

Monthly Income Statement

Alliance Property Management

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

As of: May 2020

Level of Detail: Detail View

Account Name	Selected Month
Operating Income & Expense	
Income	
HOA Dues	22,576.22
Parking	870.00
Pool Key	0.00
Discount/Promotion	-110.31
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	140.00
Reinvestment Fee	0.00
Late Fees	146.70
NSF Charge	0.00
Convenience Fees	0.00
Total Operating Income	23,622.61
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	700.00
Bank Fees	0.00
HOA Software	0.00
Cleaning and Maintenance	
Cleaning (Common Areas)	58.00
Total Cleaning and Maintenance	58.00
Common Area Maint.	
Sprinkler Repairs/Maintenance	167.88
Yard Maintenance	6,404.00
Maintenance/Repair	578.53
Total Common Area Maint.	7,150.41
Supplies	
Copies	4.80
Office Supplies	3.00
Postage and Delivery	6.00
Total Supplies	13.80
Utility Expenses	
Electric Utility Expense	350.28
Garbage Removal	1,059.37
Gas Utility Expense	41.70
Water and Sewer	4,443.00
Internet	114.68

Monthly Income Statement

Account Name	Selected Month
Total Utility Expenses	6,009.03
Total Operating Expense	15,568.24
NOI - Net Operating Income	8,054.37
Other Income & Expense	
Other Income	
Reserve Account Revenue	8,228.84
Insurance Claim Payment	0.00
Interest Earned	349.48
Total Other Income	8,578.32
Net Other Income	8,578.32
Total Income	32,200.93
Total Expense	15,568.24
Net Income	16,632.69

Annual Budget - Comparative

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

As of: May 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	22,576.22	21,246.17	1,330.05	6.26%	110,389.45	106,230.85	4,158.60	3.91%	254,954.03
Parking	870.00	800.00	70.00	8.75%	4,159.89	4,000.00	159.89	4.00%	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	-110.31	0.00	-110.31	0.00%	-790.00	0.00	-790.00	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%	475.00	0.00	475.00	0.00%	0.00
Late Fees	146.70	0.00	146.70	0.00%	1,892.31	0.00	1,892.31	0.00%	0.00
Total Operating Income	23,622.61	22,046.17	1,576.44	7.15%	115,976.65	110,230.85	5,745.80	5.21%	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	2,083.35	2,083.35	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%	8,185.00	8,185.00	0.00	0.00%	19,644.00
Miscellaneous	0.00	225.17	225.17	100.00%	106.17	1,125.85	1,019.68	90.57%	2,702.03
Swimming Pool	700.00	2,500.00	1,800.00	72.00%	700.00	2,500.00	1,800.00	72.00%	13,000.00
Bank Fees	0.00	2.08	2.08	100.00%	18.00	10.44	-7.56	-72.41%	25.00
Cleaning and Maintenance									
Cleaning (Common Areas)	58.00	83.33	25.33	30.40%	115.50	416.69	301.19	72.28%	1,000.00
Total Cleaning and Maintenance	58.00	83.33	25.33	30.40%	115.50	416.69	301.19	72.28%	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	167.88	1,800.00	1,632.12	90.67%	167.88	3,800.00	3,632.12	95.58%	13,000.00
Yard Maintenance	6,404.00	6,404.00	0.00	0.00%	31,656.25	32,020.00	363.75	1.14%	76,848.00
Maintenance/ Repair	578.53	2,500.00	1,921.47	76.86%	1,231.86	12,500.00	11,268.14	90.15%	30,000.00
Total Common Area Maint.	7,150.41	10,704.00	3,553.59	33.20%	33,055.99	48,320.00	15,264.01	31.59%	119,848.00
Contractors									
Pest Control	0.00	0.00	0.00	0.00%	0.00	125.00	125.00	100.00%	500.00
Total Contractors	0.00	0.00	0.00	0.00%	0.00	125.00	125.00	100.00%	500.00
Supplies									
Copies	4.80	10.00	5.20	52.00%	102.95	65.00	-37.95	-58.38%	150.00
Office Supplies	3.00	12.50	9.50	76.00%	82.00	62.50	-19.50	-31.20%	175.00
Postage and Delivery	6.00	60.00	54.00	90.00%	161.50	315.00	153.50	48.73%	750.00
Total Supplies	13.80	82.50	68.70	83.27%	346.45	442.50	96.05	21.71%	1,075.00
Utility Expenses									
Electric Utility Expense	350.28	541.67	191.39	35.33%	1,672.34	2,708.35	1,036.01	38.25%	6,500.00
Garbage Removal	1,059.37	1,083.33	23.96	2.21%	5,296.85	5,416.69	119.84	2.21%	13,000.00
Gas Utility Expense	41.70	250.00	208.30	83.32%	583.73	1,250.00	666.27	53.30%	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	4,443.00	4,500.00	57.00	1.27%	22,292.40	22,500.00	207.60	0.92%	54,000.00
Internet	114.68	125.00	10.32	8.26%	573.05	625.00	51.95	8.31%	1,500.00
Total Utility Expenses	6,009.03	6,500.00	490.97	7.55%	30,418.37	32,500.04	2,081.67	6.41%	78,750.00
Total Operating Expense	15,568.24	22,150.75	6,582.51	29.72%	73,060.48	95,708.87	22,648.39	23.66%	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	23,622.61	22,046.17	1,576.44	7.15%	115,976.65	110,230.85	5,745.80	5.21%	264,554.03
Total Operating Expense	15,568.24	22,150.75	6,582.51	29.72%	73,060.48	95,708.87	22,648.39	23.66%	264,564.03
NOI - Net Operating Income	8,054.37	-104.58	8,158.95	7,801.64%	42,916.17	14,521.98	28,394.19	195.53%	-10.00
Other Income									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	41,144.20	41,144.16	0.04	0.00%	98,745.97
Interest Earned	349.48	125.00	224.48	179.58%	861.30	625.00	236.30	37.81%	1,500.00
Total Other Income	8,578.32	8,353.83	224.49	2.69%	42,005.50	41,769.16	236.34	0.57%	100,245.97
Net Other Income	8,578.32	8,353.83	224.49	2.69%	42,005.50	41,769.16	236.34	0.57%	100,245.97
Total Income	32,200.93	30,400.00	1,800.93	5.92%	157,982.15	152,000.01	5,982.14	3.94%	364,800.00
Total Expense	15,568.24	22,150.75	6,582.51	29.72%	73,060.48	95,708.87	22,648.39	23.66%	264,564.03
Net Income	16,632.69	8,249.25	8,383.44	101.63%	84,921.67	56,291.14	28,630.53	50.86%	100,235.97

Balance Sheet

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

As of: 05/31/2020

Account Name	Balance
ASSETS	
Cash	
Operating Cash	72,682.28
Reserve Cash Account	200,884.16
Stone Creek CD #1	19,442.91
Stone Creek CD #3	15,224.32
Total Cash	308,233.67
TOTAL ASSETS	308,233.67
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	10,056.21
Total Liabilities	10,056.21
Capital	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	84,921.67
Calculated Prior Years Retained Earnings	55,369.34
Total Capital	298,177.46
TOTAL LIABILITIES & CAPITAL	308,233.67

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 May 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Total
Operating Income & Expense						
Income						
HOA Dues	19,885.38	20,392.05	23,338.80	24,197.00	22,576.22	110,389.45
Parking	720.00	788.28	780.00	1,001.61	870.00	4,159.89
Pool Key	0.00	0.00	0.00	25.00	0.00	25.00
Discount/Promotion	-40.00	0.00	-350.00	-289.69	-110.31	-790.00
Opening Balance	0.00	0.00	0.00	325.00	0.00	325.00
Adjustment	0.00	-500.00	0.00	0.00	0.00	-500.00
Clubhouse Rental Fee	0.00	110.00	325.00	-100.00	140.00	475.00
Late Fees	219.60	194.20	339.30	992.51	146.70	1,892.31
Total Operating Income	20,784.98	20,984.53	24,433.10	26,151.43	23,622.61	115,976.65
Expense						
Accounting	0.00	0.00	0.00	115.00	0.00	115.00
Management Fees	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	8,185.00
Miscellaneous	0.00	106.17	0.00	0.00	0.00	106.17
Swimming Pool	0.00	0.00	0.00	0.00	700.00	700.00
Bank Fees	0.00	0.00	0.00	18.00	0.00	18.00
Cleaning and Maintenance						
Cleaning (Common Areas)	57.50	0.00	0.00	0.00	58.00	115.50
Total Cleaning and Maintenance	57.50	0.00	0.00	0.00	58.00	115.50
Common Area Maint.						
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00	167.88	167.88
Yard Maintenance	6,282.75	6,282.75	6,282.75	6,404.00	6,404.00	31,656.25
Maintenance/Repair	0.00	123.53	227.00	302.80	578.53	1,231.86
Total Common Area Maint.	6,282.75	6,406.28	6,509.75	6,706.80	7,150.41	33,055.99
Supplies						
Copies	1.75	8.00	83.60	4.80	4.80	102.95
Office Supplies	3.00	4.75	68.50	2.75	3.00	82.00
Postage and Delivery	3.50	9.50	137.00	5.50	6.00	161.50
Total Supplies	8.25	22.25	289.10	13.05	13.80	346.45

HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Total
Utility Expenses						
Electric Utility Expense	370.78	357.10	303.24	290.94	350.28	1,672.34
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	5,296.85
Gas Utility Expense	131.95	204.50	114.14	91.44	41.70	583.73
Water and Sewer	4,461.00	4,482.60	4,443.00	4,462.80	4,443.00	22,292.40
Internet	114.69	114.68	114.68	114.32	114.68	573.05
Total Utility Expenses	6,137.79	6,218.25	6,034.43	6,018.87	6,009.03	30,418.37
Total Operating Expense	14,123.29	14,389.95	14,470.28	14,508.72	15,568.24	73,060.48
NOI - Net Operating Income	6,661.69	6,594.58	9,962.82	11,642.71	8,054.37	42,916.17
Other Income & Expense						
Other Income						
Reserve Account Revenue	8,228.84	8,228.84	8,228.84	8,228.84	8,228.84	41,144.20
Interest Earned	104.79	199.34	114.67	93.02	349.48	861.30
Total Other Income	8,333.63	8,428.18	8,343.51	8,321.86	8,578.32	42,005.50
Net Other Income	8,333.63	8,428.18	8,343.51	8,321.86	8,578.32	42,005.50
Total Income	29,118.61	29,412.71	32,776.61	34,473.29	32,200.93	157,982.15
Total Expense	14,123.29	14,389.95	14,470.28	14,508.72	15,568.24	73,060.48
Net Income	14,995.32	15,022.76	18,306.33	19,964.57	16,632.69	84,921.67