

Monthly Income Statement

Alliance Property Management

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

As of: Dec 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	20,964.22
Reimbursed Expenses	0.00
Interest Charge	2.13
Parking	445.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	170.00
Rule Violations	0.00
Late Fees	153.00
NSF Charge	0.00
Total Operating Income	21,734.35
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,801.25
Property Manager Hourly	0.00
Bank Fees	0.00
HOA Software/Website	1,435.62
Postage/Office Supplies	177.80
Total Administrative & Professional	3,414.67
Operating Expenses	
Swimming Pool	0.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	106.21
Yard Care Services	5,037.73
Maintenance/Repair	357.45
Total Operating Expenses	5,501.39
Utilities	
Electricity	297.50
Garbage Removal	1,067.39
Gas	86.40
Secondary Water	0.00
Water & Sewer	4,464.78
Internet	229.36

Monthly Income Statement

Account Name	Selected Month
Total Utilities	6,145.43
Miscellaneous	0.00
Total Operating Expense	15,061.49
NOI - Net Operating Income	6,672.86
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,810.00
Interest Earned	19.13
Reinvestment Fee	0.00
Total Other Income	9,829.13
Other Expense	
Pool Repairs/Maintenance	0.00
Total Other Expense	0.00
Net Other Income	9,829.13
Total Income	31,563.48
Total Expense	15,061.49
Net Income	16,501.99

Annual Budget - Comparative

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

As of: Dec 2021

Additional Account Types: None

GL Account Map: Stone Creek HOA

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	20,964.22	20,975.00	-10.78	-0.05%	252,778.67	251,700.00	1,078.67	0.43%	251,700.00
Reimbursed Expenses	0.00	0.00	0.00	0.00%	3.00	0.00	3.00	0.00%	0.00
Interest Charge	2.13	0.00	2.13	0.00%	7.88	0.00	7.88	0.00%	0.00
Parking	445.00	800.00	-355.00	-44.38%	7,195.00	9,600.00	-2,405.00	-25.05%	9,600.00
Pool Key	0.00	0.00	0.00	0.00%	105.00	0.00	105.00	0.00%	0.00
Discount/Promotion	0.00	0.00	0.00	0.00%	-25.00	0.00	-25.00	0.00%	0.00
Opening Balance	0.00	0.00	0.00	0.00%	365.00	0.00	365.00	0.00%	0.00
Clubhouse Rental Fee	170.00	0.00	170.00	0.00%	715.00	0.00	715.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	175.00	0.00	175.00	0.00%	0.00
Late Fees	153.00	0.00	153.00	0.00%	5,750.10	0.00	5,750.10	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Total Operating Income	21,734.35	21,775.00	-40.65	-0.19%	267,129.65	261,300.00	5,829.65	2.23%	261,300.00
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	0.00%	115.00	115.00	0.00	0.00%	115.00
Insurance	0.00	0.00	0.00	0.00%	16,375.26	17,500.00	1,124.74	6.43%	17,500.00
Legal and Professional	0.00	208.33	208.33	100.00%	656.95	2,500.00	1,843.05	73.72%	2,500.00
Licenses	0.00	0.00	0.00	0.00%	10.00	10.00	0.00	0.00%	10.00
Management Fees	1,801.25	1,801.25	0.00	0.00%	21,615.00	21,615.00	0.00	0.00%	21,615.00
Property Manager Hourly	0.00	0.00	0.00	0.00%	395.00	0.00	-395.00	0.00%	0.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	25.00	25.00	100.00%	25.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
HOA Software/Website	1,435.62	1,500.00	64.38	4.29%	1,435.62	1,500.00	64.38	4.29%	1,500.00
Postage/Office Supplies	177.80	275.00	97.20	35.35%	429.70	800.00	370.30	46.29%	800.00
Total Administrative & Professional	3,414.67	3,786.66	371.99	9.82%	41,032.53	44,065.00	3,032.47	6.88%	44,065.00
Operating Expenses									
Swimming Pool	0.00	0.00	0.00	0.00%	17,298.88	15,000.00	-2,298.88	-15.33%	15,000.00
Cleaning	0.00	100.00	100.00	100.00%	463.25	2,000.00	1,536.75	76.84%	2,000.00
Sprinkler Repairs/Maintenance	106.21	0.00	-106.21	0.00%	4,687.82	13,500.00	8,812.18	65.28%	13,500.00
Yard Care Services	5,037.73	6,596.12	1,558.39	23.63%	73,901.91	79,153.44	5,251.53	6.63%	79,153.44
Maintenance/Repair	357.45	2,083.33	1,725.88	82.84%	19,777.40	25,500.00	5,722.60	22.44%	25,500.00
Total Operating Expenses	5,501.39	8,779.45	3,278.06	37.34%	116,129.26	135,153.44	19,024.18	14.08%	135,153.44
Utilities									
Electricity	297.50	350.00	52.50	15.00%	6,255.10	6,500.00	244.90	3.77%	6,500.00
Garbage Removal	1,067.39	1,083.33	15.94	1.47%	12,910.56	13,000.00	89.44	0.69%	13,000.00
Gas	86.40	150.00	63.60	42.40%	2,630.64	3,500.00	869.36	24.84%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	2,112.61	750.00	-1,362.61	-181.68%	750.00
Water & Sewer	4,464.78	4,583.33	118.55	2.59%	53,800.66	55,000.00	1,199.34	2.18%	55,000.00
Internet	229.36	125.00	-104.36	-83.49%	1,510.84	1,500.00	-10.84	-0.72%	1,500.00
Total Utilities	6,145.43	6,291.66	146.23	2.32%	79,220.41	80,250.00	1,029.59	1.28%	80,250.00
Miscellaneous	0.00	152.63	152.63	100.00%	150.00	1,831.56	1,681.56	91.81%	1,831.56
Total Operating Expense	15,061.49	19,010.40	3,948.91	20.77%	236,532.20	261,300.00	24,767.80	9.48%	261,300.00
Total Operating Income	21,734.35	21,775.00	-40.65	-0.19%	267,129.65	261,300.00	5,829.65	2.23%	261,300.00

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	15,061.49	19,010.40	3,948.91	20.77%	236,532.20	261,300.00	24,767.80	9.48%	261,300.00
NOI - Net Operating Income	6,672.86	2,764.60	3,908.26	141.37%	30,597.45	0.00	30,597.45	0.00%	0.00
Other Income									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	117,720.00	117,720.00	0.00	0.00%	117,720.00
Interest Earned	19.13	0.00	19.13	0.00%	147.54	0.00	147.54	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	13,600.00	0.00	13,600.00	0.00%	0.00
Total Other Income	9,829.13	9,810.00	19.13	0.20%	131,467.54	117,720.00	13,747.54	11.68%	117,720.00
Other Expense									
Reserve Expenses	0.00	0.00	0.00	0.00%	0.00	3,798.00	3,798.00	100.00%	3,798.00
Pool Repairs/Maintenance	0.00	0.00	0.00	0.00%	4,947.65	0.00	-4,947.65	0.00%	0.00
Total Other Expense	0.00	0.00	0.00	0.00%	4,947.65	3,798.00	-1,149.65	-30.27%	3,798.00
Net Other Income									
Net Other Income	9,829.13	9,810.00	19.13	0.20%	126,519.89	113,922.00	12,597.89	11.06%	113,922.00
Total Income	31,563.48	31,585.00	-21.52	-0.07%	398,597.19	379,020.00	19,577.19	5.17%	379,020.00
Total Expense	15,061.49	19,010.40	3,948.91	20.77%	241,479.85	265,098.00	23,618.15	8.91%	265,098.00
Net Net Income	16,501.99	12,574.60	3,927.39	31.23%	157,117.34	113,922.00	43,195.34	37.92%	113,922.00

Balance Sheet

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

As of: 12/31/2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operations Account - Keybank	56,198.65
Reserve Account - Keybank	403,408.63
Reserve Account - EFCU	19,747.39
Landscape Account - Keybank	25,003.47
Total Cash	504,358.14
TOTAL ASSETS	504,358.14
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	9,087.87
Total Liabilities	9,087.87
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	157,117.34
Calculated Prior Years Retained Earnings	180,777.48
Total Capital	495,270.27
TOTAL LIABILITIES & CAPITAL	504,358.14

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 2021 to Dec 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
Operating Income & Expense													
Income													
HOA Dues	20,385.00	20,686.10	20,228.90	24,774.86	20,526.50	20,486.50	20,187.50	21,061.46	21,016.80	21,001.54	21,459.29	20,964.22	252,778.67
Reimbursed Expenses	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00
Interest Charge	0.00	0.00	0.00	0.00	0.00	0.00	2.10	0.00	2.75	0.01	0.89	2.13	7.88
Parking	600.00	600.00	540.00	1,175.00	775.00	775.00	595.00	535.00	385.00	385.00	385.00	445.00	7,195.00
Pool Key	0.00	0.00	0.00	0.00	35.00	35.00	35.00	0.00	0.00	0.00	0.00	0.00	105.00
Discount/Promotion	-10.00	-10.00	-5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00
Opening Balance	0.00	0.00	0.00	365.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	365.00
Clubhouse Rental Fee	-210.00	240.00	-105.00	190.00	-170.00	115.00	170.00	30.00	160.00	-10.00	135.00	170.00	715.00
Rule Violations	0.00	0.00	0.00	50.00	0.00	43.50	6.50	23.50	51.50	0.00	0.00	0.00	175.00
Late Fees	70.50	116.50	248.50	2,416.11	663.50	329.00	453.80	448.54	256.70	432.45	161.50	153.00	5,750.10
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	20.00	0.00	0.00	0.00	60.00
Total Operating Income	20,835.50	21,632.60	20,910.40	28,970.97	21,830.00	21,784.00	21,449.90	22,138.50	21,892.75	21,809.00	22,141.68	21,734.35	267,129.65
Expense													
Administrative & Professional													
Accounting	0.00	0.00	0.00	115.00	0.00	0.00	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	0.00	16,375.26	0.00	0.00	0.00	16,375.26
Legal and Professional	0.00	0.00	0.00	428.95	0.00	0.00	0.00	0.00	0.00	0.00	228.00	0.00	656.95
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	10.00
Management Fees	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	1,801.25	21,615.00
Property Manager Hourly	0.00	0.00	395.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	395.00

HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Total
HOA Software/Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,435.62	1,435.62
Postage/Office Supplies	0.00	0.00	24.10	159.40	2.70	8.55	8.80	4.65	10.10	11.50	22.10	177.80	429.70
Total Administrative & Professional	1,801.25	1,801.25	2,220.35	2,504.60	1,803.95	1,809.80	1,810.05	1,805.90	18,186.61	1,822.75	2,051.35	3,414.67	41,032.53
Operating Expenses													
Swimming Pool	700.00	0.00	2,550.00	60.00	0.00	1,017.72	1,069.70	2,785.18	6,256.77	0.00	2,859.51	0.00	17,298.88
Cleaning	41.00	90.00	90.00	90.00	0.00	84.00	0.00	0.00	68.25	0.00	0.00	0.00	463.25
Sprinkler Repairs/Maintenance	5.60	0.00	0.00	0.00	0.00	2,143.01	533.59	251.18	610.00	0.00	1,038.23	106.21	4,687.82
Yard Care Services	6,404.00	6,404.00	6,404.00	6,596.12	6,596.12	6,596.12	6,596.12	6,596.12	6,596.12	5,037.73	5,037.73	5,037.73	73,901.91
Maintenance/Repair	209.04	313.43	979.95	0.00	0.00	1,231.61	3,409.72	3,414.89	1,840.91	3,948.29	4,072.11	357.45	19,777.40
Total Operating Expenses	7,359.64	6,807.43	10,023.95	6,746.12	6,596.12	11,072.46	11,609.13	13,047.37	15,372.05	8,986.02	13,007.58	5,501.39	116,129.26
Utilities													
Electricity	598.55	15.60	295.39	843.03	67.47	612.42	717.83	718.33	735.05	1,073.17	280.76	297.50	6,255.10
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,134.37	1,067.39	1,067.39	1,067.39	1,142.39	1,067.39	1,067.39	12,910.56
Gas	139.70	103.74	95.07	56.46	31.95	300.91	559.97	445.15	767.90	21.26	22.13	86.40	2,630.64
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,112.61	0.00	0.00	0.00	2,112.61
Water & Sewer	4,462.80	4,467.08	4,464.78	4,471.68	4,464.78	4,443.00	4,545.84	4,512.22	4,506.94	4,526.98	4,469.78	4,464.78	53,800.66
Internet	114.68	114.68	114.68	0.00	239.36	114.68	114.68	124.68	114.68	229.36	0.00	229.36	1,510.84
Total Utilities	6,375.10	5,760.47	6,029.29	6,430.54	5,862.93	6,605.38	7,005.71	6,867.77	9,304.57	6,993.16	5,840.06	6,145.43	79,220.41
Miscellaneous	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Total Operating Expense	15,535.99	14,519.15	18,273.59	15,681.26	14,263.00	19,487.64	20,424.89	21,721.04	42,863.23	17,801.93	20,898.99	15,061.49	236,532.20
NOI - Net Operating Income	5,299.51	7,113.45	2,636.81	13,289.71	7,567.00	2,296.36	1,025.01	417.46	-20,970.48	4,007.07	1,242.69	6,672.86	30,597.45