

# Monthly Income Statement

## Alliance Property Management

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

As of: Jul 2019

Level of Detail: Detail View

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	15,937.33
Parking	475.00
Interest Earned	116.35
Convenience Fees	0.00
Pool Key	35.00
Adjustment	0.00
Clubhouse Rental Fee	40.00
Reinvestment Fee	0.00
Late Fees	306.23
NSF Charge	0.00
<b>Total Operating Income</b>	<b>16,909.91</b>
<b>Expense</b>	
Insurance	1,409.92
Legal and Professional	0.00
Licenses	0.00
Management Fees	2,208.75
Miscellaneous	0.00
Swimming Pool	4,927.00
HOA Software	0.00
<b>Cleaning and Maintenance</b>	
Cleaning Supplies	32.30
Cleaning (Common Areas)	0.00
<b>Total Cleaning and Maintenance</b>	<b>32.30</b>
<b>Common Area Maint.</b>	
Sprinkler Repairs/Maintenance	1,736.31
Yard Maintenance	6,282.75
Maintenance/Repair	2,557.99
<b>Total Common Area Maint.</b>	<b>10,577.05</b>
<b>Contractors</b>	
Pest Control	75.00
<b>Total Contractors</b>	<b>75.00</b>
<b>Supplies</b>	
Copies	11.60
Office Supplies	6.00
Postage and Delivery	12.00
<b>Total Supplies</b>	<b>29.60</b>
<b>Utility Expenses</b>	
Electric Utility Expense	678.30
Garbage Removal	1,006.08
Gas Utility Expense	629.82
Water/Sewer/Garbage	0.00

## Monthly Income Statement

Account Name	Selected Month
Internet	113.08
<b>Total Utility Expenses</b>	<b>2,427.28</b>
<b>Total Operating Expense</b>	<b>21,686.90</b>
<b>NOI - Net Operating Income</b>	<b>-4,776.99</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	5,416.67
Insurance Claim Payment	0.00
<b>Total Other Income</b>	<b>5,416.67</b>
<b>Other Expense</b>	
Reserve Expenses	872.19
Insurance Claim Expense	0.00
<b>Total Other Expense</b>	<b>872.19</b>
<b>Net Other Income</b>	<b>4,544.48</b>
Total Income	22,326.58
Total Expense	22,559.09
<b>Net Income</b>	<b>-232.51</b>

## Annual Budget - Comparative

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

As of: Jul 2019

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	15,937.33	16,984.33	-1,047.00	-6.16%	111,264.01	118,890.35	-7,626.34	-6.41%	203,812.00
Parking	475.00	0.00	475.00	0.00%	3,889.00	0.00	3,889.00	0.00%	0.00
Interest Earned	116.35	0.00	116.35	0.00%	177.56	0.00	177.56	0.00%	0.00
Convenience Fees	0.00	0.00	0.00	0.00%	395.36	0.00	395.36	0.00%	0.00
Pool Key	35.00	0.00	35.00	0.00%	35.00	0.00	35.00	0.00%	0.00
Adjustment	0.00	0.00	0.00	0.00%	1,430.00	0.00	1,430.00	0.00%	0.00
Clubhouse Rental Fee	40.00	0.00	40.00	0.00%	240.00	0.00	240.00	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	11,579.57	0.00	11,579.57	0.00%	0.00
Late Fees	306.23	0.00	306.23	0.00%	2,125.52	0.00	2,125.52	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
<b>Total Operating Income</b>	<b>16,909.91</b>	<b>16,984.33</b>	<b>-74.42</b>	<b>-0.44%</b>	<b>131,161.02</b>	<b>118,890.35</b>	<b>12,270.67</b>	<b>10.32%</b>	<b>203,812.00</b>
<b>Expense</b>									
Bad Debt / Uncollectible Money	0.00	375.00	375.00	100.00%	0.00	2,625.00	2,625.00	100.00%	4,500.00
Insurance	1,409.92	1,500.00	90.08	6.01%	7,082.10	10,500.00	3,417.90	32.55%	18,000.00
Legal and Professional	0.00	416.67	416.67	100.00%	3,516.95	2,916.69	-600.26	-20.58%	5,000.00
Licenses	0.00	0.00	0.00	0.00%	25.00	0.00	-25.00	0.00%	0.00
Management Fees	2,208.75	1,166.67	-1,042.08	-89.32%	11,804.00	8,166.69	-3,637.31	-44.54%	14,000.00
Miscellaneous	0.00	291.67	291.67	100.00%	1,669.70	2,041.69	371.99	18.22%	3,500.00
Swimming Pool	4,927.00	1,041.67	-3,885.33	-372.99%	6,325.03	7,291.69	966.66	13.26%	12,500.00
HOA Activities	0.00	125.00	125.00	100.00%	0.00	875.00	875.00	100.00%	1,500.00
HOA Software	0.00	325.00	325.00	100.00%	1,892.79	2,275.00	382.21	16.80%	3,900.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Cleaning and Maintenance</b>									
Cleaning Supplies	32.30	0.00	-32.30	0.00%	32.30	0.00	-32.30	0.00%	0.00
Cleaning (Common Areas)	0.00	200.00	200.00	100.00%	360.52	1,100.00	739.48	67.23%	2,000.00
<b>Total Cleaning and Maintenance</b>	<b>32.30</b>	<b>200.00</b>	<b>167.70</b>	<b>83.85%</b>	<b>392.82</b>	<b>1,100.00</b>	<b>707.18</b>	<b>64.29%</b>	<b>2,000.00</b>
<b>Common Area Maint.</b>									
Sprinkler Repairs/ Maintenance	1,736.31	1,562.50	-173.81	-11.12%	6,260.26	7,812.50	1,552.24	19.87%	12,500.00
Yard Maintenance	6,282.75	4,674.17	-1,608.58	-34.41%	43,727.00	32,719.15	-11,007.85	-33.64%	56,090.00
Snow Removal	0.00	0.00	0.00	0.00%	0.00	5,000.00	5,000.00	100.00%	10,000.00
Maintenance/ Repair	2,557.99	2,708.67	150.68	5.56%	14,143.65	18,960.65	4,817.00	25.41%	32,504.00
<b>Total Common Area Maint.</b>	<b>10,577.05</b>	<b>8,945.34</b>	<b>-1,631.71</b>	<b>-18.24%</b>	<b>64,130.91</b>	<b>64,492.30</b>	<b>361.39</b>	<b>0.56%</b>	<b>111,094.00</b>
<b>Contractors</b>									
Pest Control	75.00	0.00	-75.00	0.00%	75.00	0.00	-75.00	0.00%	0.00
<b>Total Contractors</b>	<b>75.00</b>	<b>0.00</b>	<b>-75.00</b>	<b>0.00%</b>	<b>75.00</b>	<b>0.00</b>	<b>-75.00</b>	<b>0.00%</b>	<b>0.00</b>
<b>Supplies</b>									
Copies	11.60	0.00	-11.60	0.00%	11.60	0.00	-11.60	0.00%	0.00
Office Supplies	6.00	0.00	-6.00	0.00%	6.00	0.00	-6.00	0.00%	0.00
Postage and Delivery	12.00	125.00	113.00	90.40%	495.10	875.00	379.90	43.42%	1,500.00
<b>Total Supplies</b>	<b>29.60</b>	<b>125.00</b>	<b>95.40</b>	<b>76.32%</b>	<b>512.70</b>	<b>875.00</b>	<b>362.30</b>	<b>41.41%</b>	<b>1,500.00</b>
<b>Utility Expenses</b>									
Electric Utility Expense	678.30	416.67	-261.63	-62.79%	2,557.59	2,916.69	359.10	12.31%	5,000.00
Garbage Removal	1,006.08	1,166.67	160.59	13.76%	6,891.98	8,166.69	1,274.71	15.61%	14,000.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Gas Utility Expense	629.82	375.00	-254.82	-67.95%	1,683.60	2,625.00	941.40	35.86%	4,500.00
Water/Sewer/ Garbage	0.00	41.67	41.67	100.00%	680.61	291.69	-388.92	-133.33%	500.00
Internet	113.08	0.00	-113.08	0.00%	811.44	0.00	-811.44	0.00%	0.00
<b>Total Utility Expenses</b>	<b>2,427.28</b>	<b>2,000.01</b>	<b>-427.27</b>	<b>-21.36%</b>	<b>12,625.22</b>	<b>14,000.07</b>	<b>1,374.85</b>	<b>9.82%</b>	<b>24,000.00</b>
<b>Total Operating Expense</b>	<b>21,686.90</b>	<b>16,512.03</b>	<b>-5,174.87</b>	<b>-31.34%</b>	<b>110,052.22</b>	<b>117,159.13</b>	<b>7,106.91</b>	<b>6.07%</b>	<b>201,494.00</b>
Total Operating Income	16,909.91	16,984.33	-74.42	-0.44%	131,161.02	118,890.35	12,270.67	10.32%	203,812.00
Total Operating Expense	21,686.90	16,512.03	-5,174.87	-31.34%	110,052.22	117,159.13	7,106.91	6.07%	201,494.00
<b>NOI - Net Operating Income</b>	<b>-4,776.99</b>	<b>472.30</b>	<b>-5,249.29</b>	<b>-1,111.43%</b>	<b>21,108.80</b>	<b>1,731.22</b>	<b>19,377.58</b>	<b>1,119.30%</b>	<b>2,318.00</b>
<b>Other Income</b>									
Reserve Account Revenue	5,416.67	5,416.67	0.00	0.00%	37,916.69	37,916.69	0.00	0.00%	65,000.00
Insurance Claim Payment	0.00	0.00	0.00	0.00%	4,239.71	0.00	4,239.71	0.00%	0.00
<b>Total Other Income</b>	<b>5,416.67</b>	<b>5,416.67</b>	<b>0.00</b>	<b>0.00%</b>	<b>42,156.40</b>	<b>37,916.69</b>	<b>4,239.71</b>	<b>11.18%</b>	<b>65,000.00</b>
<b>Other Expense</b>									
Reserve Expenses	872.19	0.00	-872.19	0.00%	872.19	0.00	-872.19	0.00%	0.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	4,239.00	0.00	-4,239.00	0.00%	0.00
<b>Total Other Expense</b>	<b>872.19</b>	<b>0.00</b>	<b>-872.19</b>	<b>0.00%</b>	<b>5,111.19</b>	<b>0.00</b>	<b>-5,111.19</b>	<b>0.00%</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>4,544.48</b>	<b>5,416.67</b>	<b>-872.19</b>	<b>-16.10%</b>	<b>37,045.21</b>	<b>37,916.69</b>	<b>-871.48</b>	<b>-2.30%</b>	<b>65,000.00</b>
Total Income	22,326.58	22,401.00	-74.42	-0.33%	173,317.42	156,807.04	16,510.38	10.53%	268,812.00
Total Expense	22,559.09	16,512.03	-6,047.06	-36.62%	115,163.41	117,159.13	1,995.72	1.70%	201,494.00

**Annual Budget - Comparative**

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Net Income	-232.51	5,888.97	-6,121.48	-103.95%	58,154.01	39,647.91	18,506.10	46.68%	67,318.00

## Balance Sheet

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

As of: 07/31/2019

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	55,156.10
Reserve Cash Account	135,204.28
Stone Creek CD #1	15,078.95
Stone Creek CD #2	5,015.46
Stone Creek CD #3	15,088.64
Stone Creek CD #4	5,010.11
<b>Total Cash</b>	<b>230,553.54</b>
<b>TOTAL ASSETS</b>	<b>230,553.54</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	8,053.22
<b>Total Liabilities</b>	<b>8,053.22</b>
<b>Capital</b>	
Opening Balance Equity	164,346.31
Calculated Retained Earnings	58,154.01
<b>Total Capital</b>	<b>222,500.32</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>230,553.54</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 2019 to Jul 2019

Level of Detail: Detail View

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
<b>Operating Income &amp; Expense</b>								
<b>Income</b>								
HOA Dues	0.00	0.00	0.00	57,814.30	18,820.53	18,691.85	15,937.33	111,264.01
Parking	0.00	0.00	0.00	2,139.00	675.00	600.00	475.00	3,889.00
Interest Earned	0.00	0.00	0.00	49.06	3.29	8.86	116.35	177.56
Convenience Fees	0.00	0.00	0.00	352.50	42.86	0.00	0.00	395.36
Pool Key	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00
Adjustment	0.00	0.00	0.00	1,430.00	0.00	0.00	0.00	1,430.00
Clubhouse Rental Fee	0.00	0.00	0.00	0.00	0.00	200.00	40.00	240.00
Reinvestment Fee	0.00	0.00	0.00	10,299.57	1,280.00	0.00	0.00	11,579.57
Late Fees	0.00	0.00	0.00	1,647.50	42.10	129.69	306.23	2,125.52
NSF Charge	0.00	0.00	0.00	5.00	20.00	0.00	0.00	25.00
<b>Total Operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>73,736.93</b>	<b>20,883.78</b>	<b>19,630.40</b>	<b>16,909.91</b>	<b>131,161.02</b>
<b>Expense</b>								
Insurance	0.00	0.00	0.00	2,785.34	1,476.92	1,409.92	1,409.92	7,082.10
Legal and Professional	0.00	0.00	0.00	3,480.00	36.95	0.00	0.00	3,516.95
Licenses	0.00	0.00	0.00	25.00	0.00	0.00	0.00	25.00
Management Fees	0.00	0.00	0.00	6,321.25	1,637.00	1,637.00	2,208.75	11,804.00
Miscellaneous	0.00	0.00	0.00	1,669.70	0.00	0.00	0.00	1,669.70
Swimming Pool	0.00	0.00	0.00	1,348.03	50.00	0.00	4,927.00	6,325.03
HOA Software	0.00	0.00	0.00	1,892.79	0.00	0.00	0.00	1,892.79
<b>Cleaning and Maintenance</b>								
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00	32.30	32.30
Cleaning (Common Areas)	0.00	0.00	0.00	50.00	0.00	310.52	0.00	360.52
<b>Total Cleaning and Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>	<b>0.00</b>	<b>310.52</b>	<b>32.30</b>	<b>392.82</b>
<b>Common Area Maint.</b>								
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00	0.00	4,523.95	1,736.31	6,260.26
Yard Maintenance	0.00	0.00	0.00	16,746.75	6,282.75	14,414.75	6,282.75	43,727.00
Maintenance/Repair	0.00	0.00	0.00	5,817.91	3,050.00	2,717.75	2,557.99	14,143.65



## HOA Income Statement - 12 Month

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
<b>Total Common Area Maint.</b>	0.00	0.00	0.00	22,564.66	9,332.75	21,656.45	10,577.05	64,130.91
<b>Contractors</b>								
Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
<b>Total Contractors</b>	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
<b>Supplies</b>								
Copies	0.00	0.00	0.00	0.00	0.00	0.00	11.60	11.60
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	6.00	6.00
Postage and Delivery	0.00	0.00	0.00	429.85	0.00	53.25	12.00	495.10
<b>Total Supplies</b>	0.00	0.00	0.00	429.85	0.00	53.25	29.60	512.70
<b>Utility Expenses</b>								
Electric Utility Expense	0.00	0.00	0.00	812.03	365.19	702.07	678.30	2,557.59
Garbage Removal	0.00	0.00	0.00	3,873.74	2,004.48	7.68	1,006.08	6,891.98
Gas Utility Expense	0.00	0.00	0.00	414.98	28.73	610.07	629.82	1,683.60
Water/Sewer/Garbage	0.00	0.00	0.00	448.22	0.00	232.39	0.00	680.61
Internet	0.00	0.00	0.00	462.20	0.00	236.16	113.08	811.44
<b>Total Utility Expenses</b>	0.00	0.00	0.00	6,011.17	2,398.40	1,788.37	2,427.28	12,625.22
<b>Total Operating Expense</b>	0.00	0.00	0.00	46,577.79	14,932.02	26,855.51	21,686.90	110,052.22
<b>NOI - Net Operating Income</b>	0.00	0.00	0.00	27,159.14	5,951.76	-7,225.11	-4,776.99	21,108.80
<b>Other Income &amp; Expense</b>								
<b>Other Income</b>								
Reserve Account Revenue	0.00	0.00	0.00	21,666.68	5,416.67	5,416.67	5,416.67	37,916.69
Insurance Claim Payment	0.00	0.00	0.00	0.00	4,239.71	0.00	0.00	4,239.71
<b>Total Other Income</b>	0.00	0.00	0.00	21,666.68	9,656.38	5,416.67	5,416.67	42,156.40
<b>Other Expense</b>								
Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	872.19	872.19
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	4,239.00	0.00	4,239.00
<b>Total Other Expense</b>	0.00	0.00	0.00	0.00	0.00	4,239.00	872.19	5,111.19
<b>Net Other Income</b>	0.00	0.00	0.00	21,666.68	9,656.38	1,177.67	4,544.48	37,045.21
Total Income	0.00	0.00	0.00	95,403.61	30,540.16	25,047.07	22,326.58	173,317.42
Total Expense	0.00	0.00	0.00	46,577.79	14,932.02	31,094.51	22,559.09	115,163.41

**HOA Income Statement - 12 Month**

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
Net Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>48,825.82</u>	<u>15,608.14</u>	<u>-6,047.44</u>	<u>-232.51</u>	<u>58,154.01</u>