

Monthly Income Statement

Alliance Property Management

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

As of: Oct 2023

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	21,963.37
Interest Charge	0.00
Collection Balance	0.00
Parking	535.00
Pool Key	0.00
Discount/Promotion	-45.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	40.00
Rule Violations	0.00
Late Fees	70.00
NSF Charge	0.00
Total Operating Income	22,563.37
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	25,253.53
Legal and Professional	0.00
Management Fees	1,932.25
Bank Fees	0.00
HOA Software/Website	0.00
Postage/Office Supplies	0.00
Total Administrative & Professional	27,185.78
Operating Expenses	
Swimming Pool	650.00
Cleaning	450.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	6,985.00
Maintenance/Repair	1,344.04
Pet Waste Stations	390.00
Total Operating Expenses	9,819.04
Utilities	
Electricity	336.41
Garbage Removal	1,252.94
Gas	156.07
Water & Sewer	4,581.78
Internet	123.30
Total Utilities	6,450.50
Miscellaneous	0.00

Monthly Income Statement

Account Name	Selected Month
Total Operating Expense	43,455.32
NOI - Net Operating Income	-20,891.95
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,775.00
Insurance Claim Payment	0.00
Interest Earned	9.61
Reinvestment Fee	0.00
Total Other Income	9,784.61
Other Expense	
Capital Expenditure	
Landscape Upgrades & Improvements (CAPEX)	0.00
Total Capital Expenditure	0.00
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Concrete Repairs	0.00
Landscape Restoration	0.00
Reserve Study	0.00
Pool Repairs/Maintenance	3,411.16
Insurance Claim Expense	0.00
Total Other Expense	3,411.16
Net Other Income	6,373.45
Total Income	32,347.98
Total Expense	46,866.48
Net Income	-14,518.50

Annual Budget - Comparative

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

As of: Oct 2023

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	21,963.37	22,975.00	-1,011.63	-4.40%	226,601.96	229,750.00	-3,148.04	-1.37%	275,700.00
Interest Charge	0.00	0.00	0.00	0.00%	25.48	0.00	25.48	0.00%	0.00
Parking	535.00	416.66	118.34	28.40%	5,459.36	4,166.68	1,292.68	31.02%	5,000.00
Pool Key	0.00	0.00	0.00	0.00%	255.00	0.00	255.00	0.00%	0.00
Discount/ Promotion	-45.00	0.00	-45.00	0.00%	-1,870.00	0.00	-1,870.00	0.00%	0.00
Clubhouse Rental Fee	40.00	0.00	40.00	0.00%	575.00	0.00	575.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	375.00	0.00	375.00	0.00%	0.00
Late Fees	70.00	0.00	70.00	0.00%	2,276.50	0.00	2,276.50	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Total Operating Income	22,563.37	23,391.66	-828.29	-3.54%	233,758.30	233,916.68	-158.38	-0.07%	280,700.00
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	0.00%	150.00	175.00	25.00	14.29%	175.00
Insurance	25,253.53	21,000.00	-4,253.53	-20.25%	26,021.62	21,000.00	-5,021.62	-23.91%	21,000.00
Legal and Professional	0.00	83.33	83.33	100.00%	455.00	833.34	378.34	45.40%	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%	19,322.50	19,322.50	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	3.00	20.84	17.84	85.60%	25.00
HOA Software/ Website	0.00	125.00	125.00	100.00%	1,560.76	1,250.00	-310.76	-24.86%	1,500.00
Postage/ Office Supplies	0.00	66.66	66.66	100.00%	80.18	666.68	586.50	87.97%	800.00
Total Administrative	27,185.78	23,209.32	-3,976.46	-17.13%	47,593.06	43,268.36	-4,324.70	-10.00%	47,697.00

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	650.00	4,000.00	3,350.00	83.75%	17,220.91	24,000.00	6,779.09	28.25%	24,000.00
Cleaning	450.00	116.66	-333.34	-285.74%	2,150.00	1,166.68	-983.32	-84.28%	1,400.00
Sprinkler Repairs/ Maintenance	0.00	2,500.00	2,500.00	100.00%	17,333.29	15,000.00	-2,333.29	-15.56%	15,000.00
Yard Care Services	6,985.00	6,985.08	0.08	0.00%	66,468.01	66,468.57	0.56	0.00%	80,438.73
Maintenance/ Repair	1,344.04	1,750.00	405.96	23.20%	23,272.26	17,500.00	-5,772.26	-32.98%	21,000.00
Pet Waste Stations	390.00	325.00	-65.00	-20.00%	2,247.57	3,250.00	1,002.43	30.84%	3,900.00
Total Operating Expenses	9,819.04	15,676.74	5,857.70	37.37%	128,692.04	127,385.25	-1,306.79	-1.03%	145,738.73
Utilities									
Electricity	336.41	850.00	513.59	60.42%	4,549.02	5,900.00	1,350.98	22.90%	6,500.00
Garbage Removal	1,252.94	1,333.33	80.39	6.03%	12,331.85	13,333.34	1,001.49	7.51%	16,000.00
Gas	156.07	100.00	-56.07	-56.07%	4,469.39	3,600.00	-869.39	-24.15%	4,000.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Water & Sewer	4,581.78	4,583.33	1.55	0.03%	44,896.77	45,833.34	936.57	2.04%	55,000.00
Internet	123.30	125.00	1.70	1.36%	1,233.00	1,250.00	17.00	1.36%	1,500.00
Total Utilities	6,450.50	6,991.66	541.16	7.74%	67,480.03	69,916.68	2,436.65	3.49%	85,500.00
Miscellaneous	0.00	147.02	147.02	100.00%	39.67	1,470.23	1,430.56	97.30%	1,764.27
Total Operating Expense	43,455.32	46,024.74	2,569.42	5.58%	243,804.80	242,040.52	-1,764.28	-0.73%	280,700.00
Total Operating Income	22,563.37	23,391.66	-828.29	-3.54%	233,758.30	233,916.68	-158.38	-0.07%	280,700.00
Total Operating Expense	43,455.32	46,024.74	2,569.42	5.58%	243,804.80	242,040.52	-1,764.28	-0.73%	280,700.00
NOI - Net Operating Income	-20,891.95	-22,633.08	1,741.13	7.69%	-10,046.50	-8,123.84	-1,922.66	-23.67%	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	9,775.00	9,775.00	0.00	0.00%	97,750.00	97,750.00	0.00	0.00%	117,300.00
Insurance Claim Payment	0.00	0.00	0.00	0.00%	9,119.96	0.00	9,119.96	0.00%	0.00
Interest Earned	9.61	0.00	9.61	0.00%	4,729.67	0.00	4,729.67	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	1,600.00	0.00	1,600.00	0.00%	0.00
Total Other Income	9,784.61	9,775.00	9.61	0.10%	113,199.63	97,750.00	15,449.63	15.81%	117,300.00
Other Expense									
Capital Expenditure									
Landscape Upgrades & Improvements (CAPEX)	0.00	0.00	0.00	0.00%	8,488.08	0.00	-8,488.08	0.00%	0.00
Total Capital Expenditure	0.00	0.00	0.00	0.00%	8,488.08	0.00	-8,488.08	0.00%	0.00
Reserve Expenses	0.00	833.33	833.33	100.00%	15,618.41	8,333.34	-7,285.07	-87.42%	10,000.00
Concrete Repairs	0.00	0.00	0.00	0.00%	6,000.00	0.00	-6,000.00	0.00%	0.00
Landscape Restoration	0.00	0.00	0.00	0.00%	11,951.59	0.00	-11,951.59	0.00%	0.00
Pool Repairs/Maintenance	3,411.16	0.00	-3,411.16	0.00%	17,167.32	0.00	-17,167.32	0.00%	0.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	4,101.43	0.00	-4,101.43	0.00%	0.00
Total Other Expense	3,411.16	833.33	-2,577.83	-309.34%	63,326.83	8,333.34	-54,993.49	-659.92%	10,000.00
Net Other Income	6,373.45	8,941.67	-2,568.22	-28.72%	49,872.80	89,416.66	-39,543.86	-44.22%	107,300.00
Total Income	32,347.98	33,166.66	-818.68	-2.47%	346,957.93	331,666.68	15,291.25	4.61%	398,000.00
Total Expense	46,866.48	46,858.07	-8.41	-0.02%	307,131.63	250,373.86	-56,757.77	-22.67%	290,700.00

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	-14,518.50	-13,691.41	-827.09	-6.04%	39,826.30	81,292.82	-41,466.52	-51.01%	107,300.00

Balance Sheet

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

As of: 10/31/2023

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	15,193.11
Reserve Account - Keybank	226,833.55
Reserve Account - EFCU	19,781.95
Landscape Account - Keybank	13,051.69
Stone Creek - Key CD 1	61,043.94
Stone Creek - Key CD 2	101,250.81
Stone Creek - Key CD 3	101,250.81
Stone Creek - Key CD 4	101,003.74
Total Cash	639,409.60
TOTAL ASSETS	639,409.60
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,164.30
Total Liabilities	11,164.30
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	39,826.30
Calculated Prior Years Retained Earnings	431,255.60
Total Capital	628,245.30
TOTAL LIABILITIES & CAPITAL	639,409.60

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 2023 to Oct 2023

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
Operating Income & Expense											
Income											
HOA Dues	23,628.87	22,506.27	22,093.91	22,755.00	22,510.00	24,015.45	21,663.42	22,910.20	22,555.47	21,963.37	226,601.96
Interest Charge	7.27	0.53	2.11	2.34	1.06	2.63	1.58	6.30	1.66	0.00	25.48
Parking	400.74	1,020.00	420.00	406.67	517.03	480.00	512.20	577.88	589.84	535.00	5,459.36
Pool Key	10.00	0.00	0.00	35.00	105.00	35.00	35.00	35.00	0.00	0.00	255.00
Discount/Promotion	-15.00	0.00	0.00	0.00	0.00	0.00	-1,495.00	-300.00	-15.00	-45.00	-1,870.00
Clubhouse Rental Fee	105.00	50.00	25.00	85.00	-125.00	-15.00	215.00	-85.00	280.00	40.00	575.00
Rule Violations	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	75.00	0.00	375.00
Late Fees	320.50	175.00	245.00	315.00	262.50	335.00	155.00	168.50	230.00	70.00	2,276.50
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	20.00	0.00	60.00
Total Operating Income	24,457.38	23,751.80	22,786.02	23,899.01	23,270.59	24,893.08	21,087.20	23,312.88	23,736.97	22,563.37	233,758.30
Expense											
Administrative & Professional											
Accounting	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
Insurance	768.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,253.53	26,021.62
Legal and Professional	0.00	455.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	455.00
Management Fees	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	19,322.50
Bank Fees	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00
HOA Software/Website	390.19	0.00	390.19	0.00	0.00	0.00	390.19	0.00	390.19	0.00	1,560.76
Postage/Office Supplies	4.08	0.00	0.00	41.95	8.40	0.00	0.00	0.00	25.75	0.00	80.18
Total Administrative &	3,094.61	2,390.25	2,322.44	1,974.20	2,090.65	1,932.25	2,322.44	1,932.25	2,348.19	27,185.78	47,593.06

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
Professional											
Operating Expenses											
Swimming Pool	0.00	740.00	0.00	0.00	2,412.50	2,591.31	2,840.00	3,225.00	4,762.10	650.00	17,220.91
Cleaning	200.00	250.00	200.00	200.00	200.00	250.00	200.00	200.00	0.00	450.00	2,150.00
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	94.97	0.00	433.13	4,083.74	1,340.35	11,381.10	0.00	17,333.29
Yard Care Services	5,857.67	5,857.67	5,857.67	6,985.00	6,985.00	6,985.00	6,985.00	6,985.00	6,985.00	6,985.00	66,468.01
Maintenance/ Repair	2,847.94	1,564.73	340.00	914.00	3,573.92	3,557.99	725.93	2,707.46	5,696.25	1,344.04	23,272.26
Pet Waste Stations	0.00	0.00	0.00	0.00	1,757.57	100.00	0.00	0.00	0.00	390.00	2,247.57
Total Operating Expenses	8,905.61	8,412.40	6,397.67	8,193.97	14,928.99	13,917.43	14,834.67	14,457.81	28,824.45	9,819.04	128,692.04
Utilities											
Electricity	196.12	313.79	302.09	302.58	306.95	492.81	786.48	764.24	747.55	336.41	4,549.02
Garbage Removal	1,278.97	1,252.94	1,249.60	1,234.25	1,216.23	1,211.56	1,207.56	1,202.22	1,225.58	1,252.94	12,331.85
Gas	244.79	248.68	221.74	226.09	76.28	507.78	1,137.79	583.31	1,066.86	156.07	4,469.39
Water & Sewer	4,466.96	4,469.35	4,472.13	4,443.00	4,500.70	4,485.47	4,510.79	4,523.59	4,443.00	4,581.78	44,896.77
Internet	123.30	123.30	123.30	123.30	123.30	123.30	123.30	123.30	123.30	123.30	1,233.00
Total Utilities	6,310.14	6,408.06	6,368.86	6,329.22	6,223.46	6,820.92	7,765.92	7,196.66	7,606.29	6,450.50	67,480.03
Miscellaneous	-370.17	60.17	258.58	60.00	0.00	0.00	31.09	0.00	0.00	0.00	39.67
Total Operating Expense	17,940.19	17,270.88	15,347.55	16,557.39	23,243.10	22,670.60	24,954.12	23,586.72	38,778.93	43,455.32	243,804.80
NOI - Net Operating Income	6,517.19	6,480.92	7,438.47	7,341.62	27.49	2,222.48	-3,866.92	-273.84	-15,041.96	-20,891.95	-10,046.50
Other Income & Expense											
Other Income											
Reserve Account Revenue	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	97,750.00
Insurance Claim Payment	0.00	0.00	9,119.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,119.96
Interest Earned	24.06	21.95	163.87	173.64	469.64	174.85	1,175.11	1,179.77	1,337.17	9.61	4,729.67
Reinvestment Fee	0.00	0.00	800.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	1,600.00

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
Total Other Income	9,799.06	9,796.95	19,858.83	9,948.64	10,244.64	10,749.85	10,950.11	10,954.77	11,112.17	9,784.61	113,199.63
Other Expense											
Capital Expenditure											
Landscape Upgrades & Improvements (CAPEX)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,488.08	0.00	8,488.08
Total Capital Expenditure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,488.08	0.00	8,488.08
Reserve Expenses	0.00	0.00	0.00	0.00	9,034.35	5,484.06	0.00	1,100.00	0.00	0.00	15,618.41
Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	6,000.00
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	3,422.07	0.00	8,529.52	0.00	0.00	11,951.59
Pool Repairs/ Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	10,345.00	0.00	3,411.16	3,411.16	17,167.32
Insurance Claim Expense	0.00	0.00	1,354.41	0.00	0.00	1,875.17	246.85	625.00	0.00	0.00	4,101.43
Total Other Expense	0.00	0.00	1,354.41	0.00	9,034.35	10,781.30	10,591.85	10,254.52	17,899.24	3,411.16	63,326.83
Net Other Income	9,799.06	9,796.95	18,504.42	9,948.64	1,210.29	-31.45	358.26	700.25	-6,787.07	6,373.45	49,872.80
Total Income	34,256.44	33,548.75	42,644.85	33,847.65	33,515.23	35,642.93	32,037.31	34,267.65	34,849.14	32,347.98	346,957.93
Total Expense	17,940.19	17,270.88	16,701.96	16,557.39	32,277.45	33,451.90	35,545.97	33,841.24	56,678.17	46,866.48	307,131.63
Net Income	16,316.25	16,277.87	25,942.89	17,290.26	1,237.78	2,191.03	-3,508.66	426.41	-21,829.03	-14,518.50	39,826.30