

Monthly Income Statement

Alliance Property Management

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

As of: Aug 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	22,760.20
Interest Charge	6.30
Collection Balance	0.00
Parking	577.88
Pool Key	35.00
Discount/Promotion	-300.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	-85.00
Rule Violations	0.00
Late Fees	168.50
NSF Charge	0.00
Total Operating Income	23,162.88
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
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	1,932.25
Operating Expenses	
Swimming Pool	3,225.00
Cleaning	200.00
Sprinkler Repairs/Maintenance	1,340.35
Yard Care Services	6,985.00
Maintenance/Repair	2,625.27
Pet Waste Stations	0.00
Total Operating Expenses	14,375.62
Utilities	
Electricity	764.24
Garbage Removal	1,202.22
Gas	583.31
Water & Sewer	4,523.59
Internet	123.30
Total Utilities	7,196.66
Miscellaneous	0.00

Monthly Income Statement

Account Name	Selected Month
Total Operating Expense	23,504.53
NOI - Net Operating Income	-341.65
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,775.00
Insurance Claim Payment	0.00
Interest Earned	1,179.77
Reinvestment Fee	0.00
Total Other Income	10,954.77
Other Expense	
Reserve Expenses	1,100.00
Asphalt Maintenance	0.00
Landscape Restoration	8,529.52
Reserve Study	0.00
Pool Repairs/Maintenance	0.00
Insurance Claim Expense	625.00
Total Other Expense	10,254.52
Net Other Income	700.25
Total Income	34,117.65
Total Expense	33,759.05
Net Income	358.60

Annual Budget - Comparative

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

As of: Aug 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	22,760.20	22,975.00	-214.80	-0.93%	181,933.12	183,800.00	-1,866.88	-1.02%	275,700.00
Interest Charge	6.30	0.00	6.30	0.00%	23.82	0.00	23.82	0.00%	0.00
Parking	577.88	416.67	161.21	38.69%	4,334.52	3,333.36	1,001.16	30.03%	5,000.00
Pool Key	35.00	0.00	35.00	0.00%	255.00	0.00	255.00	0.00%	0.00
Discount/ Promotion	-300.00	0.00	-300.00	0.00%	-1,810.00	0.00	-1,810.00	0.00%	0.00
Clubhouse Rental Fee	-85.00	0.00	-85.00	0.00%	255.00	0.00	255.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Late Fees	168.50	0.00	168.50	0.00%	1,976.50	0.00	1,976.50	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	40.00	0.00	40.00	0.00%	0.00
Total Operating Income	23,162.88	23,391.67	-228.79	-0.98%	187,307.96	187,133.36	174.60	0.09%	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	0.00	0.00	0.00	0.00%	768.09	0.00	-768.09	0.00%	21,000.00
Legal and Professional	0.00	83.33	83.33	100.00%	455.00	666.68	211.68	31.75%	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%	15,458.00	15,458.00	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	3.00	16.68	13.68	82.01%	25.00
HOA Software/ Website	0.00	125.00	125.00	100.00%	1,170.57	1,000.00	-170.57	-17.06%	1,500.00
Postage/ Office Supplies	0.00	66.67	66.67	100.00%	54.43	533.36	478.93	89.79%	800.00
Total Administrative	1,932.25	2,209.33	277.08	12.54%	18,059.09	17,849.72	-209.37	-1.17%	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	3,225.00	4,000.00	775.00	19.38%	11,808.81	16,000.00	4,191.19	26.19%	24,000.00
Cleaning	200.00	116.67	-83.33	-71.42%	1,700.00	933.36	-766.64	-82.14%	1,400.00
Sprinkler Repairs/Maintenance	1,340.35	2,500.00	1,159.65	46.39%	5,952.19	10,000.00	4,047.81	40.48%	15,000.00
Yard Care Services	6,985.00	6,985.08	0.08	0.00%	52,498.01	52,498.41	0.40	0.00%	80,438.73
Maintenance/Repair	2,625.27	1,750.00	-875.27	-50.02%	16,149.78	14,000.00	-2,149.78	-15.36%	21,000.00
Pet Waste Stations	0.00	325.00	325.00	100.00%	1,857.57	2,600.00	742.43	28.56%	3,900.00
Total Operating Expenses	14,375.62	15,676.75	1,301.13	8.30%	89,966.36	96,031.77	6,065.41	6.32%	145,738.73
Utilities									
Electricity	764.24	900.00	135.76	15.08%	3,465.06	4,150.00	684.94	16.50%	6,500.00
Garbage Removal	1,202.22	1,333.33	131.11	9.83%	9,853.33	10,666.68	813.35	7.63%	16,000.00
Gas	583.31	650.00	66.69	10.26%	3,246.46	2,850.00	-396.46	-13.91%	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	4,523.59	4,583.33	59.74	1.30%	35,871.99	36,666.68	794.69	2.17%	55,000.00
Internet	123.30	125.00	1.70	1.36%	986.40	1,000.00	13.60	1.36%	1,500.00
Total Utilities	7,196.66	7,591.66	395.00	5.20%	53,423.24	55,333.36	1,910.12	3.45%	85,500.00
Miscellaneous	0.00	147.02	147.02	100.00%	39.67	1,176.19	1,136.52	96.63%	1,764.27
Total Operating Expense	23,504.53	25,624.76	2,120.23	8.27%	161,488.36	170,391.04	8,902.68	5.22%	280,700.00
Total Operating Income									
Total Operating Income	23,162.88	23,391.67	-228.79	-0.98%	187,307.96	187,133.36	174.60	0.09%	280,700.00
Total Operating Expense	23,504.53	25,624.76	2,120.23	8.27%	161,488.36	170,391.04	8,902.68	5.22%	280,700.00
NOI - Net Operating Income	-341.65	-2,233.09	1,891.44	84.70%	25,819.60	16,742.32	9,077.28	54.22%	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%	78,200.00	78,200.00	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	1,179.77	0.00	1,179.77	0.00%	3,382.89	0.00	3,382.89	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	10,954.77	9,775.00	1,179.77	12.07%	92,302.85	78,200.00	14,102.85	18.03%	117,300.00
Other Expense									
Reserve Expenses	1,100.00	833.33	-266.67	-32.00%	15,618.41	6,666.68	-8,951.73	-134.28%	10,000.00
Landscape Restoration	8,529.52	0.00	-8,529.52	0.00%	11,951.59	0.00	-11,951.59	0.00%	0.00
Pool Repairs/Maintenance	0.00	0.00	0.00	0.00%	10,345.00	0.00	-10,345.00	0.00%	0.00
Insurance Claim Expense	625.00	0.00	-625.00	0.00%	4,101.43	0.00	-4,101.43	0.00%	0.00
Total Other Expense	10,254.52	833.33	-9,421.19	-1,130.55%	42,016.43	6,666.68	-35,349.75	-530.25%	10,000.00
Net Other Income	700.25	8,941.67	-8,241.42	-92.17%	50,286.42	71,533.32	-21,246.90	-29.70%	107,300.00
Total Income	34,117.65	33,166.67	950.98	2.87%	279,610.81	265,333.36	14,277.45	5.38%	398,000.00
Total Expense	33,759.05	26,458.09	-7,300.96	-27.59%	203,504.79	177,057.72	-26,447.07	-14.94%	290,700.00
Net Income	358.60	6,708.58	-6,349.98	-94.65%	76,106.02	88,275.64	-12,169.62	-13.79%	107,300.00

Balance Sheet

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

As of: 08/31/2023

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	60,575.52
Reserve Account - Keybank	216,744.06
Reserve Account - EFCU	19,780.32
Landscape Account - Keybank	21,580.93
Stone Creek Canyon CD #5	60,890.88
Stone Creek -Key CD 2	100,832.14
Stone Creek -Key CD 3	100,832.14
Stone Creek -Key CD 4	100,668.04
Total Cash	681,904.03
TOTAL ASSETS	681,904.03
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	17,379.01
Total Liabilities	17,379.01
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	76,106.02
Calculated Prior Years Retained Earnings	431,255.60
Total Capital	664,525.02
TOTAL LIABILITIES & CAPITAL	681,904.03

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 Aug 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	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	22,760.20	181,933.12
Interest Charge	7.27	0.53	2.11	2.34	1.06	2.63	1.58	6.30	23.82
Parking	400.74	1,020.00	420.00	406.67	517.03	480.00	512.20	577.88	4,334.52
Pool Key	10.00	0.00	0.00	35.00	105.00	35.00	35.00	35.00	255.00
Discount/Promotion	-15.00	0.00	0.00	0.00	0.00	0.00	-1,495.00	-300.00	-1,810.00
Clubhouse Rental Fee	105.00	50.00	25.00	85.00	-125.00	-15.00	215.00	-85.00	255.00
Rule Violations	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	300.00
Late Fees	320.50	175.00	245.00	315.00	262.50	335.00	155.00	168.50	1,976.50
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	40.00
Total Operating Income	24,457.38	23,751.80	22,786.02	23,899.01	23,270.59	24,893.08	21,087.20	23,162.88	187,307.96
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	0.00	150.00	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	768.09
Legal and Professional	0.00	455.00	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	15,458.00
Bank Fees	0.00	3.00	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	1,170.57
Postage/Office Supplies	4.08	0.00	0.00	41.95	8.40	0.00	0.00	0.00	54.43
Total Administrative & Professional	3,094.61	2,390.25	2,322.44	1,974.20	2,090.65	1,932.25	2,322.44	1,932.25	18,059.09
Operating Expenses									
Swimming Pool	0.00	740.00	0.00	0.00	2,412.50	2,591.31	2,840.00	3,225.00	11,808.81
Cleaning	200.00	250.00	200.00	200.00	200.00	250.00	200.00	200.00	1,700.00

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	94.97	0.00	433.13	4,083.74	1,340.35	5,952.19
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	52,498.01
Maintenance/Repair	2,847.94	1,564.73	340.00	914.00	3,573.92	3,557.99	725.93	2,625.27	16,149.78
Pet Waste Stations	0.00	0.00	0.00	0.00	1,757.57	100.00	0.00	0.00	1,857.57
Total Operating Expenses	8,905.61	8,412.40	6,397.67	8,193.97	14,928.99	13,917.43	14,834.67	14,375.62	89,966.36
Utilities									
Electricity	196.12	313.79	302.09	302.58	306.95	492.81	786.48	764.24	3,465.06
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	9,853.33
Gas	244.79	248.68	221.74	226.09	76.28	507.78	1,137.79	583.31	3,246.46
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	35,871.99
Internet	123.30	123.30	123.30	123.30	123.30	123.30	123.30	123.30	986.40
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	53,423.24
Miscellaneous	-370.17	60.17	258.58	60.00	0.00	0.00	31.09	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	23,504.53	161,488.36
NOI - Net Operating Income	6,517.19	6,480.92	7,438.47	7,341.62	27.49	2,222.48	-3,866.92	-341.65	25,819.60
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	78,200.00
Insurance Claim Payment	0.00	0.00	9,119.96	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	3,382.89
Reinvestment Fee	0.00	0.00	800.00	0.00	0.00	800.00	0.00	0.00	1,600.00
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	92,302.85
Other Expense									
Reserve Expenses	0.00	0.00	0.00	0.00	9,034.35	5,484.06	0.00	1,100.00	15,618.41
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	3,422.07	0.00	8,529.52	11,951.59
Pool Repairs/ Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	10,345.00	0.00	10,345.00
Insurance Claim Expense	0.00	0.00	1,354.41	0.00	0.00	1,875.17	246.85	625.00	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	42,016.43

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total
Net Other Income	<u>9,799.06</u>	<u>9,796.95</u>	<u>18,504.42</u>	<u>9,948.64</u>	<u>1,210.29</u>	<u>-31.45</u>	<u>358.26</u>	<u>700.25</u>	50,286.42
Total Income	34,256.44	33,548.75	42,644.85	33,847.65	33,515.23	35,642.93	32,037.31	34,117.65	279,610.81
Total Expense	17,940.19	17,270.88	16,701.96	16,557.39	32,277.45	33,451.90	35,545.97	33,759.05	203,504.79
Net Income	<u>16,316.25</u>	<u>16,277.87</u>	<u>25,942.89</u>	<u>17,290.26</u>	<u>1,237.78</u>	<u>2,191.03</u>	<u>-3,508.66</u>	<u>358.60</u>	76,106.02