

Monthly Income Statement

Alliance Property Management

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

As of: Feb 2024

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	25,135.95
Interest Charge	5.56
Parking	672.03
Pool Key	0.00
Discount/Promotion	-5.00
Clubhouse Rental Fee	150.00
Late Fees	541.52
NSF Charge	20.00
Total Operating Income	26,520.06
Expense	
Administrative & Professional	
Insurance	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Bank Fees	0.00
HOA Software/Website	776.16
Postage/Office Supplies	10.42
Total Administrative & Professional	2,718.83
Operating Expenses	
Swimming Pool	870.00
Cleaning	200.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	7,581.10
Maintenance/Repair	683.00
Pet Waste Stations	0.00
Total Operating Expenses	9,334.10
Utilities	
Electricity	0.00
Garbage Removal	0.00
Gas	281.35
Water & Sewer	4,471.46
Internet	135.89
Total Utilities	4,888.70
Miscellaneous	0.00
Total Operating Expense	16,941.63
NOI - Net Operating Income	9,578.43

Monthly Income Statement

Account Name	Selected Month
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Interest Earned	1,246.55
Landscape Restoration Revenue	2,083.34
Total Other Income	10,654.89
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Net Other Income	10,654.89
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Total Income	37,174.95
Total Expense	16,941.63
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Net Income	20,233.32

Annual Budget - Comparative

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

As of: Feb 2024

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	25,135.95	23,996.67	1,139.28	4.75%	48,271.99	47,993.34	278.65	0.58%	287,960.00
Interest Charge	5.56	0.00	5.56	0.00%	5.56	0.00	5.56	0.00%	0.00
Parking	672.03	541.67	130.36	24.07%	1,407.03	1,083.34	323.69	29.88%	6,500.00
Discount/ Promotion	-5.00	0.00	-5.00	0.00%	-13.64	0.00	-13.64	0.00%	0.00
Clubhouse Rental Fee	150.00	0.00	150.00	0.00%	225.00	0.00	225.00	0.00%	0.00
Late Fees	541.52	0.00	541.52	0.00%	801.52	0.00	801.52	0.00%	0.00
NSF Charge	20.00	0.00	20.00	0.00%	40.00	0.00	40.00	0.00%	0.00
Total Operating Income	26,520.06	24,538.34	1,981.72	8.08%	50,737.46	49,076.68	1,660.78	3.38%	294,460.00
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	175.00
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	27,000.00
Legal and Professional	0.00	83.34	83.34	100.00%	0.00	166.68	166.68	100.00%	1,000.00
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%	3,864.50	3,864.50	0.00	0.00%	23,187.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	4.18	4.18	100.00%	25.00
HOA Software/ Website	776.16	0.00	-776.16	0.00%	776.16	0.00	-776.16	0.00%	1,600.00
Postage/ Office Supplies	10.42	41.67	31.25	74.99%	176.58	83.34	-93.24	-111.88%	500.00
Total Administrative & Professional Operating	2,718.83	2,059.35	-659.48	-32.02%	4,817.24	4,118.70	-698.54	-16.96%	53,497.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Expenses									
Swimming Pool	870.00	0.00	-870.00	0.00%	870.00	0.00	-870.00	0.00%	20,500.00
Cleaning	200.00	229.17	29.17	12.73%	400.00	458.34	58.34	12.73%	2,750.00
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	94.97	0.00	-94.97	0.00%	15,000.00
Yard Care Services	7,581.10	6,985.00	-596.10	-8.53%	14,657.10	13,970.00	-687.10	-4.92%	84,460.67
Maintenance/ Repair	683.00	2,083.34	1,400.34	67.22%	1,277.38	4,166.68	2,889.30	69.34%	25,000.00
Pet Waste Stations	0.00	145.84	145.84	100.00%	120.00	291.68	171.68	58.86%	1,750.00
Total Operating Expenses	9,334.10	9,443.35	109.25	1.16%	17,419.45	18,886.70	1,467.25	7.77%	149,460.67
Utilities									
Electricity	0.00	375.00	375.00	100.00%	325.81	750.00	424.19	56.56%	6,500.00
Garbage Removal	0.00	1,333.34	1,333.34	100.00%	1,270.04	2,666.68	1,396.64	52.37%	16,000.00
Gas	281.35	300.00	18.65	6.22%	638.54	600.00	-38.54	-6.42%	6,000.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,500.00
Water & Sewer	4,471.46	4,583.34	111.88	2.44%	8,959.94	9,166.68	206.74	2.26%	55,000.00
Internet	135.89	125.00	-10.89	-8.71%	119.49	250.00	130.51	52.20%	1,500.00
Total Utilities	4,888.70	6,716.68	1,827.98	27.22%	11,313.82	13,433.36	2,119.54	15.78%	88,500.00
Miscellaneous	0.00	250.20	250.20	100.00%	0.00	500.40	500.40	100.00%	3,002.33
Total Operating Expense	16,941.63	18,469.58	1,527.95	8.27%	33,550.51	36,939.16	3,388.65	9.17%	294,460.00
Total Operating Income	26,520.06	24,538.34	1,981.72	8.08%	50,737.46	49,076.68	1,660.78	3.38%	294,460.00
Total Operating Expense	16,941.63	18,469.58	1,527.95	8.27%	33,550.51	36,939.16	3,388.65	9.17%	294,460.00
NOI - Net Operating Income	9,578.43	6,068.76	3,509.67	57.83%	17,186.95	12,137.52	5,049.43	41.60%	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	7,325.00	7,325.00	0.00	0.00%	14,650.00	14,650.00	0.00	0.00%	87,900.00
Interest Earned	1,246.55	0.00	1,246.55	0.00%	3,578.56	0.00	3,578.56	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.34	0.00	0.00%	4,166.68	4,166.68	0.00	0.00%	25,000.00
Total Other Income	10,654.89	9,408.34	1,246.55	13.25%	22,395.24	18,816.68	3,578.56	19.02%	112,900.00
Other Expense									
Landscape Restoration	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	12,000.00
Total Other Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	12,000.00
Net Other Income	10,654.89	9,408.34	1,246.55	13.25%	22,395.24	18,816.68	3,578.56	19.02%	100,900.00
Total Income	37,174.95	33,946.68	3,228.27	9.51%	73,132.70	67,893.36	5,239.34	7.72%	407,360.00
Total Expense	16,941.63	18,469.58	1,527.95	8.27%	33,550.51	36,939.16	3,388.65	9.17%	306,460.00
Net Income	20,233.32	15,477.10	4,756.22	30.73%	39,582.19	30,954.20	8,627.99	27.87%	100,900.00

Balance Sheet

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

As of: 02/29/2024

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	51,904.79
Reserve Account - Keybank	62,439.79
Reserve Sweep Account	325,561.08
Landscape Account - Keybank	8,985.83
Stone Creek - Key CD 1	61,650.03
Stone Creek - Key CD 2	102,915.42
Stone Creek - Key CD 4	102,335.77
Total Cash	715,792.71
TOTAL ASSETS	715,792.71
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	18,104.45
Total Liabilities	18,104.45
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	39,582.19
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	697,688.26
TOTAL LIABILITIES & CAPITAL	715,792.71

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 2024 to Feb 2024

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Total
Operating Income & Expense			
Income			
HOA Dues	23,136.04	25,135.95	48,271.99
Interest Charge	0.00	5.56	5.56
Parking	735.00	672.03	1,407.03
Discount/Promotion	-8.64	-5.00	-13.64
Clubhouse Rental Fee	75.00	150.00	225.00
Late Fees	260.00	541.52	801.52
NSF Charge	20.00	20.00	40.00
Total Operating Income	24,217.40	26,520.06	50,737.46
Expense			
Administrative & Professional			
Management Fees	1,932.25	1,932.25	3,864.50
HOA Software/Website	0.00	776.16	776.16
Postage/Office Supplies	166.16	10.42	176.58
Total Administrative & Professional	2,098.41	2,718.83	4,817.24
Operating Expenses			
Swimming Pool	0.00	870.00	870.00
Cleaning	200.00	200.00	400.00
Sprinkler Repairs/Maintenance	94.97	0.00	94.97
Yard Care Services	7,076.00	7,581.10	14,657.10
Maintenance/Repair	594.38	683.00	1,277.38
Pet Waste Stations	120.00	0.00	120.00
Total Operating Expenses	8,085.35	9,334.10	17,419.45
Utilities			
Electricity	325.81	0.00	325.81
Garbage Removal	1,270.04	0.00	1,270.04
Gas	357.19	281.35	638.54

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Total
Water & Sewer	4,488.48	4,471.46	8,959.94
Internet	-16.40	135.89	119.49
Total Utilities	6,425.12	4,888.70	11,313.82
Total Operating Expense	16,608.88	16,941.63	33,550.51
NOI - Net Operating Income	7,608.52	9,578.43	17,186.95
Other Income & Expense			
Other Income			
Reserve Account Revenue	7,325.00	7,325.00	14,650.00
Interest Earned	2,332.01	1,246.55	3,578.56
Landscape Restoration Revenue	2,083.34	2,083.34	4,166.68
Total Other Income	11,740.35	10,654.89	22,395.24
Net Other Income	11,740.35	10,654.89	22,395.24
Total Income	35,957.75	37,174.95	73,132.70
Total Expense	16,608.88	16,941.63	33,550.51
Net Income	19,348.87	20,233.32	39,582.19