

Monthly Income Statement

Alliance Property Management

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

As of: May 2022

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	21,991.27
Reimbursed Expenses	0.00
Interest Charge	3.08
Parking	400.52
Pool Key	35.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	310.00
Rule Violations	200.00
Late Fees	456.00
Total Operating Income	23,395.87
Expense	
Administrative & Professional	
Accounting	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Property Manager Hourly	0.00
HOA Software/Website	0.00
Postage/Office Supplies	8.55
Total Administrative & Professional	1,940.80
Operating Expenses	
Swimming Pool	60.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	872.74
Yard Care Services	5,857.67
Maintenance/Repair	2,311.85
Total Operating Expenses	9,102.26
Utilities	
Electricity	442.85
Garbage Removal	1,222.80
Gas	76.47
Water & Sewer	4,469.49
Internet	118.30
Total Utilities	6,329.91
Miscellaneous	0.00
Total Operating Expense	17,372.97

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	6,022.90
Other Income & Expense	
Other Income	
Reserve Account Revenue	10,019.00
Interest Earned	41.93
Reinvestment Fee	800.00
Total Other Income	10,860.93
Other Expense	
Reserve Expenses	16,251.02
Asphalt Maintenance	3,552.00
Total Other Expense	19,803.02
Net Other Income	-8,942.09
Total Income	34,256.80
Total Expense	37,175.99
Net Income	-2,919.19

Annual Budget - Comparative

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

As of: May 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
Income									
HOA Dues	21,991.27	20,766.00	1,225.27	5.90%	106,400.79	103,830.00	2,570.79	2.48%	249,192.00
Interest Charge	3.08	0.00	3.08	0.00%	7.51	0.00	7.51	0.00%	0.00
Parking	400.52	666.67	-266.15	-39.92%	2,000.52	3,333.35	-1,332.83	-39.98%	8,000.00
Pool Key	35.00	0.00	35.00	0.00%	105.00	0.00	105.00	0.00%	0.00
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	310.00	0.00	310.00	0.00%	640.00	0.00	640.00	0.00%	0.00
Rule Violations	200.00	0.00	200.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Late Fees	456.00	0.00	456.00	0.00%	1,348.76	0.00	1,348.76	0.00%	0.00
Total Operating Income	23,395.87	21,432.67	1,963.20	9.16%	108,894.94	107,163.35	1,731.59	1.62%	257,192.00
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	0.00%	156.86	120.00	-36.86	-30.72%	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	208.35	208.35	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%	9,661.25	9,661.25	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	10.44	10.44	100.00%	25.00
HOA Software/Website	0.00	0.00	0.00	0.00%	390.19	0.00	-390.19	0.00%	1,500.00
Postage/Office Supplies	8.55	66.67	58.12	87.18%	199.70	333.35	133.65	40.09%	800.00
Total Administrative	1,940.80	2,042.67	101.87	4.99%	10,408.00	10,333.39	-74.61	-0.72%	45,142.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
& Professional									
Operating Expenses									
Swimming Pool	60.00	2,000.00	1,940.00	97.00%	850.00	2,000.00	1,150.00	57.50%	22,000.00
Cleaning	0.00	0.00	0.00	0.00%	95.00	0.00	-95.00	0.00%	0.00
Sprinkler Repairs/Maintenance	872.74	2,000.00	1,127.26	56.36%	872.74	3,000.00	2,127.26	70.91%	13,500.00
Yard Care Services	5,857.67	5,857.67	0.00	0.00%	27,764.86	29,288.37	1,523.51	5.20%	70,292.06
Maintenance/Repair	2,311.85	1,891.67	-420.18	-22.21%	8,981.26	9,458.39	477.13	5.04%	22,700.00
Total Operating Expenses	9,102.26	11,749.34	2,647.08	22.53%	38,563.86	43,746.76	5,182.90	11.85%	128,492.06
Utilities									
Electricity	442.85	541.67	98.82	18.24%	1,643.85	2,708.35	1,064.50	39.30%	6,500.00
Garbage Removal	1,222.80	1,125.00	-97.80	-8.69%	5,760.70	5,625.00	-135.70	-2.41%	13,500.00
Gas	76.47	291.67	215.20	73.78%	765.70	1,458.35	692.65	47.50%	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	4,469.49	4,583.33	113.84	2.48%	22,342.74	22,916.69	573.95	2.50%	55,000.00
Internet	118.30	125.00	6.70	5.36%	476.82	625.00	148.18	23.71%	1,500.00
Total Utilities	6,329.91	6,666.67	336.76	5.05%	30,989.81	33,333.39	2,343.58	7.03%	82,500.00
Miscellaneous	0.00	88.16	88.16	100.00%	0.00	440.82	440.82	100.00%	1,057.94
Total Operating Expense	17,372.97	20,546.84	3,173.87	15.45%	79,961.67	87,854.36	7,892.69	8.98%	257,192.00
Total Operating Income	23,395.87	21,432.67	1,963.20	9.16%	108,894.94	107,163.35	1,731.59	1.62%	257,192.00
Total Operating Expense	17,372.97	20,546.84	3,173.87	15.45%	79,961.67	87,854.36	7,892.69	8.98%	257,192.00
NOI - Net Operating Income	6,022.90	885.83	5,137.07	579.92%	28,933.27	19,308.99	9,624.28	49.84%	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
Other Income									
Reserve Account Revenue	10,019.00	10,019.00	0.00	0.00%	50,095.00	50,095.00	0.00	0.00%	120,228.00
Interest Earned	41.93	0.00	41.93	0.00%	104.71	0.00	104.71	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	6,400.00	0.00	6,400.00	0.00%	0.00
Total Other Income	10,860.93	10,019.00	841.93	8.40%	56,599.71	50,095.00	6,504.71	12.98%	120,228.00
Other Expense									
Reserve Expenses	16,251.02	416.67	-15,834.35	-3,800.21%	16,251.02	2,083.35	-14,167.67	-680.04%	5,000.00
Asphalt Maintenance	3,552.00	0.00	-3,552.00	0.00%	3,552.00	0.00	-3,552.00	0.00%	0.00
Total Other Expense	19,803.02	416.67	-19,386.35	-4,652.69%	19,803.02	2,083.35	-17,719.67	-850.54%	5,000.00
Net Other Income	-8,942.09	9,602.33	-18,544.42	-193.12%	36,796.69	48,011.65	-11,214.96	-23.36%	115,228.00
Total Income	34,256.80	31,451.67	2,805.13	8.92%	165,494.65	157,258.35	8,236.30	5.24%	377,420.00
Total Expense	37,175.99	20,963.51	-16,212.48	-77.34%	99,764.69	89,937.71	-9,826.98	-10.93%	262,192.00
Net Income	-2,919.19	10,488.16	-13,407.35	-127.83%	65,729.96	67,320.64	-1,590.68	-2.36%	115,228.00

Balance Sheet

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

As of: 05/31/2022

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	46,834.89
Reserve Account - Keybank	481,361.23
Reserve Account - EFCU	19,755.56
Landscape Account - Keybank	25,005.54
Total Cash	572,957.22
TOTAL ASSETS	572,957.22
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,937.99
Total Liabilities	11,937.99
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	65,729.96
Calculated Prior Years Retained Earnings	337,913.82
Total Capital	561,019.23
TOTAL LIABILITIES & CAPITAL	572,957.22

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 May 2022

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total
Operating Income & Expense						
Income						
HOA Dues	22,876.34	20,535.62	20,933.15	20,064.41	21,991.27	106,400.79
Interest Charge	1.79	0.88	1.41	0.35	3.08	7.51
Parking	445.00	445.00	325.00	385.00	400.52	2,000.52
Pool Key	0.00	0.00	35.00	35.00	35.00	105.00
Opening Balance	1,105.00	0.00	0.00	0.00	0.00	1,105.00
Adjustment	-3,012.64	0.00	0.00	0.00	0.00	-3,012.64
Clubhouse Rental Fee	-65.00	55.00	170.00	170.00	310.00	640.00
Rule Violations	50.00	0.00	0.00	50.00	200.00	300.00
Late Fees	396.52	198.00	267.00	31.24	456.00	1,348.76
Total Operating Income	21,797.01	21,234.50	21,731.56	20,736.00	23,395.87	108,894.94
Expense						
Administrative & Professional						
Accounting	0.00	0.00	0.00	156.86	0.00	156.86
Management Fees	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	9,661.25
HOA Software/Website	0.00	0.00	0.00	390.19	0.00	390.19
Postage/Office Supplies	0.00	8.20	176.00	6.95	8.55	199.70
Total Administrative & Professional	1,932.25	1,940.45	2,108.25	2,486.25	1,940.80	10,408.00
Operating Expenses						
Swimming Pool	0.00	790.00	0.00	0.00	60.00	850.00
Cleaning	0.00	0.00	0.00	95.00	0.00	95.00
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00	872.74	872.74
Yard Care Services	5,037.73	5,037.73	5,037.73	6,794.00	5,857.67	27,764.86
Maintenance/Repair	597.78	1,386.67	534.51	4,150.45	2,311.85	8,981.26
Total Operating Expenses	5,635.51	7,214.40	5,572.24	11,039.45	9,102.26	38,563.86

HOA Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total
Utilities						
Electricity	313.88	300.69	297.86	288.57	442.85	1,643.85
Garbage Removal	1,067.39	1,135.70	1,143.39	1,191.42	1,222.80	5,760.70
Gas	227.99	191.95	168.89	100.40	76.47	765.70
Water & Sewer	4,464.78	4,466.96	4,469.49	4,472.02	4,469.49	22,342.74
Internet	3.62	118.30	118.30	118.30	118.30	476.82
Total Utilities	6,077.66	6,213.60	6,197.93	6,170.71	6,329.91	30,989.81
Total Operating Expense	13,645.42	15,368.45	13,878.42	19,696.41	17,372.97	79,961.67
NOI - Net Operating Income	8,151.59	5,866.05	7,853.14	1,039.59	6,022.90	28,933.27
Other Income & Expense						
Other Income						
Reserve Account Revenue	10,019.00	10,019.00	10,019.00	10,019.00	10,019.00	50,095.00
Interest Earned	20.05	19.07	21.63	2.03	41.93	104.71
Reinvestment Fee	2,400.00	1,600.00	1,600.00	0.00	800.00	6,400.00
Total Other Income	12,439.05	11,638.07	11,640.63	10,021.03	10,860.93	56,599.71
Other Expense						
Reserve Expenses	0.00	0.00	0.00	0.00	16,251.02	16,251.02
Asphalt Maintenance	0.00	0.00	0.00	0.00	3,552.00	3,552.00
Total Other Expense	0.00	0.00	0.00	0.00	19,803.02	19,803.02
Net Other Income	12,439.05	11,638.07	11,640.63	10,021.03	-8,942.09	36,796.69
Total Income	34,236.06	32,872.57	33,372.19	30,757.03	34,256.80	165,494.65
Total Expense	13,645.42	15,368.45	13,878.42	19,696.41	37,175.99	99,764.69
Net Income	20,590.64	17,504.12	19,493.77	11,060.62	-2,919.19	65,729.96