

Monthly Income Statement

Alliance Property Management

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

As of: Dec 2019

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	16,960.37
Parking	967.26
Pool Key	0.00
Discount/Promotion	-90.00
Adjustment	0.00
Clubhouse Rental Fee	0.00
Reinvestment Fee	0.00
Late Fees	159.01
NSF Charge	0.00
Convenience Fees	0.00
Total Operating Income	17,996.64
Expense	
Insurance	14,556.81
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	0.00
Swimming Pool	0.00
Bank Fees	0.00
HOA Software	1,597.96
Cleaning and Maintenance	
Cleaning (Common Areas)	95.00
Total Cleaning and Maintenance	95.00
Common Area Maint.	
Sprinkler Repairs/Maintenance	0.00
Yard Maintenance	7,052.02
Maintenance/Repair	200.00
Total Common Area Maint.	7,252.02
Supplies	
Copies	90.80
Office Supplies	34.75
Postage and Delivery	69.50
Total Supplies	195.05
Utility Expenses	
Electric Utility Expense	367.80
Garbage Removal	1,051.35
Gas Utility Expense	120.25
Secondary Water	3,477.37
Water and Sewer	87.00
Internet	113.08
Total Utility Expenses	5,216.85

Monthly Income Statement

Account Name	Selected Month
Total Operating Expense	30,550.69
NOI - Net Operating Income	-12,554.05
Other Income & Expense	
Other Income	
Reserve Account Revenue	5,416.63
Insurance Claim Payment	0.00
Interest Earned	203.26
Total Other Income	5,619.89
Other Expense	
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Concrete Repairs	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	5,619.89
Total Income	23,616.53
Total Expense	30,550.69
Net Income	-6,934.16

Annual Budget - Comparative

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

As of: Dec 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	16,960.37	16,984.33	-23.96	-0.14%	192,165.26	203,812.00	-11,646.74	-5.71%	203,812.00
Parking	967.26	0.00	967.26	0.00%	7,584.28	0.00	7,584.28	0.00%	0.00
Pool Key	0.00	0.00	0.00	0.00%	70.00	0.00	70.00	0.00%	0.00
Discount/ Promotion	-90.00	0.00	-90.00	0.00%	-425.00	0.00	-425.00	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	0.00	0.00	0.00	0.00%	455.00	0.00	455.00	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	159.01	0.00	159.01	0.00%	3,434.76	0.00	3,434.76	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Convenience Fees	0.00	0.00	0.00	0.00%	374.71	0.00	374.71	0.00%	0.00
Total Operating Income	17,996.64	16,984.33	1,012.31	5.96%	216,493.58	203,812.00	12,681.58	6.22%	203,812.00
Expense									
Bad Debt / Uncollectible Money	0.00	375.00	375.00	100.00%	0.00	4,500.00	4,500.00	100.00%	4,500.00
Insurance	14,556.81	1,500.00	-13,056.81	-870.45%	26,290.36	18,000.00	-8,290.36	-46.06%	18,000.00
Legal and Professional	0.00	416.66	416.66	100.00%	7,652.90	5,000.00	-2,652.90	-53.06%	5,000.00
Licenses	0.00	0.00	0.00	0.00%	35.00	0.00	-35.00	0.00%	0.00
Management Fees	1,637.00	1,166.66	-470.34	-40.32%	19,989.00	14,000.00	-5,989.00	-42.78%	14,000.00
Miscellaneous	0.00	291.66	291.66	100.00%	1,669.70	3,500.00	1,830.30	52.29%	3,500.00
Swimming Pool	0.00	1,041.66	1,041.66	100.00%	13,393.81	12,500.00	-893.81	-7.15%	12,500.00
Bank Fees	0.00	0.00	0.00	0.00%	4.95	0.00	-4.95	0.00%	0.00
HOA Activities	0.00	125.00	125.00	100.00%	0.00	1,500.00	1,500.00	100.00%	1,500.00
HOA Software	1,597.96	325.00	-1,272.96	-391.68%	3,490.75	3,900.00	409.25	10.49%	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)	95.00	200.00	105.00	52.50%	645.32	2,000.00	1,354.68	67.73%	2,000.00
Total Cleaning and Maintenance	95.00	200.00	105.00	52.50%	645.32	2,000.00	1,354.68	67.73%	2,000.00
Common Area Maint.									
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	12,292.76	12,500.00	207.24	1.66%	12,500.00
Yard Maintenance	7,052.02	4,674.17	-2,377.85	-50.87%	75,910.02	56,090.00	-19,820.02	-35.34%	56,090.00
Snow Removal	0.00	2,500.00	2,500.00	100.00%	0.00	10,000.00	10,000.00	100.00%	10,000.00
Maintenance/ Repair	200.00	2,708.67	2,508.67	92.62%	22,470.99	32,504.00	10,033.01	30.87%	32,504.00
Total Common Area Maint.	7,252.02	9,882.84	2,630.82	26.62%	110,673.77	111,094.00	420.23	0.38%	111,094.00
Supplies									
Copies	90.80	0.00	-90.80	0.00%	90.80	0.00	-90.80	0.00%	0.00
Office Supplies	34.75	0.00	-34.75	0.00%	34.75	0.00	-34.75	0.00%	0.00
Postage and Delivery	69.50	125.00	55.50	44.40%	643.00	1,500.00	857.00	57.13%	1,500.00
Total Supplies	195.05	125.00	-70.05	-56.04%	768.55	1,500.00	731.45	48.76%	1,500.00
Utility Expenses									
Electric Utility Expense	367.80	416.66	48.86	11.73%	5,604.49	5,000.00	-604.49	-12.09%	5,000.00
Garbage Removal	1,051.35	1,166.66	115.31	9.88%	12,012.92	14,000.00	1,987.08	14.19%	14,000.00
Gas Utility Expense	120.25	375.00	254.75	67.93%	2,444.93	4,500.00	2,055.07	45.67%	4,500.00
Secondary Water	3,477.37	0.00	-3,477.37	0.00%	4,953.63	0.00	-4,953.63	0.00%	0.00
Water and Sewer	87.00	41.66	-45.34	-108.83%	1,521.72	500.00	-1,021.72	-204.34%	500.00
Internet	113.08	0.00	-113.08	0.00%	1,386.84	0.00	-1,386.84	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
Total Utility Expenses	5,216.85	1,999.98	-3,216.87	-160.85%	27,924.53	24,000.00	-3,924.53	-16.35%	24,000.00
Total Operating Expense	30,550.69	17,449.46	-13,101.23	-75.08%	212,538.64	201,494.00	-11,044.64	-5.48%	201,494.00
Total Operating Income	17,996.64	16,984.33	1,012.31	5.96%	216,493.58	203,812.00	12,681.58	6.22%	203,812.00
Total Operating Expense	30,550.69	17,449.46	-13,101.23	-75.08%	212,538.64	201,494.00	-11,044.64	-5.48%	201,494.00
NOI - Net Operating Income	-12,554.05	-465.13	-12,088.92	-2,599.04%	3,954.94	2,318.00	1,636.94	70.62%	2,318.00
Other Income									
Reserve Account Revenue	5,416.63	5,416.63	0.00	0.00%	65,000.00	65,000.00	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	203.26	0.00	203.26	0.00%	1,014.70	0.00	1,014.70	0.00%	0.00
Total Other Income	5,619.89	5,416.63	203.26	3.75%	74,746.40	65,000.00	9,746.40	14.99%	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
Asphalt Maintenance	0.00	0.00	0.00	0.00%	12,869.12	0.00	-12,869.12	0.00%	0.00
Concrete Repairs	0.00	0.00	0.00	0.00%	1,520.00	0.00	-1,520.00	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%	24,742.30	0.00	-24,742.30	0.00%	0.00
Net Other Income	5,619.89	5,416.63	203.26	3.75%	50,004.10	65,000.00	-14,995.90	-23.07%	65,000.00
Total Income	23,616.53	22,400.96	1,215.57	5.43%	291,239.98	268,812.00	22,427.98	8.34%	268,812.00
Total Expense	30,550.69	17,449.46	-13,101.23	-75.08%	237,280.94	201,494.00	-35,786.94	-17.76%	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
Net Income	-6,934.16	4,951.50	-11,885.66	-240.04%	53,959.04	67,318.00	-13,358.96	-19.84%	67,318.00

Balance Sheet

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

As of: 12/31/2019

Account Name	Balance
ASSETS	
Cash	
Operating Cash	30,643.33
Reserve Cash Account	153,275.04
Stone Creek CD #1	15,119.24
Stone Creek CD #2	5,015.46
Stone Creek CD #3	15,133.90
Stone Creek CD #4	5,020.25
Total Cash	224,207.22
TOTAL ASSETS	224,207.22
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,437.73
Total Liabilities	11,437.73
Capital	
Opening Balance Equity	158,810.45
Calculated Retained Earnings	53,959.04
Total Capital	212,769.49
TOTAL LIABILITIES & CAPITAL	224,207.22

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 Dec 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	Oct 2019	Nov 2019	Dec 2019	Total
Operating Income & Expense													
Income													
HOA Dues	0.00	0.00	0.00	55,407.30	18,649.53	18,520.85	15,766.33	15,812.12	15,659.77	20,071.76	15,317.23	16,960.37	192,165.26
Parking	0.00	0.00	0.00	2,089.00	650.00	575.00	450.00	575.00	770.00	853.02	655.00	967.26	7,584.28
Pool Key	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	0.00	0.00	0.00	70.00
Discount/ Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-135.00	-120.00	-80.00	-90.00	-425.00
Adjustment	0.00	0.00	0.00	1,430.00	0.00	0.00	0.00	-200.00	0.00	0.00	0.00	0.00	1,230.00
Clubhouse Rental Fee	0.00	0.00	0.00	0.00	0.00	200.00	40.00	40.00	55.00	40.00	80.00	0.00	455.00
Reinvestment Fee	0.00	0.00	0.00	10,299.57	1,280.00	0.00	0.00	0.00	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	244.79	196.24	174.19	535.01	159.01	3,434.76
NSF Charge	0.00	0.00	0.00	5.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Convenience Fees	0.00	0.00	0.00	331.85	42.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	374.71
Total Operating Income	0.00	0.00	0.00	71,210.22	20,684.49	19,425.54	16,597.56	16,471.91	16,581.01	21,018.97	16,507.24	17,996.64	216,493.58
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	1,926.99	0.00	14,556.81	26,290.36
Legal and Professional	0.00	0.00	0.00	3,480.00	36.95	0.00	0.00	0.00	31.95	4,104.00	0.00	0.00	7,652.90
Licenses	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	35.00
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	1,637.00	1,637.00	1,637.00	19,989.00
Miscellaneous	0.00	0.00	0.00	1,669.70	0.00	0.00	0.00	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	2,877.72	1,326.81	0.00	13,393.81
Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.95	0.00	0.00	4.95
HOA Software	0.00	0.00	0.00	1,892.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,597.96	3,490.75

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	Oct 2019	Nov 2019	Dec 2019	Total
Cleaning and Maintenance													
Cleaning (Common Areas)	0.00	0.00	0.00	50.00	0.00	310.52	32.30	50.00	0.00	0.00	107.50	95.00	645.32
Total Cleaning and Maintenance	0.00	0.00	0.00	50.00	0.00	310.52	32.30	50.00	0.00	0.00	107.50	95.00	645.32
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	2,379.00	147.80	0.00	12,292.76
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	6,282.75	6,282.75	7,052.02	75,910.02
Maintenance/ Repair	0.00	0.00	0.00	5,817.91	3,050.00	2,717.75	2,632.99	793.49	1,450.37	5,297.67	510.81	200.00	22,470.99
Total Common Area Maint.	0.00	0.00	0.00	22,564.66	9,332.75	21,656.45	10,652.05	9,939.75	8,375.31	13,959.42	6,941.36	7,252.02	110,673.77
Supplies													
Copies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.80	90.80
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.75	34.75
Postage and Delivery	0.00	0.00	0.00	429.85	0.00	53.25	29.60	24.40	21.65	14.75	0.00	69.50	643.00
Total Supplies	0.00	0.00	0.00	429.85	0.00	53.25	29.60	24.40	21.65	14.75	0.00	195.05	768.55
Utility Expenses													
Electric Utility Expense	0.00	0.00	0.00	812.03	365.19	702.07	678.30	674.98	654.98	1,018.97	330.17	367.80	5,604.49
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	1,006.08	1,051.35	1,051.35	12,012.92
Gas Utility Expense	0.00	0.00	0.00	414.98	28.73	610.07	629.82	234.30	334.28	21.64	50.86	120.25	2,444.93
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,476.26	0.00	0.00	3,477.37	4,953.63
Water and Sewer	0.00	0.00	0.00	448.22	0.00	232.39	0.00	0.00	440.71	208.40	105.00	87.00	1,521.72
Internet	0.00	0.00	0.00	462.20	0.00	236.16	113.08	123.08	113.08	113.08	113.08	113.08	1,386.84
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	2,368.17	1,650.46	5,216.85	27,924.53

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	Oct 2019	Nov 2019	Dec 2019	Total
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	26,903.00	11,663.13	30,550.69	212,538.64
NOI - Net Operating Income	0.00	0.00	0.00	24,632.43	5,752.47	-7,429.97	-2,741.98	-2,182.58	-481.46	-5,884.03	4,844.11	-12,554.05	3,954.94
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	5,416.67	5,416.67	5,416.63	65,000.00
Insurance Claim Payment	0.00	0.00	0.00	0.00	4,239.71	0.00	0.00	4,491.99	0.00	0.00	0.00	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	276.05	184.78	203.26	1,014.70
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	5,692.72	5,601.45	5,619.89	74,746.40
Other Expense													
Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	872.19	750.00	0.00	0.00	0.00	0.00	1,622.19
Asphalt Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,869.12	0.00	0.00	12,869.12
Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,520.00	0.00	0.00	1,520.00
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	4,239.00	0.00	4,491.99	0.00	0.00	0.00	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	14,389.12	0.00	0.00	24,742.30
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	-8,696.40	5,601.45	5,619.89	50,004.10
Total Income	0.00	0.00	0.00	92,925.96	30,344.16	24,851.07	22,130.58	26,392.28	22,159.02	26,711.69	22,108.69	23,616.53	291,239.98
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	41,292.12	11,663.13	30,550.69	237,280.94
Net Income	0.00	0.00	0.00	46,348.17	15,412.14	-6,243.44	1,918.85	2,495.80	5,096.55	-14,580.43	10,445.56	-6,934.16	53,959.04