

# Monthly Income Statement

## Alliance Property Management

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

As of: Nov 2020

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	21,098.66
Parking	780.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	-100.00
Reinvestment Fee	0.00
Rule Violations	0.00
Late Fees	45.00
NSF Charge	0.00
Convenience Fees	0.00
<b>Total Operating Income</b>	<b>21,823.66</b>
<b>Expense</b>	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,637.00
Miscellaneous	21.90
Swimming Pool	7,204.17
Bank Fees	0.00
HOA Software	0.00
<b>Cleaning and Maintenance</b>	
Cleaning (Common Areas)	120.00
<b>Total Cleaning and Maintenance</b>	<b>120.00</b>
<b>Common Area Maint.</b>	
Sprinkler Repairs/Maintenance	0.00
Yard Maintenance	9,248.47
Maintenance/Repair	500.00
<b>Total Common Area Maint.</b>	<b>9,748.47</b>
<b>Contractors</b>	
Pest Control	0.00
<b>Total Contractors</b>	<b>0.00</b>
<b>Supplies</b>	
Copies	0.00
Office Supplies	0.00
Postage and Delivery	0.00
<b>Total Supplies</b>	<b>0.00</b>
<b>Utility Expenses</b>	
Electric Utility Expense	298.03

## Monthly Income Statement

Account Name	Selected Month
Garbage Removal	1,059.37
Gas Utility Expense	21.82
Secondary Water	1,938.17
Water and Sewer	4,517.90
Internet	114.68
<b>Total Utility Expenses</b>	<b>7,949.97</b>
<b>Total Operating Expense</b>	<b>26,681.51</b>
<b>NOI - Net Operating Income</b>	<b>-4,857.85</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	8,228.84
Insurance Claim Payment	0.00
Interest Earned	31.77
<b>Total Other Income</b>	<b>8,260.61</b>
<b>Other Expense</b>	
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Concrete Repairs	0.00
Insurance Claim Expense	0.00
<b>Total Other Expense</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>8,260.61</b>
Total Income	30,084.27
Total Expense	26,681.51
<b>Net Income</b>	<b>3,402.76</b>

## Annual Budget - Comparative

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

As of: Nov 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
<b>Income</b>									
HOA Dues	21,098.66	21,246.17	-147.51	-0.69%	236,926.54	233,707.87	3,218.67	1.38%	254,954.03
Parking	780.00	800.00	-20.00	-2.50%	8,580.89	8,800.00	-219.11	-2.49%	9,600.00
Pool Key	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-915.00	0.00	-915.00	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	-100.00	0.00	-100.00	0.00%	800.00	0.00	800.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fees	45.00	0.00	45.00	0.00%	2,531.18	0.00	2,531.18	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
<b>Total Operating Income</b>	<b>21,823.66</b>	<b>22,046.17</b>	<b>-222.51</b>	<b>-1.01%</b>	<b>247,883.61</b>	<b>242,507.87</b>	<b>5,375.74</b>	<b>2.22%</b>	<b>264,554.03</b>
<b>Expense</b>									
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%	15,397.95	23,000.00	7,602.05	33.05%	23,000.00
Legal and Professional	0.00	416.66	416.66	100.00%	3,793.35	4,583.34	789.99	17.24%	5,000.00
Licenses	0.00	10.00	10.00	100.00%	10.00	20.00	10.00	50.00%	20.00
Management Fees	1,637.00	1,637.00	0.00	0.00%	18,007.00	18,007.00	0.00	0.00%	19,644.00
Miscellaneous	21.90	225.17	203.27	90.27%	128.07	2,476.87	2,348.80	94.83%	2,702.03
Swimming Pool	7,204.17	0.00	-7,204.17	0.00%	17,919.99	13,000.00	-4,919.99	-37.85%	13,000.00
Bank Fees	0.00	2.08	2.08	100.00%	18.00	22.92	4.92	21.47%	25.00
<b>Cleaning and Maintenance</b>									
Cleaning (Common Areas)	120.00	83.33	-36.67	-44.01%	1,900.98	916.67	-984.31	-107.38%	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
<b>Total Cleaning and Maintenance</b>	120.00	83.33	-36.67	-44.01%	1,900.98	916.67	-984.31	-107.38%	1,000.00
<b>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	11,180.06	13,000.00	1,819.94	14.00%	13,000.00
Yard Maintenance	9,248.47	6,404.00	-2,844.47	-44.42%	72,924.72	70,444.00	-2,480.72	-3.52%	76,848.00
Maintenance/ Repair	500.00	2,500.00	2,000.00	80.00%	12,431.49	27,500.00	15,068.51	54.79%	30,000.00
<b>Total Common Area Maint.</b>	<b>9,748.47</b>	<b>8,904.00</b>	<b>-844.47</b>	<b>-9.48%</b>	<b>96,536.27</b>	<b>110,944.00</b>	<b>14,407.73</b>	<b>12.99%</b>	<b>119,848.00</b>
<b>Contractors</b>									
Pest Control	0.00	0.00	0.00	0.00%	99.00	500.00	401.00	80.20%	500.00
<b>Total Contractors</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>99.00</b>	<b>500.00</b>	<b>401.00</b>	<b>80.20%</b>	<b>500.00</b>
<b>Supplies</b>									
Copies	0.00	10.00	10.00	100.00%	112.90	125.00	12.10	9.68%	150.00
Office Supplies	0.00	12.50	12.50	100.00%	93.75	137.50	43.75	31.82%	175.00
Postage and Delivery	0.00	60.00	60.00	100.00%	184.50	675.00	490.50	72.67%	750.00
<b>Total Supplies</b>	<b>0.00</b>	<b>82.50</b>	<b>82.50</b>	<b>100.00%</b>	<b>391.15</b>	<b>937.50</b>	<b>546.35</b>	<b>58.28%</b>	<b>1,075.00</b>
<b>Utility Expenses</b>									
Electric Utility Expense	298.03	541.66	243.63	44.98%	5,508.16	5,958.34	450.18	7.56%	6,500.00
Garbage Removal	1,059.37	1,083.33	23.96	2.21%	11,728.07	11,916.67	188.60	1.58%	13,000.00
Gas Utility Expense	21.82	250.00	228.18	91.27%	2,794.36	2,750.00	-44.36	-1.61%	3,000.00
Secondary Water	1,938.17	750.00	-1,188.17	-158.42%	1,938.17	750.00	-1,188.17	-158.42%	750.00
Water and Sewer	4,517.90	4,500.00	-17.90	-0.40%	49,388.91	49,500.00	111.09	0.22%	54,000.00
Internet	114.68	125.00	10.32	8.26%	1,261.13	1,375.00	113.87	8.28%	1,500.00
<b>Total Utility Expenses</b>	<b>7,949.97</b>	<b>7,249.99</b>	<b>-699.98</b>	<b>-9.65%</b>	<b>72,618.80</b>	<b>72,250.01</b>	<b>-368.79</b>	<b>-0.51%</b>	<b>78,750.00</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>Total Operating Expense</b>	26,681.51	18,610.73	-8,070.78	-43.37%	226,935.56	246,658.31	19,722.75	8.00%	264,564.03
Total Operating Income	21,823.66	22,046.17	-222.51	-1.01%	247,883.61	242,507.87	5,375.74	2.22%	264,554.03
Total Operating Expense	26,681.51	18,610.73	-8,070.78	-43.37%	226,935.56	246,658.31	19,722.75	8.00%	264,564.03
<b>NOI - Net Operating Income</b>	<b>-4,857.85</b>	<b>3,435.44</b>	<b>-8,293.29</b>	<b>-241.40%</b>	<b>20,948.05</b>	<b>-4,150.44</b>	<b>25,098.49</b>	<b>604.72%</b>	<b>-10.00</b>
<b>Other Income</b>									
Reserve Account Revenue	8,228.84	8,228.83	0.01	0.00%	90,517.24	90,517.14	0.10	0.00%	98,745.97
Interest Earned	31.77	125.00	-93.23	-74.58%	1,762.58	1,375.00	387.58	28.19%	1,500.00
<b>Total Other Income</b>	<b>8,260.61</b>	<b>8,353.83</b>	<b>-93.22</b>	<b>-1.12%</b>	<b>92,279.82</b>	<b>91,892.14</b>	<b>387.68</b>	<b>0.42%</b>	<b>100,245.97</b>
<b>Net Other Income</b>	<b>8,260.61</b>	<b>8,353.83</b>	<b>-93.22</b>	<b>-1.12%</b>	<b>92,279.82</b>	<b>91,892.14</b>	<b>387.68</b>	<b>0.42%</b>	<b>100,245.97</b>
Total Income	30,084.27	30,400.00	-315.73	-1.04%	340,163.43	334,400.01	5,763.42	1.72%	364,800.00
Total Expense	26,681.51	18,610.73	-8,070.78	-43.37%	226,935.56	246,658.31	19,722.75	8.00%	264,564.03
<b>Net Income</b>	<b>3,402.76</b>	<b>11,789.27</b>	<b>-8,386.51</b>	<b>-71.14%</b>	<b>113,227.87</b>	<b>87,741.70</b>	<b>25,486.17</b>	<b>29.05%</b>	<b>100,235.97</b>

## Balance Sheet

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

As of: 11/30/2020

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	48,820.16
Reserve Cash Account	266,189.78
Stone Creek CD #1	19,635.93
<b>Total Cash</b>	<b>334,645.87</b>
<b>TOTAL ASSETS</b>	<b>334,645.87</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	7,991.21
<b>Total Liabilities</b>	<b>7,991.21</b>
<b>Capital</b>	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	113,227.87
Calculated Prior Years Retained Earnings	55,540.34
<b>Total Capital</b>	<b>326,654.66</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>334,645.87</b>

# 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 Nov 2020

Level of Detail: Detail View

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Total
<b>Operating Income &amp; Expense</b>												
<b>Income</b>												
HOA Dues	19,885.38	20,392.05	23,338.80	24,197.00	22,576.22	21,346.16	21,087.16	20,000.16	21,082.16	21,922.79	21,098.66	236,926.54
Parking	720.00	788.28	780.00	1,001.61	870.00	810.00	923.00	603.50	660.00	644.50	780.00	8,580.89
Pool Key	0.00	0.00	0.00	25.00	0.00	0.00	5.00	0.00	20.00	0.00	0.00	50.00
Discount/ Promotion	-40.00	0.00	-350.00	-289.69	-110.31	-25.00	0.00	-75.00	0.00	-25.00	0.00	-915.00
Opening Balance	0.00	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00
Adjustment	0.00	-500.00	0.00	0.00	0.00	0.00	0.00	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	-100.00	0.00	245.00	140.00	-100.00	800.00
Rule Violations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
Late Fees	219.60	194.20	339.30	992.51	146.70	67.50	211.37	45.00	157.50	112.50	45.00	2,531.18
NSF Charge	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	40.00	0.00	60.00
<b>Total Operating Income</b>	<b>20,784.98</b>	<b>20,984.53</b>	<b>24,433.10</b>	<b>26,151.43</b>	<b>23,622.61</b>	<b>22,338.66</b>	<b>22,146.53</b>	<b>20,573.66</b>	<b>22,164.66</b>	<b>22,859.79</b>	<b>21,823.66</b>	<b>247,883.61</b>
<b>Expense</b>												
Accounting	0.00	0.00	0.00	115.00	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	1,909.00	0.00	13,488.95	0.00	15,397.95
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	3,793.35	0.00	0.00	0.00	0.00	3,793.35
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00
Management Fees	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	18,007.00
Miscellaneous	0.00	106.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.90	128.07
Swimming Pool	0.00	0.00	0.00	0.00	700.00	0.00	0.00	2,807.44	7,208.38	0.00	7,204.17	17,919.99
Bank Fees	0.00	0.00	0.00	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00
<b>Cleaning and Maintenance</b>												
Cleaning (Common Areas)	57.50	0.00	0.00	0.00	58.00	200.48	360.00	420.00	435.00	250.00	120.00	1,900.98

## HOA Income Statement - 12 Month

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Total
<b>Total Cleaning and Maintenance</b>	57.50	0.00	0.00	0.00	58.00	200.48	360.00	420.00	435.00	250.00	120.00	1,900.98
<b>Common Area Maint.</b>												
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	167.88	665.35	3,140.17	4,313.07	1,039.86	1,853.73	0.00	11,180.06
Yard Maintenance	6,282.75	6,282.75	6,282.75	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	6,404.00	9,248.47	72,924.72
Maintenance/ Repair	0.00	123.53	227.00	302.80	578.53	792.24	573.98	429.40	3,040.89	5,863.12	500.00	12,431.49
<b>Total Common Area Maint.</b>	<b>6,282.75</b>	<b>6,406.28</b>	<b>6,509.75</b>	<b>6,706.80</b>	<b>7,150.41</b>	<b>7,861.59</b>	<b>10,118.15</b>	<b>11,146.47</b>	<b>10,484.75</b>	<b>14,120.85</b>	<b>9,748.47</b>	<b>96,536.27</b>
<b>Contractors</b>												
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00	0.00	99.00
<b>Total Contractors</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>99.00</b>	<b>0.00</b>	<b>99.00</b>
<b>Supplies</b>												
Copies	1.75	8.00	83.60	4.80	4.80	1.60	4.00	2.60	1.75	0.00	0.00	112.90
Office Supplies	3.00	4.75	68.50	2.75	3.00	1.75	4.75	3.25	2.00	0.00	0.00	93.75
Postage and Delivery	3.50	9.50	137.00	5.50	6.00	3.50	9.50	6.50	3.50	0.00	0.00	184.50
<b>Total Supplies</b>	<b>8.25</b>	<b>22.25</b>	<b>289.10</b>	<b>13.05</b>	<b>13.80</b>	<b>6.85</b>	<b>18.25</b>	<b>12.35</b>	<b>7.25</b>	<b>0.00</b>	<b>0.00</b>	<b>391.15</b>
<b>Utility Expenses</b>												
Electric Utility Expense	370.78	357.10	303.24	290.94	350.28	695.05	727.17	758.47	812.56	544.54	298.03	5,508.16
Garbage Removal	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,059.37	1,134.37	1,059.37	1,059.37	1,059.37	1,059.37	11,728.07
Gas Utility Expense	131.95	204.50	114.14	91.44	41.70	437.39	572.13	334.98	342.81	501.50	21.82	2,794.36
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,938.17	1,938.17
Water and Sewer	4,461.00	4,482.60	4,443.00	4,462.80	4,443.00	4,504.12	4,614.85	4,508.32	4,508.32	4,443.00	4,517.90	49,388.91
Internet	114.69	114.68	114.68	114.32	114.68	114.68	114.68	114.68	114.68	114.68	114.68	1,261.13
<b>Total Utility Expenses</b>	<b>6,137.79</b>	<b>6,218.25</b>	<b>6,034.43</b>	<b>6,018.87</b>	<b>6,009.03</b>	<b>6,810.61</b>	<b>7,163.20</b>	<b>6,775.82</b>	<b>6,837.74</b>	<b>6,663.09</b>	<b>7,949.97</b>	<b>72,618.80</b>
<b>Total Operating Expense</b>	<b>14,123.29</b>	<b>14,389.95</b>	<b>14,470.28</b>	<b>14,508.72</b>	<b>15,568.24</b>	<b>16,516.53</b>	<b>23,089.95</b>	<b>24,708.08</b>	<b>26,610.12</b>	<b>36,268.89</b>	<b>26,681.51</b>	<b>226,935.56</b>