

Monthly Income Statement

Alliance Property Management

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

As of: Jun 2020

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	21,346.16
Parking	810.00
Pool Key	0.00
Discount/Promotion	-25.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	140.00
Reinvestment Fee	0.00
Late Fees	67.50
NSF Charge	0.00
Convenience Fees	0.00
Total Operating Income	22,338.66
Expense	
Accounting	0.00
Insurance	0.00
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	0.00
Cleaning and Maintenance	
Cleaning (Common Areas)	200.48
Total Cleaning and Maintenance	200.48
Common Area Maint.	
Sprinkler Repairs/Maintenance	665.35
Yard Maintenance	6,404.00
Maintenance/Repair	792.24
Total Common Area Maint.	7,861.59
Supplies	
Copies	1.60
Office Supplies	1.75
Postage and Delivery	3.50
Total Supplies	6.85
Utility Expenses	
Electric Utility Expense	695.05
Garbage Removal	1,059.37
Gas Utility Expense	437.39
Water and Sewer	4,504.12
Internet	114.68

Monthly Income Statement

Account Name	Selected Month
Total Utility Expenses	6,810.61
Total Operating Expense	16,516.53
NOI - Net Operating Income	5,822.13
Other Income & Expense	
Other Income	
Reserve Account Revenue	8,228.84
Insurance Claim Payment	0.00
Interest Earned	202.55
Total Other Income	8,431.39
Other Expense	
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	8,431.39
Total Income	30,770.05
Total Expense	16,516.53
Net Income	14,253.52

Annual Budget - Comparative

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

As of: Jun 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
Income									
HOA Dues	21,346.16	21,246.17	99.99	0.47%	131,735.61	127,477.02	4,258.59	3.34%	254,954.03
Parking	810.00	800.00	10.00	1.25%	4,969.89	4,800.00	169.89	3.54%	9,600.00
Pool Key	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Discount/ Promotion	-25.00	0.00	-25.00	0.00%	-815.00	0.00	-815.00	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%	615.00	0.00	615.00	0.00%	0.00
Late Fees	67.50	0.00	67.50	0.00%	1,959.81	0.00	1,959.81	0.00%	0.00
Total Operating Income	22,338.66	22,046.17	292.49	1.33%	138,315.31	132,277.02	6,038.29	4.56%	264,554.03
Expense									
Accounting	0.00	0.00	0.00	0.00%	115.00	0.00	-115.00	0.00%	0.00
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	23,000.00
Legal and Professional	0.00	416.67	416.67	100.00%	0.00	2,500.02	2,500.02	100.00%	5,000.00
Licenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	20.00
Management Fees	1,637.00	1,637.00	0.00	0.00%	9,822.00	9,822.00	0.00	0.00%	19,644.00
Miscellaneous	0.00	225.17	225.17	100.00%	106.17	1,351.02	1,244.85	92.14%	2,702.03
Swimming Pool	0.00	2,000.00	2,000.00	100.00%	700.00	4,500.00	3,800.00	84.44%	13,000.00
Bank Fees	0.00	2.08	2.08	100.00%	18.00	12.52	-5.48	-43.77%	25.00
Cleaning and Maintenance									
Cleaning (Common Areas)	200.48	83.33	-117.15	-140.59%	315.98	500.02	184.04	36.81%	1,000.00
Total Cleaning and Maintenance	200.48	83.33	-117.15	-140.59%	315.98	500.02	184.04	36.81%	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
Common Area Maint.									
Sprinkler Repairs/ Maintenance	665.35	1,800.00	1,134.65	63.04%	833.23	5,600.00	4,766.77	85.12%	13,000.00
Yard Maintenance	6,404.00	6,404.00	0.00	0.00%	38,060.25	38,424.00	363.75	0.95%	76,848.00
Maintenance/ Repair	792.24	2,500.00	1,707.76	68.31%	2,024.10	15,000.00	12,975.90	86.51%	30,000.00
Total Common Area Maint.	7,861.59	10,704.00	2,842.41	26.55%	40,917.58	59,024.00	18,106.42	30.68%	119,848.00
Contractors									
Pest Control	0.00	125.00	125.00	100.00%	0.00	250.00	250.00	100.00%	500.00
Total Contractors	0.00	125.00	125.00	100.00%	0.00	250.00	250.00	100.00%	500.00
Supplies									
Copies	1.60	10.00	8.40	84.00%	104.55	75.00	-29.55	-39.40%	150.00
Office Supplies	1.75	12.50	10.75	86.00%	83.75	75.00	-8.75	-11.67%	175.00
Postage and Delivery	3.50	60.00	56.50	94.17%	165.00	375.00	210.00	56.00%	750.00
Total Supplies	6.85	82.50	75.65	91.70%	353.30	525.00	171.70	32.70%	1,075.00
Utility Expenses									
Electric Utility Expense	695.05	541.67	-153.38	-28.32%	2,367.39	3,250.02	882.63	27.16%	6,500.00
Garbage Removal	1,059.37	1,083.33	23.96	2.21%	6,356.22	6,500.02	143.80	2.21%	13,000.00
Gas Utility Expense	437.39	250.00	-187.39	-74.96%	1,021.12	1,500.00	478.88	31.93%	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	4,504.12	4,500.00	-4.12	-0.09%	26,796.52	27,000.00	203.48	0.75%	54,000.00
Internet	114.68	125.00	10.32	8.26%	687.73	750.00	62.27	8.30%	1,500.00
Total Utility Expenses	6,810.61	6,500.00	-310.61	-4.78%	37,228.98	39,000.04	1,771.06	4.54%	78,750.00
Total Operating Expense	16,516.53	21,775.75	5,259.22	24.15%	89,577.01	117,484.62	27,907.61	23.75%	264,564.03

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 Income	22,338.66	22,046.17	292.49	1.33%	138,315.31	132,277.02	6,038.29	4.56%	264,554.03
Total Operating Expense	16,516.53	21,775.75	5,259.22	24.15%	89,577.01	117,484.62	27,907.61	23.75%	264,564.03
NOI - Net Operating Income	5,822.13	270.42	5,551.71	2,053.00%	48,738.30	14,792.40	33,945.90	229.48%	-10.00
Other Income									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	49,373.04	49,372.99	0.05	0.00%	98,745.97
Interest Earned	202.55	125.00	77.55	62.04%	1,063.85	750.00	313.85	41.85%	1,500.00
Total Other Income	8,431.39	8,353.83	77.56	0.93%	50,436.89	50,122.99	313.90	0.63%	100,245.97
Net Other Income	8,431.39	8,353.83	77.56	0.93%	50,436.89	50,122.99	313.90	0.63%	100,245.97
Total Income	30,770.05	30,400.00	370.05	1.22%	188,752.20	182,400.01	6,352.19	3.48%	364,800.00
Total Expense	16,516.53	21,775.75	5,259.22	24.15%	89,577.01	117,484.62	27,907.61	23.75%	264,564.03
Net Income	14,253.52	8,624.25	5,629.27	65.27%	99,175.19	64,915.39	34,259.80	52.78%	100,235.97

Balance Sheet

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

As of: 06/30/2020

Account Name	Balance
ASSETS	
Cash	
Operating Cash	80,990.30
Reserve Cash Account	209,284.04
Stone Creek CD #1	19,474.42
Stone Creek CD #3	15,224.32
Total Cash	324,973.08
TOTAL ASSETS	324,973.08
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	12,542.10
Total Liabilities	12,542.10
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	99,175.19
Calculated Prior Years Retained Earnings	55,369.34
Total Capital	312,430.98
TOTAL LIABILITIES & CAPITAL	324,973.08

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 Jun 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Total
Operating Income & Expense							
Income							
HOA Dues	19,885.38	20,392.05	23,338.80	24,197.00	22,576.22	21,346.16	131,735.61
Parking	720.00	788.28	780.00	1,001.61	870.00	810.00	4,969.89
Pool Key	0.00	0.00	0.00	25.00	0.00	0.00	25.00
Discount/Promotion	-40.00	0.00	-350.00	-289.69	-110.31	-25.00	-815.00
Opening Balance	0.00	0.00	0.00	325.00	0.00	0.00	325.00
Adjustment	0.00	-500.00	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	615.00
Late Fees	219.60	194.20	339.30	992.51	146.70	67.50	1,959.81
Total Operating Income	20,784.98	20,984.53	24,433.10	26,151.43	23,622.61	22,338.66	138,315.31
Expense							
Accounting	0.00	0.00	0.00	115.00	0.00	0.00	115.00
Management Fees	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	9,822.00
Miscellaneous	0.00	106.17	0.00	0.00	0.00	0.00	106.17
Swimming Pool	0.00	0.00	0.00	0.00	700.00	0.00	700.00
Bank Fees	0.00	0.00	0.00	18.00	0.00	0.00	18.00
Cleaning and Maintenance							
Cleaning (Common Areas)	57.50	0.00	0.00	0.00	58.00	200.48	315.98
Total Cleaning and Maintenance	57.50	0.00	0.00	0.00	58.00	200.48	315.98
Common Area Maint.							
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	167.88	665.35	833.23
Yard Maintenance	6,282.75	6,282.75	6,282.75	6,404.00	6,404.00	6,404.00	38,060.25
Maintenance/Repair	0.00	123.53	227.00	302.80	578.53	792.24	2,024.10
Total Common Area Maint.	6,282.75	6,406.28	6,509.75	6,706.80	7,150.41	7,861.59	40,917.58
Supplies							
Copies	1.75	8.00	83.60	4.80	4.80	1.60	104.55
Office Supplies	3.00	4.75	68.50	2.75	3.00	1.75	83.75
Postage and Delivery	3.50	9.50	137.00	5.50	6.00	3.50	165.00

HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Total
Total Supplies	8.25	22.25	289.10	13.05	13.80	6.85	353.30
Utility Expenses							
Electric Utility Expense	370.78	357.10	303.24	290.94	350.28	695.05	2,367.39
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	6,356.22
Gas Utility Expense	131.95	204.50	114.14	91.44	41.70	437.39	1,021.12
Water and Sewer	4,461.00	4,482.60	4,443.00	4,462.80	4,443.00	4,504.12	26,796.52
Internet	114.69	114.68	114.68	114.32	114.68	114.68	687.73
Total Utility Expenses	6,137.79	6,218.25	6,034.43	6,018.87	6,009.03	6,810.61	37,228.98
Total Operating Expense	14,123.29	14,389.95	14,470.28	14,508.72	15,568.24	16,516.53	89,577.01
NOI - Net Operating Income	6,661.69	6,594.58	9,962.82	11,642.71	8,054.37	5,822.13	48,738.30
Other Income & Expense							
Other Income							
Reserve Account Revenue	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	49,373.04
Interest Earned	104.79	199.34	114.67	93.02	349.48	202.55	1,063.85
Total Other Income	8,333.63	8,428.18	8,343.51	8,321.86	8,578.32	8,431.39	50,436.89
Net Other Income	8,333.63	8,428.18	8,343.51	8,321.86	8,578.32	8,431.39	50,436.89
Total Income	29,118.61	29,412.71	32,776.61	34,473.29	32,200.93	30,770.05	188,752.20
Total Expense	14,123.29	14,389.95	14,470.28	14,508.72	15,568.24	16,516.53	89,577.01
Net Income	14,995.32	15,022.76	18,306.33	19,964.57	16,632.69	14,253.52	99,175.19