

Monthly Income Statement

Alliance Property Management

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

As of: Sep 2019

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	15,541.67
Parking	720.00
Convenience Fees	0.00
Pool Key	35.00
Discount/Promotion	-135.00
Adjustment	0.00
Clubhouse Rental Fee	155.00
Reinvestment Fee	0.00
Late Fees	196.24
NSF Charge	0.00
Total Operating Income	16,512.91
Expense	
Insurance	1,314.54
Legal and Professional	31.95
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	1,656.63
HOA Software	0.00
Cleaning and Maintenance	
Cleaning (Common Areas)	0.00
Total Cleaning and Maintenance	0.00
Common Area Maint.	
Sprinkler Repairs/Maintenance	642.19
Yard Maintenance	6,282.75
Maintenance/Repair	1,450.37
Total Common Area Maint.	8,375.31
Contractors	
Pest Control	0.00
Total Contractors	0.00
Supplies	
Copies	9.40
Office Supplies	4.00
Postage and Delivery	8.25
Total Supplies	21.65
Utility Expenses	
Electric Utility Expense	654.98
Garbage Removal	1,006.08
Gas Utility Expense	334.28
Secondary Water	1,476.26
Water and Sewer	440.71

Monthly Income Statement

Account Name	Selected Month
Internet	113.08
Total Utility Expenses	4,025.39
Total Operating Expense	17,062.47
NOI - Net Operating Income	-549.56
Other Income & Expense	
Other Income	
Reserve Account Revenue	5,416.67
Insurance Claim Payment	0.00
Interest Earned	161.34
Total Other Income	5,578.01
Other Expense	
Reserve Expenses	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	5,578.01
Total Income	22,090.92
Total Expense	17,062.47
Net Income	5,028.45

Annual Budget - Comparative

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

As of: Sep 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	15,541.67	16,984.33	-1,442.66	-8.49%	142,788.80	152,859.01	-10,070.21	-6.59%	203,812.00
Parking	720.00	0.00	720.00	0.00%	5,209.00	0.00	5,209.00	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	35.00	0.00	35.00	0.00%	70.00	0.00	70.00	0.00%	0.00
Discount/ Promotion	-135.00	0.00	-135.00	0.00%	-135.00	0.00	-135.00	0.00%	0.00
Adjustment	0.00	0.00	0.00	0.00%	1,230.00	0.00	1,230.00	0.00%	0.00
Clubhouse Rental Fee	155.00	0.00	155.00	0.00%	435.00	0.00	435.00	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	196.24	0.00	196.24	0.00%	2,487.83	0.00	2,487.83	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	16,512.91	16,984.33	-471.42	-2.78%	164,085.56	152,859.01	11,226.55	7.34%	203,812.00
Expense									
Bad Debt / Uncollectible Money	0.00	375.00	375.00	100.00%	0.00	3,375.00	3,375.00	100.00%	4,500.00
Insurance	1,314.54	1,500.00	185.46	12.36%	9,806.56	13,500.00	3,693.44	27.36%	18,000.00
Legal and Professional	31.95	416.66	384.71	92.33%	3,548.90	3,750.02	201.12	5.36%	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	1,166.66	-470.34	-40.32%	15,078.00	10,500.02	-4,577.98	-43.60%	14,000.00
Miscellaneous	0.00	291.66	291.66	100.00%	1,669.70	2,625.02	955.32	36.39%	3,500.00
Swimming Pool	1,656.63	1,041.66	-614.97	-59.04%	9,189.28	9,375.02	185.74	1.98%	12,500.00
HOA Activities	0.00	125.00	125.00	100.00%	0.00	1,125.00	1,125.00	100.00%	1,500.00
HOA Software	0.00	325.00	325.00	100.00%	1,892.79	2,925.00	1,032.21	35.29%	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)	0.00	200.00	200.00	100.00%	442.82	1,500.00	1,057.18	70.48%	2,000.00
Total Cleaning and Maintenance	0.00	200.00	200.00	100.00%	442.82	1,500.00	1,057.18	70.48%	2,000.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	642.19	1,562.50	920.31	58.90%	9,765.96	10,937.50	1,171.54	10.71%	12,500.00
Yard Maintenance	6,282.75	4,674.17	-1,608.58	-34.41%	56,292.50	42,067.49	-14,225.01	-33.81%	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	1,450.37	2,708.67	1,258.30	46.45%	16,217.51	24,377.99	8,160.48	33.47%	32,504.00
Total Common Area Maint.	8,375.31	8,945.34	570.03	6.37%	82,275.97	82,382.98	107.01	0.13%	111,094.00
Contractors									
Pest Control	0.00	0.00	0.00	0.00%	245.00	0.00	-245.00	0.00%	0.00
Total Contractors	0.00	0.00	0.00	0.00%	245.00	0.00	-245.00	0.00%	0.00
Supplies									
Copies	9.40	0.00	-9.40	0.00%	9.40	0.00	-9.40	0.00%	0.00
Office Supplies	4.00	0.00	-4.00	0.00%	4.00	0.00	-4.00	0.00%	0.00
Postage and Delivery	8.25	125.00	116.75	93.40%	545.35	1,125.00	579.65	51.52%	1,500.00
Total Supplies	21.65	125.00	103.35	82.68%	558.75	1,125.00	566.25	50.33%	1,500.00
Utility Expenses									
Electric Utility Expense	654.98	416.66	-238.32	-57.20%	3,887.55	3,750.02	-137.53	-3.67%	5,000.00
Garbage Removal	1,006.08	1,166.66	160.58	13.76%	8,904.14	10,500.02	1,595.88	15.20%	14,000.00
Gas Utility Expense	334.28	375.00	40.72	10.86%	2,252.18	3,375.00	1,122.82	33.27%	4,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Secondary Water	1,476.26	0.00	-1,476.26	0.00%	1,476.26	0.00	-1,476.26	0.00%	0.00
Water and Sewer	440.71	41.66	-399.05	-957.87%	1,121.32	375.02	-746.30	-199.00%	500.00
Internet	113.08	0.00	-113.08	0.00%	1,047.60	0.00	-1,047.60	0.00%	0.00
Total Utility Expenses	4,025.39	1,999.98	-2,025.41	-101.27%	18,689.05	18,000.06	-688.99	-3.83%	24,000.00
Total Operating Expense	17,062.47	16,511.96	-550.51	-3.33%	143,421.82	150,183.12	6,761.30	4.50%	201,494.00
Total Operating Income	16,512.91	16,984.33	-471.42	-2.78%	164,085.56	152,859.01	11,226.55	7.34%	203,812.00
Total Operating Expense	17,062.47	16,511.96	-550.51	-3.33%	143,421.82	150,183.12	6,761.30	4.50%	201,494.00
NOI - Net Operating Income	-549.56	472.37	-1,021.93	-216.34%	20,663.74	2,675.89	17,987.85	672.22%	2,318.00
Other Income									
Reserve Account Revenue	5,416.67	5,416.67	0.00	0.00%	48,750.03	48,750.03	0.00	0.00%	65,000.00
Insurance Claim Payment	0.00	0.00	0.00	0.00%	8,731.70	0.00	8,731.70	0.00%	0.00
Interest Earned	161.34	0.00	161.34	0.00%	350.61	0.00	350.61	0.00%	0.00
Total Other Income	5,578.01	5,416.67	161.34	2.98%	57,832.34	48,750.03	9,082.31	18.63%	65,000.00
Other Expense									
Reserve Expenses	0.00	0.00	0.00	0.00%	1,622.19	0.00	-1,622.19	0.00%	0.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	8,730.99	0.00	-8,730.99	0.00%	0.00
Total Other Expense	0.00	0.00	0.00	0.00%	10,353.18	0.00	-10,353.18	0.00%	0.00
Net Other Income	5,578.01	5,416.67	161.34	2.98%	47,479.16	48,750.03	-1,270.87	-2.61%	65,000.00
Total Income	22,090.92	22,401.00	-310.08	-1.38%	221,917.90	201,609.04	20,308.86	10.07%	268,812.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Expense	17,062.47	16,511.96	-550.51	-3.33%	153,775.00	150,183.12	-3,591.88	-2.39%	201,494.00
Net Income	5,028.45	5,889.04	-860.59	-14.61%	68,142.90	51,425.92	16,716.98	32.51%	67,318.00

Balance Sheet

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

As of: 09/30/2019

Account Name	Balance
ASSETS	
Cash	
Operating Cash	61,154.36
Reserve Cash Account	137,976.67
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
Total Cash	239,324.19
TOTAL ASSETS	239,324.19
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	9,021.03
Total Liabilities	9,021.03
Capital	
Opening Balance Equity	162,160.26
Calculated Retained Earnings	68,142.90
Total Capital	230,303.16
TOTAL LIABILITIES & CAPITAL	239,324.19

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 Sep 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
Operating Income & Expense										
Income										
HOA Dues	0.00	0.00	0.00	57,814.30	18,820.53	18,691.85	15,937.33	15,983.12	15,541.67	142,788.80
Parking	0.00	0.00	0.00	2,139.00	675.00	600.00	475.00	600.00	720.00	5,209.00
Convenience Fees	0.00	0.00	0.00	352.50	42.86	0.00	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	70.00
Discount/Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-135.00	-135.00
Adjustment	0.00	0.00	0.00	1,430.00	0.00	0.00	0.00	-200.00	0.00	1,230.00
Clubhouse Rental Fee	0.00	0.00	0.00	0.00	0.00	200.00	40.00	40.00	155.00	435.00
Reinvestment Fee	0.00	0.00	0.00	10,299.57	1,280.00	0.00	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	196.24	2,487.83
NSF Charge	0.00	0.00	0.00	5.00	20.00	0.00	0.00	0.00	0.00	25.00
Total Operating Income	0.00	0.00	0.00	73,687.87	20,880.49	19,621.54	16,793.56	16,589.19	16,512.91	164,085.56
Expense										
Insurance	0.00	0.00	0.00	2,785.34	1,476.92	1,409.92	1,409.92	1,409.92	1,314.54	9,806.56
Legal and Professional	0.00	0.00	0.00	3,480.00	36.95	0.00	0.00	0.00	31.95	3,548.90
Licenses	0.00	0.00	0.00	25.00	0.00	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	1,637.00	15,078.00
Miscellaneous	0.00	0.00	0.00	1,669.70	0.00	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	1,656.63	9,189.28
HOA Software	0.00	0.00	0.00	1,892.79	0.00	0.00	0.00	0.00	0.00	1,892.79
Cleaning and Maintenance										
Cleaning (Common Areas)	0.00	0.00	0.00	50.00	0.00	310.52	32.30	50.00	0.00	442.82
Total Cleaning and Maintenance	0.00	0.00	0.00	50.00	0.00	310.52	32.30	50.00	0.00	442.82
Common Area Maint.										
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00	0.00	4,523.95	1,736.31	2,863.51	642.19	9,765.96

HOA Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
Yard Maintenance	0.00	0.00	0.00	16,746.75	6,282.75	14,414.75	6,282.75	6,282.75	6,282.75	56,292.50
Maintenance/Repair	0.00	0.00	0.00	5,817.91	3,050.00	2,717.75	2,557.99	623.49	1,450.37	16,217.51
Total Common Area Maint.	0.00	0.00	0.00	22,564.66	9,332.75	21,656.45	10,577.05	9,769.75	8,375.31	82,275.97
Contractors										
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	75.00	170.00	0.00	245.00
Total Contractors	0.00	0.00	0.00	0.00	0.00	0.00	75.00	170.00	0.00	245.00
Supplies										
Copies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.40	9.40
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00	4.00
Postage and Delivery	0.00	0.00	0.00	429.85	0.00	53.25	29.60	24.40	8.25	545.35
Total Supplies	0.00	0.00	0.00	429.85	0.00	53.25	29.60	24.40	21.65	558.75
Utility Expenses										
Electric Utility Expense	0.00	0.00	0.00	812.03	365.19	702.07	678.30	674.98	654.98	3,887.55
Garbage Removal	0.00	0.00	0.00	3,873.74	2,004.48	7.68	1,006.08	1,006.08	1,006.08	8,904.14
Gas Utility Expense	0.00	0.00	0.00	414.98	28.73	610.07	629.82	234.30	334.28	2,252.18
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,476.26	1,476.26
Water and Sewer	0.00	0.00	0.00	448.22	0.00	232.39	0.00	0.00	440.71	1,121.32
Internet	0.00	0.00	0.00	462.20	0.00	236.16	113.08	123.08	113.08	1,047.60
Total Utility Expenses	0.00	0.00	0.00	6,011.17	2,398.40	1,788.37	2,427.28	2,038.44	4,025.39	18,689.05
Total Operating Expense	0.00	0.00	0.00	46,577.79	14,932.02	26,855.51	19,339.54	18,654.49	17,062.47	143,421.82
NOI - Net Operating Income	0.00	0.00	0.00	27,110.08	5,948.47	-7,233.97	-2,545.98	-2,065.30	-549.56	20,663.74
Other Income & Expense										
Other Income										
Reserve Account Revenue	0.00	0.00	0.00	21,666.68	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	48,750.03
Insurance Claim Payment	0.00	0.00	0.00	0.00	4,239.71	0.00	0.00	4,491.99	0.00	8,731.70
Interest Earned	0.00	0.00	0.00	49.06	3.29	8.86	116.35	11.71	161.34	350.61
Total Other Income	0.00	0.00	0.00	21,715.74	9,659.67	5,425.53	5,533.02	9,920.37	5,578.01	57,832.34

HOA Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Total
Other Expense										
Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	872.19	750.00	0.00	1,622.19
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	4,239.00	0.00	4,491.99	0.00	8,730.99
Total Other Expense	0.00	0.00	0.00	0.00	0.00	4,239.00	872.19	5,241.99	0.00	10,353.18
Net Other Income	0.00	0.00	0.00	21,715.74	9,659.67	1,186.53	4,660.83	4,678.38	5,578.01	47,479.16
Total Income	0.00	0.00	0.00	95,403.61	30,540.16	25,047.07	22,326.58	26,509.56	22,090.92	221,917.90
Total Expense	0.00	0.00	0.00	46,577.79	14,932.02	31,094.51	20,211.73	23,896.48	17,062.47	153,775.00
Net Income	0.00	0.00	0.00	48,825.82	15,608.14	-6,047.44	2,114.85	2,613.08	5,028.45	68,142.90