

## Monthly Income Statement

### Alliance Property Management

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

As of: Feb 2022

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	20,535.62
Interest Charge	0.88
Parking	445.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	55.00
Rule Violations	0.00
Late Fees	198.00
<b>Total Operating Income</b>	<b>21,234.50</b>
<b>Expense</b>	
<b>Administrative &amp; Professional</b>	
Management Fees	1,932.25
Postage/Office Supplies	8.20
<b>Total Administrative &amp; Professional</b>	<b>1,940.45</b>
<b>Operating Expenses</b>	
Swimming Pool	790.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	5,037.73
Maintenance/Repair	1,386.67
<b>Total Operating Expenses</b>	<b>7,214.40</b>
<b>Utilities</b>	
Electricity	300.69
Garbage Removal	1,135.70
Gas	191.95
Water & Sewer	4,466.96
Internet	118.30
<b>Total Utilities</b>	<b>6,213.60</b>
Miscellaneous	0.00
<b>Total Operating Expense</b>	<b>15,368.45</b>
<b>NOI - Net Operating Income</b>	<b>5,866.05</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	10,019.00
Interest Earned	19.07
Reinvestment Fee	1,600.00

## Monthly Income Statement

Account Name	Selected Month
<b>Total Other Income</b>	<b>11,638.07</b>
<b>Net Other Income</b>	<b>11,638.07</b>
Total Income	32,872.57
Total Expense	15,368.45
<b>Net Income</b>	<b>17,504.12</b>

The contract between Alliance and Stone Creek Canyon HOA will renew for another year on 5/1/2022

### Annual Budget - Comparative

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

As of: Feb 2022

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
<b>Income</b>									
HOA Dues	20,535.62	20,766.00	-230.38	-1.11%	43,411.96	41,532.00	1,879.96	4.53%	249,192.00
Interest Charge	0.88	0.00	0.88	0.00%	2.67	0.00	2.67	0.00%	0.00
Parking	445.00	666.67	-221.67	-33.25%	890.00	1,333.34	-443.34	-33.25%	8,000.00
Opening Balance	0.00	0.00	0.00	0.00%	1,105.00	0.00	1,105.00	0.00%	0.00
Adjustment	0.00	0.00	0.00	0.00%	-3,012.64	0.00	-3,012.64	0.00%	0.00
Clubhouse Rental Fee	55.00	0.00	55.00	0.00%	-10.00	0.00	-10.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Late Fees	198.00	0.00	198.00	0.00%	594.52	0.00	594.52	0.00%	0.00
<b>Total Operating Income</b>	<b>21,234.50</b>	<b>21,432.67</b>	<b>-198.17</b>	<b>-0.92%</b>	<b>43,031.51</b>	<b>42,865.34</b>	<b>166.17</b>	<b>0.39%</b>	<b>257,192.00</b>
<b>Expense</b>									
<b>Administrative &amp; Professional</b>									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	120.00
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	19,000.00
Legal and Professional	0.00	41.67	41.67	100.00%	0.00	83.34	83.34	100.00%	500.00
Licenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10.00
Management Fees	1,932.25	1,932.25	0.00	0.00%	3,864.50	3,864.50	0.00	0.00%	23,187.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	4.18	4.18	100.00%	25.00
HOA Software/Website	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,500.00
Postage/Office Supplies	8.20	66.67	58.47	87.70%	8.20	133.34	125.14	93.85%	800.00
<b>Total Administrative &amp; Professional</b>	<b>1,940.45</b>	<b>2,042.68</b>	<b>102.23</b>	<b>5.00%</b>	<b>3,872.70</b>	<b>4,085.36</b>	<b>212.66</b>	<b>5.21%</b>	<b>45,142.00</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>Operating Expenses</b>									
Swimming Pool	790.00	0.00	-790.00	0.00%	790.00	0.00	-790.00	0.00%	22,000.00
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	13,500.00
Yard Care Services	5,037.73	5,857.68	819.95	14.00%	10,075.46	11,715.36	1,639.90	14.00%	70,292.06
Maintenance/Repair	1,386.67	1,891.68	505.01	26.70%	1,984.45	3,783.36	1,798.91	47.55%	22,700.00
<b>Total Operating Expenses</b>	<b>7,214.40</b>	<b>7,749.36</b>	<b>534.96</b>	<b>6.90%</b>	<b>12,849.91</b>	<b>15,498.72</b>	<b>2,648.81</b>	<b>17.09%</b>	<b>128,492.06</b>
<b>Utilities</b>									
Electricity	300.69	541.67	240.98	44.49%	614.57	1,083.34	468.77	43.27%	6,500.00
Garbage Removal	1,135.70	1,125.00	-10.70	-0.95%	2,203.09	2,250.00	46.91	2.08%	13,500.00
Gas	191.95	291.67	99.72	34.19%	419.94	583.34	163.40	28.01%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Water & Sewer	4,466.96	4,583.34	116.38	2.54%	8,931.74	9,166.68	234.94	2.56%	55,000.00
Internet	118.30	125.00	6.70	5.36%	121.92	250.00	128.08	51.23%	1,500.00
<b>Total Utilities</b>	<b>6,213.60</b>	<b>6,666.68</b>	<b>453.08</b>	<b>6.80%</b>	<b>12,291.26</b>	<b>13,333.36</b>	<b>1,042.10</b>	<b>7.82%</b>	<b>82,500.00</b>
Miscellaneous	0.00	88.17	88.17	100.00%	0.00	176.34	176.34	100.00%	1,057.94
<b>Total Operating Expense</b>	<b>15,368.45</b>	<b>16,546.89</b>	<b>1,178.44</b>	<b>7.12%</b>	<b>29,013.87</b>	<b>33,093.78</b>	<b>4,079.91</b>	<b>12.33%</b>	<b>257,192.00</b>
Total Operating Income	21,234.50	21,432.67	-198.17	-0.92%	43,031.51	42,865.34	166.17	0.39%	257,192.00
Total Operating Expense	15,368.45	16,546.89	1,178.44	7.12%	29,013.87	33,093.78	4,079.91	12.33%	257,192.00
<b>NOI - Net Operating Income</b>	<b>5,866.05</b>	<b>4,885.78</b>	<b>980.27</b>	<b>20.06%</b>	<b>14,017.64</b>	<b>9,771.56</b>	<b>4,246.08</b>	<b>43.45%</b>	<b>0.00</b>
<b>Other Income</b>									
Reserve Account Revenue	10,019.00	10,019.00	0.00	0.00%	20,038.00	20,038.00	0.00	0.00%	120,228.00

### Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Interest Earned	19.07	0.00	19.07	0.00%	39.12	0.00	39.12	0.00%	0.00
Reinvestment Fee	1,600.00	0.00	1,600.00	0.00%	4,000.00	0.00	4,000.00	0.00%	0.00
<b>Total Other Income</b>	<b>11,638.07</b>	<b>10,019.00</b>	<b>1,619.07</b>	<b>16.16%</b>	<b>24,077.12</b>	<b>20,038.00</b>	<b>4,039.12</b>	<b>20.16%</b>	<b>120,228.00</b>
<b>Other Expense</b>									
Reserve Expenses	0.00	416.67	416.67	100.00%	0.00	833.34	833.34	100.00%	5,000.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>416.67</b>	<b>416.67</b>	<b>100.00%</b>	<b>0.00</b>	<b>833.34</b>	<b>833.34</b>	<b>100.00%</b>	<b>5,000.00</b>
<b>Net Other Income</b>	<b>11,638.07</b>	<b>9,602.33</b>	<b>2,035.74</b>	<b>21.20%</b>	<b>24,077.12</b>	<b>19,204.66</b>	<b>4,872.46</b>	<b>25.37%</b>	<b>115,228.00</b>
Total Income	32,872.57	31,451.67	1,420.90	4.52%	67,108.63	62,903.34	4,205.29	6.69%	377,420.00
Total Expense	15,368.45	16,963.56	1,595.11	9.40%	29,013.87	33,927.12	4,913.25	14.48%	262,192.00
<b>Net Income</b>	<b>17,504.12</b>	<b>14,488.11</b>	<b>3,016.01</b>	<b>20.82%</b>	<b>38,094.76</b>	<b>28,976.22</b>	<b>9,118.54</b>	<b>31.47%</b>	<b>115,228.00</b>

## Balance Sheet

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

As of: 02/28/2022

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operations Account - Keybank	52,605.18
Reserve Account - Keybank	448,044.88
Reserve Account - EFCU	19,750.58
Landscape Account - Keybank	25,004.28
<b>Total Cash</b>	<b>545,404.92</b>
<b>TOTAL ASSETS</b>	<b>545,404.92</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	12,020.89
<b>Total Liabilities</b>	<b>12,020.89</b>
<b>Capital</b>	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	38,094.76
Calculated Prior Years Retained Earnings	337,913.82
<b>Total Capital</b>	<b>533,384.03</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>545,404.92</b>

# HOA Income Statement - 12 Month

## Alliance Property Management

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

Fund Type: All

Period Range: Jan 2022 to Feb 2022

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Total
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
HOA Dues	22,876.34	20,535.62	43,411.96
Interest Charge	1.79	0.88	2.67
Parking	445.00	445.00	890.00
Opening Balance	1,105.00	0.00	1,105.00
Adjustment	-3,012.64	0.00	-3,012.64
Clubhouse Rental Fee	-65.00	55.00	-10.00
Rule Violations	50.00	0.00	50.00
Late Fees	396.52	198.00	594.52
<b>Total Operating Income</b>	<b>21,797.01</b>	<b>21,234.50</b>	<b>43,031.51</b>
<b>Expense</b>			
<b>Administrative &amp; Professional</b>			
Management Fees	1,932.25	1,932.25	3,864.50
Postage/Office Supplies	0.00	8.20	8.20
<b>Total Administrative &amp; Professional</b>	<b>1,932.25</b>	<b>1,940.45</b>	<b>3,872.70</b>
<b>Operating Expenses</b>			
Swimming Pool	0.00	790.00	790.00
Yard Care Services	5,037.73	5,037.73	10,075.46
Maintenance/Repair	597.78	1,386.67	1,984.45
<b>Total Operating Expenses</b>	<b>5,635.51</b>	<b>7,214.40</b>	<b>12,849.91</b>
<b>Utilities</b>			
Electricity	313.88	300.69	614.57
Garbage Removal	1,067.39	1,135.70	2,203.09
Gas	227.99	191.95	419.94
Water & Sewer	4,464.78	4,466.96	8,931.74
Internet	3.62	118.30	121.92
<b>Total Utilities</b>	<b>6,077.66</b>	<b>6,213.60</b>	<b>12,291.26</b>

## HOA Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Total
<b>Total Operating Expense</b>	<u>13,645.42</u>	<u>15,368.45</u>	<u>29,013.87</u>
<b>NOI - Net Operating Income</b>	<b>8,151.59</b>	<b>5,866.05</b>	<b>14,017.64</b>
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
Reserve Account Revenue	10,019.00	10,019.00	20,038.00
Interest Earned	20.05	19.07	39.12
Reinvestment Fee	2,400.00	1,600.00	4,000.00
<b>Total Other Income</b>	<u>12,439.05</u>	<u>11,638.07</u>	<u>24,077.12</u>
<b>Net Other Income</b>	<b>12,439.05</b>	<b>11,638.07</b>	<b>24,077.12</b>
<b>Total Income</b>	<b>34,236.06</b>	<b>32,872.57</b>	<b>67,108.63</b>
<b>Total Expense</b>	<b>13,645.42</b>	<b>15,368.45</b>	<b>29,013.87</b>
<b>Net Income</b>	<u><b>20,590.64</b></u>	<u><b>17,504.12</b></u>	<u><b>38,094.76</b></u>