

## Monthly Income Statement

### Alliance Property Management

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

As of: Feb 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	20,686.10
Parking	600.00
Discount/Promotion	-10.00
Adjustment	0.00
Clubhouse Rental Fee	240.00
Late Fees	116.50
<b>Total Operating Income</b>	<b>21,632.60</b>
<b>Expense</b>	
<b>Administrative &amp; Professional</b>	
Management Fees	1,801.25
Postage/Office Supplies	0.00
<b>Total Administrative &amp; Professional</b>	<b>1,801.25</b>
<b>Operating Expenses</b>	
Swimming Pool	0.00
Cleaning	90.00
Sprinkler Repairs/Maintenance	0.00
Annual Yard Care Services	6,404.00
Maintenance/Repair	313.43
<b>Total Operating Expenses</b>	<b>6,807.43</b>
<b>Utilities</b>	
Electricity	15.60
Garbage Removal	1,059.37
Gas	103.74
Water & Sewer	4,467.08
Internet	114.68
<b>Total Utilities</b>	<b>5,760.47</b>
Miscellaneous	150.00
<b>Total Operating Expense</b>	<b>14,519.15</b>
<b>NOI - Net Operating Income</b>	<b>7,113.45</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	9,810.00
Interest Earned	31.70
<b>Total Other Income</b>	<b>9,841.70</b>
<b>Net Other Income</b>	<b>9,841.70</b>
<b>Total Income</b>	<b>31,474.30</b>

## Monthly Income Statement

Account Name	Selected Month
Total Expense	14,519.15
Net Income	<b>16,955.15</b>

## Annual Budget - Comparative

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

As of: Feb 2021

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	20,686.10	20,975.00	-288.90	-1.38%	41,071.10	41,950.00	-878.90	-2.10%	251,700.00
Parking	600.00	800.00	-200.00	-25.00%	1,200.00	1,600.00	-400.00	-25.00%	9,600.00
Discount/ Promotion	-10.00	0.00	-10.00	0.00%	-20.00	0.00	-20.00	0.00%	0.00
Clubhouse Rental Fee	240.00	0.00	240.00	0.00%	30.00	0.00	30.00	0.00%	0.00
Late Fees	116.50	0.00	116.50	0.00%	187.00	0.00	187.00	0.00%	0.00
<b>Total Operating Income</b>	<b>21,632.60</b>	<b>21,775.00</b>	<b>-142.40</b>	<b>-0.65%</b>	<b>42,468.10</b>	<b>43,550.00</b>	<b>-1,081.90</b>	<b>-2.48%</b>	<b>261,300.00</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%	115.00
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	17,500.00
Legal and Professional	0.00	208.34	208.34	100.00%	0.00	416.68	416.68	100.00%	2,500.00
Licenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10.00
Management Fees	1,801.25	1,801.25	0.00	0.00%	3,602.50	3,602.50	0.00	0.00%	21,615.00
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	0.00	275.00	275.00	100.00%	0.00	300.00	300.00	100.00%	800.00
<b>Total Administrative &amp; Professional</b>	<b>1,801.25</b>	<b>2,286.68</b>	<b>485.43</b>	<b>21.23%</b>	<b>3,602.50</b>	<b>4,323.36</b>	<b>720.86</b>	<b>16.67%</b>	<b>44,065.00</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	0.00	0.00	0.00	0.00%	700.00	700.00	0.00	0.00%	15,000.00
Cleaning	90.00	100.00	10.00	10.00%	131.00	200.00	69.00	34.50%	2,000.00
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	5.60	0.00	-5.60	0.00%	13,500.00
Annual Yard Care Services	6,404.00	6,596.12	192.12	2.91%	12,808.00	13,192.24	384.24	2.91%	79,153.44
Maintenance/ Repair	313.43	2,083.34	1,769.91	84.96%	522.47	4,166.68	3,644.21	87.46%	25,500.00
<b>Total Operating Expenses</b>	<b>6,807.43</b>	<b>8,779.46</b>	<b>1,972.03</b>	<b>22.46%</b>	<b>14,167.07</b>	<b>18,258.92</b>	<b>4,091.85</b>	<b>22.41%</b>	<b>135,153.44</b>
<b>Utilities</b>									
Electricity	15.60	350.00	334.40	95.54%	614.15	700.00	85.85	12.26%	6,500.00
Garbage Removal	1,059.37	1,083.34	23.97	2.21%	2,118.74	2,166.68	47.94	2.21%	13,000.00
Gas	103.74	150.00	46.26	30.84%	243.44	300.00	56.56	18.85%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	750.00
Water & Sewer	4,467.08	4,583.34	116.26	2.54%	8,929.88	9,166.68	236.80	2.58%	55,000.00
Internet	114.68	125.00	10.32	8.26%	229.36	250.00	20.64	8.26%	1,500.00
<b>Total Utilities</b>	<b>5,760.47</b>	<b>6,291.68</b>	<b>531.21</b>	<b>8.44%</b>	<b>12,135.57</b>	<b>12,583.36</b>	<b>447.79</b>	<b>3.56%</b>	<b>80,250.00</b>
Miscellaneous	150.00	135.97	-14.03	-10.32%	150.00	271.94	121.94	44.84%	1,631.56
<b>Total Operating Expense</b>	<b>14,519.15</b>	<b>17,493.79</b>	<b>2,974.64</b>	<b>17.00%</b>	<b>30,055.14</b>	<b>35,437.58</b>	<b>5,382.44</b>	<b>15.19%</b>	<b>261,100.00</b>
Total Operating Income	21,632.60	21,775.00	-142.40	-0.65%	42,468.10	43,550.00	-1,081.90	-2.48%	261,300.00
Total Operating Expense	14,519.15	17,493.79	2,974.64	17.00%	30,055.14	35,437.58	5,382.44	15.19%	261,100.00
<b>NOI - Net Operating Income</b>	<b>7,113.45</b>	<b>4,281.21</b>	<b>2,832.24</b>	<b>66.16%</b>	<b>12,412.96</b>	<b>8,112.42</b>	<b>4,300.54</b>	<b>53.01%</b>	<b>200.00</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>Other Income</b>									
Reserve Account Revenue	9,810.00	9,810.00	0.00	0.00%	19,620.00	19,620.00	0.00	0.00%	117,720.00
Interest Earned	31.70	0.00	31.70	0.00%	67.19	0.00	67.19	0.00%	0.00
<b>Total Other Income</b>	<b>9,841.70</b>	<b>9,810.00</b>	<b>31.70</b>	<b>0.32%</b>	<b>19,687.19</b>	<b>19,620.00</b>	<b>67.19</b>	<b>0.34%</b>	<b>117,720.00</b>
<b>Other Expense</b>									
Reserve Expenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,798.00
<b>Total Other Expense</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>3,798.00</b>
<b>Net Other Income</b>	<b>9,841.70</b>	<b>9,810.00</b>	<b>31.70</b>	<b>0.32%</b>	<b>19,687.19</b>	<b>19,620.00</b>	<b>67.19</b>	<b>0.34%</b>	<b>113,922.00</b>
Total Income	31,474.30	31,585.00	-110.70	-0.35%	62,155.29	63,170.00	-1,014.71	-1.61%	379,020.00
Total Expense	14,519.15	17,493.79	2,974.64	17.00%	30,055.14	35,437.58	5,382.44	15.19%	264,898.00
<b>Net Income</b>	<b>16,955.15</b>	<b>14,091.21</b>	<b>2,863.94</b>	<b>20.32%</b>	<b>32,100.15</b>	<b>27,732.42</b>	<b>4,367.73</b>	<b>15.75%</b>	<b>114,122.00</b>

## Balance Sheet

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

As of: 02/28/2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operations Account - Keybank	43,991.05
Reserve Account - Keybank	294,047.78
Reserve Account CD - EFCU	19,730.83
Landscape Account - Keybank	25,000.53
<b>Total Cash</b>	<b>382,770.19</b>
<b>TOTAL ASSETS</b>	<b>382,770.19</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	12,006.11
<b>Total Liabilities</b>	<b>12,006.11</b>
<b>Capital</b>	
Opening Balance Equity	157,886.45
Calculated Retained Earnings	32,100.15
Calculated Prior Years Retained Earnings	180,777.48
<b>Total Capital</b>	<b>370,764.08</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>382,770.19</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 2021 to Feb 2021

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Account Name	Jan 2021	Feb 2021	Total
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
HOA Dues	20,385.00	20,686.10	41,071.10
Parking	600.00	600.00	1,200.00
Discount/Promotion	-10.00	-10.00	-20.00
Clubhouse Rental Fee	-210.00	240.00	30.00
Late Fees	70.50	116.50	187.00
<b>Total Operating Income</b>	<b>20,835.50</b>	<b>21,632.60</b>	<b>42,468.10</b>
<b>Expense</b>			
<b>Administrative &amp; Professional</b>			
Management Fees	1,801.25	1,801.25	3,602.50
<b>Total Administrative &amp; Professional</b>	<b>1,801.25</b>	<b>1,801.25</b>	<b>3,602.50</b>
<b>Operating Expenses</b>			
Swimming Pool	700.00	0.00	700.00
Cleaning	41.00	90.00	131.00
Sprinkler Repairs/Maintenance	5.60	0.00	5.60
Annual Yard Care Services	6,404.00	6,404.00	12,808.00
Maintenance/Repair	209.04	313.43	522.47
<b>Total Operating Expenses</b>	<b>7,359.64</b>	<b>6,807.43</b>	<b>14,167.07</b>
<b>Utilities</b>			
Electricity	598.55	15.60	614.15
Garbage Removal	1,059.37	1,059.37	2,118.74
Gas	139.70	103.74	243.44
Water & Sewer	4,462.80	4,467.08	8,929.88
Internet	114.68	114.68	229.36
<b>Total Utilities</b>	<b>6,375.10</b>	<b>5,760.47</b>	<b>12,135.57</b>
Miscellaneous	0.00	150.00	150.00
<b>Total Operating Expense</b>	<b>15,535.99</b>	<b>14,519.15</b>	<b>30,055.14</b>

## HOA Income Statement - 12 Month

Account Name	Jan 2021	Feb 2021	Total
<b>NOI - Net Operating Income</b>	5,299.51	7,113.45	12,412.96
<b>Other Income &amp; Expense</b>			
<b>Other Income</b>			
Reserve Account Revenue	9,810.00	9,810.00	19,620.00
Interest Earned	35.49	31.70	67.19
<b>Total Other Income</b>	<b>9,845.49</b>	<b>9,841.70</b>	<b>19,687.19</b>
<b>Net Other Income</b>	<b>9,845.49</b>	<b>9,841.70</b>	<b>19,687.19</b>
Total Income	30,680.99	31,474.30	62,155.29
Total Expense	15,535.99	14,519.15	30,055.14
<b>Net Income</b>	<b>15,145.00</b>	<b>16,955.15</b>	<b>32,100.15</b>