668.83</b>
<b>Total Operating Expense</b>	<b>14,123.29</b>	<b>14,389.95</b>	<b>14,470.28</b>	<b>14,508.72</b>	<b>15,568.24</b>	<b>16,516.53</b>	<b>23,089.95</b>	<b>24,708.08</b>	<b>26,610.12</b>	<b>36,268.89</b>	<b>200,254.05</b>
<b>NOI - Net Operating Income</b>	<b>6,661.69</b>	<b>6,594.58</b>	<b>9,962.82</b>	<b>11,642.71</b>	<b>8,054.37</b>	<b>5,822.13</b>	<b>-943.42</b>	<b>-4,134.42</b>	<b>-4,445.46</b>	<b>-13,409.10</b>	<b>25,805.90</b>
<b>Other Income &amp; Expense</b>											
<b>Other Income</b>											
Reserve Account Revenue	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	82,288.40

## HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Total
Interest Earned	104.79	199.34	114.67	93.02	349.48	202.55	266.75	237.16	128.08	34.97	1,730.81
<b>Total Other Income</b>	<b>8,333.63</b>	<b>8,428.18</b>	<b>8,343.51</b>	<b>8,321.86</b>	<b>8,578.32</b>	<b>8,431.39</b>	<b>8,495.59</b>	<b>8,466.00</b>	<b>8,356.92</b>	<b>8,263.81</b>	<b>84,019.21</b>
<b>Net Other Income</b>	<b>8,333.63</b>	<b>8,428.18</b>	<b>8,343.51</b>	<b>8,321.86</b>	<b>8,578.32</b>	<b>8,431.39</b>	<b>8,495.59</b>	<b>8,466.00</b>	<b>8,356.92</b>	<b>8,263.81</b>	<b>84,019.21</b>
Total Income	29,118.61	29,412.71	32,776.61	34,473.29	32,200.93	30,770.05	30,642.12	29,039.66	30,521.58	31,123.60	310,079.16
Total Expense	14,123.29	14,389.95	14,470.28	14,508.72	15,568.24	16,516.53	23,089.95	24,708.08	26,610.12	36,268.89	200,254.05
<b>Net Income</b>	<b>14,995.32</b>	<b>15,022.76</b>	<b>18,306.33</b>	<b>19,964.57</b>	<b>16,632.69</b>	<b>14,253.52</b>	<b>7,552.17</b>	<b>4,331.58</b>	<b>3,911.46</b>	<b>-5,145.29</b>	<b>109,825.11</b>