

Monthly Income Statement

Alliance Property Management

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

As of: Jul 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	21,663.42
Interest Charge	1.58
Collection Balance	0.00
Parking	512.20
Pool Key	35.00
Discount/Promotion	-1,495.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	215.00
Rule Violations	0.00
Late Fees	155.00
NSF Charge	0.00
Total Operating Income	21,087.20
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	390.19
Postage/Office Supplies	0.00
Total Administrative & Professional	2,322.44
Operating Expenses	
Swimming Pool	2,840.00
Cleaning	200.00
Sprinkler Repairs/Maintenance	4,083.74
Yard Care Services	6,985.00
Maintenance/Repair	725.93
Pet Waste Stations	0.00
Total Operating Expenses	14,834.67
Utilities	
Electricity	786.48
Garbage Removal	1,207.56
Gas	1,137.79
Water & Sewer	4,510.79
Internet	123.30
Total Utilities	7,765.92
Miscellaneous	31.09

Monthly Income Statement

Account Name	Selected Month
Total Operating Expense	24,954.12
NOI - Net Operating Income	-3,866.92
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,775.00
Insurance Claim Payment	0.00
Interest Earned	1,165.56
Reinvestment Fee	0.00
Total Other Income	10,940.56
Other Expense	
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Landscape Restoration	0.00
Pool Repairs/Maintenance	10,345.00
Insurance Claim Expense	246.85
Total Other Expense	10,591.85
Net Other Income	348.71
Total Income	32,027.76
Total Expense	35,545.97
Net Income	-3,518.21

Annual Budget - Comparative

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

As of: Jul 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	21,663.42	22,975.00	-1,311.58	-5.71%	159,172.92	160,825.00	-1,652.08	-1.03%	275,700.00
Interest Charge	1.58	0.00	1.58	0.00%	17.52	0.00	17.52	0.00%	0.00
Parking	512.20	416.67	95.53	22.93%	3,756.64	2,916.69	839.95	28.80%	5,000.00
Pool Key	35.00	0.00	35.00	0.00%	220.00	0.00	220.00	0.00%	0.00
Discount/ Promotion	-1,495.00	0.00	-1,495.00	0.00%	-1,510.00	0.00	-1,510.00	0.00%	0.00
Clubhouse Rental Fee	215.00	0.00	215.00	0.00%	340.00	0.00	340.00	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	155.00	0.00	155.00	0.00%	1,808.00	0.00	1,808.00	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	21,087.20	23,391.67	-2,304.47	-9.85%	164,145.08	163,741.69	403.39	0.25%	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	583.35	128.35	22.00%	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%	13,525.75	13,525.75	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	3.00	14.60	11.60	79.45%	25.00
HOA Software/ Website	390.19	125.00	-265.19	-212.15%	1,170.57	875.00	-295.57	-33.78%	1,500.00
Postage/ Office Supplies	0.00	66.67	66.67	100.00%	54.43	466.69	412.26	88.34%	800.00
Total Administrative	2,322.44	2,209.33	-113.11	-5.12%	16,126.84	15,640.39	-486.45	-3.11%	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	2,840.00	4,000.00	1,160.00	29.00%	8,583.81	12,000.00	3,416.19	28.47%	24,000.00
Cleaning	200.00	116.67	-83.33	-71.42%	1,500.00	816.69	-683.31	-83.67%	1,400.00
Sprinkler Repairs/Maintenance	4,083.74	2,500.00	-1,583.74	-63.35%	4,611.84	7,500.00	2,888.16	38.51%	15,000.00
Yard Care Services	6,985.00	6,985.08	0.08	0.00%	45,513.01	45,513.33	0.32	0.00%	80,438.73
Maintenance/Repair	725.93	1,750.00	1,024.07	58.52%	13,524.51	12,250.00	-1,274.51	-10.40%	21,000.00
Pet Waste Stations	0.00	325.00	325.00	100.00%	1,857.57	2,275.00	417.43	18.35%	3,900.00
Total Operating Expenses	14,834.67	15,676.75	842.08	5.37%	75,590.74	80,355.02	4,764.28	5.93%	145,738.73
Utilities									
Electricity	786.48	850.00	63.52	7.47%	2,700.82	3,250.00	549.18	16.90%	6,500.00
Garbage Removal	1,207.56	1,333.33	125.77	9.43%	8,651.11	9,333.35	682.24	7.31%	16,000.00
Gas	1,137.79	650.00	-487.79	-75.04%	2,663.15	2,200.00	-463.15	-21.05%	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	4,510.79	4,583.33	72.54	1.58%	31,348.40	32,083.35	734.95	2.29%	55,000.00
Internet	123.30	125.00	1.70	1.36%	863.10	875.00	11.90	1.36%	1,500.00
Total Utilities	7,765.92	7,541.66	-224.26	-2.97%	46,226.58	47,741.70	1,515.12	3.17%	85,500.00
Miscellaneous	31.09	147.02	115.93	78.85%	39.67	1,029.17	989.50	96.15%	1,764.27
Total Operating Expense	24,954.12	25,574.76	620.64	2.43%	137,983.83	144,766.28	6,782.45	4.69%	280,700.00
Total Operating Income									
Total Operating Income	21,087.20	23,391.67	-2,304.47	-9.85%	164,145.08	163,741.69	403.39	0.25%	280,700.00
Total Operating Expense									
Total Operating Expense	24,954.12	25,574.76	620.64	2.43%	137,983.83	144,766.28	6,782.45	4.69%	280,700.00
NOI - Net Operating Income	-3,866.92	-2,183.09	-1,683.83	-77.13%	26,161.25	18,975.41	7,185.84	37.87%	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%	68,425.00	68,425.00	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	1,165.56	0.00	1,165.56	0.00%	2,040.90	0.00	2,040.90	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	10,940.56	9,775.00	1,165.56	11.92%	81,185.86	68,425.00	12,760.86	18.65%	117,300.00
Other Expense									
Reserve Expenses	0.00	833.33	833.33	100.00%	14,518.41	5,833.35	-8,685.06	-148.89%	10,000.00
Landscape Restoration	0.00	0.00	0.00	0.00%	3,422.07	0.00	-3,422.07	0.00%	0.00
Pool Repairs/Maintenance	10,345.00	0.00	-10,345.00	0.00%	10,345.00	0.00	-10,345.00	0.00%	0.00
Insurance Claim Expense	246.85	0.00	-246.85	0.00%	3,476.43	0.00	-3,476.43	0.00%	0.00
Total Other Expense	10,591.85	833.33	-9,758.52	-1,171.03%	31,761.91	5,833.35	-25,928.56	-444.49%	10,000.00
Net Other Income	348.71	8,941.67	-8,592.96	-96.10%	49,423.95	62,591.65	-13,167.70	-21.04%	107,300.00
Total Income	32,027.76	33,166.67	-1,138.91	-3.43%	245,330.94	232,166.69	13,164.25	5.67%	398,000.00
Total Expense	35,545.97	26,408.09	-9,137.88	-34.60%	169,745.74	150,599.63	-19,146.11	-12.71%	290,700.00
Net Income	-3,518.21	6,758.58	-10,276.79	-152.06%	75,585.20	81,567.06	-5,981.86	-7.33%	107,300.00

Balance Sheet

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

As of: 07/31/2023

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	68,530.76
Reserve Account - Keybank	206,950.60
Reserve Account - EFCU	19,778.64
Landscape Account - Keybank	21,580.19
Stone Creek Canyon CD #5	60,738.21
Stone Creek -Key CD 2	100,415.21
Stone Creek -Key CD 3	100,415.21
Stone Creek -Key CD 4	100,333.46
Total Cash	678,742.28
TOTAL ASSETS	678,742.28
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	14,526.03
Total Liabilities	14,526.03
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	75,585.20
Calculated Prior Years Retained Earnings	431,255.60
Total Capital	664,216.25
TOTAL LIABILITIES & CAPITAL	678,742.28

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 Jul 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	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	159,172.92
Interest Charge	7.27	0.53	2.11	2.34	1.06	2.63	1.58	17.52
Parking	400.74	1,020.00	420.00	406.67	517.03	480.00	512.20	3,756.64
Pool Key	10.00	0.00	0.00	35.00	105.00	35.00	35.00	220.00
Discount/Promotion	-15.00	0.00	0.00	0.00	0.00	0.00	-1,495.00	-1,510.00
Clubhouse Rental Fee	105.00	50.00	25.00	85.00	-125.00	-15.00	215.00	340.00
Rule Violations	0.00	0.00	0.00	300.00	0.00	0.00	0.00	300.00
Late Fees	320.50	175.00	245.00	315.00	262.50	335.00	155.00	1,808.00
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	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	164,145.08
Expense								
Administrative & Professional								
Accounting	0.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00
Insurance	768.09	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	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	13,525.75
Bank Fees	0.00	3.00	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	1,170.57
Postage/Office Supplies	4.08	0.00	0.00	41.95	8.40	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	16,126.84
Operating Expenses								
Swimming Pool	0.00	740.00	0.00	0.00	2,412.50	2,591.31	2,840.00	8,583.81
Cleaning	200.00	250.00	200.00	200.00	200.00	250.00	200.00	1,500.00
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	94.97	0.00	433.13	4,083.74	4,611.84

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total
Yard Care Services	5,857.67	5,857.67	5,857.67	6,985.00	6,985.00	6,985.00	6,985.00	45,513.01
Maintenance/Repair	2,847.94	1,564.73	340.00	914.00	3,573.92	3,557.99	725.93	13,524.51
Pet Waste Stations	0.00	0.00	0.00	0.00	1,757.57	100.00	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	75,590.74
Utilities								
Electricity	196.12	313.79	302.09	302.58	306.95	492.81	786.48	2,700.82
Garbage Removal	1,278.97	1,252.94	1,249.60	1,234.25	1,216.23	1,211.56	1,207.56	8,651.11
Gas	244.79	248.68	221.74	226.09	76.28	507.78	1,137.79	2,663.15
Water & Sewer	4,466.96	4,469.35	4,472.13	4,443.00	4,500.70	4,485.47	4,510.79	31,348.40
Internet	123.30	123.30	123.30	123.30	123.30	123.30	123.30	863.10
Total Utilities	6,310.14	6,408.06	6,368.86	6,329.22	6,223.46	6,820.92	7,765.92	46,226.58
Miscellaneous	-370.17	60.17	258.58	60.00	0.00	0.00	31.09	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	137,983.83
NOI - Net Operating Income	6,517.19	6,480.92	7,438.47	7,341.62	27.49	2,222.48	-3,866.92	26,161.25
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	68,425.00
Insurance Claim Payment	0.00	0.00	9,119.96	0.00	0.00	0.00	0.00	9,119.96
Interest Earned	24.06	21.95	163.87	173.64	469.64	22.18	1,165.56	2,040.90
Reinvestment Fee	0.00	0.00	800.00	0.00	0.00	800.00	0.00	1,600.00
Total Other Income	9,799.06	9,796.95	19,858.83	9,948.64	10,244.64	10,597.18	10,940.56	81,185.86
Other Expense								
Reserve Expenses	0.00	0.00	0.00	0.00	9,034.35	5,484.06	0.00	14,518.41
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	3,422.07	0.00	3,422.07
Pool Repairs/Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	10,345.00	10,345.00
Insurance Claim Expense	0.00	0.00	1,354.41	0.00	0.00	1,875.17	246.85	3,476.43
Total Other Expense	0.00	0.00	1,354.41	0.00	9,034.35	10,781.30	10,591.85	31,761.91
Net Other Income	9,799.06	9,796.95	18,504.42	9,948.64	1,210.29	-184.12	348.71	49,423.95
Total Income	34,256.44	33,548.75	42,644.85	33,847.65	33,515.23	35,490.26	32,027.76	245,330.94
Total Expense	17,940.19	17,270.88	16,701.96	16,557.39	32,277.45	33,451.90	35,545.97	169,745.74

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total
Net Income	16,316.25	16,277.87	25,942.89	17,290.26	1,237.78	2,088.36	-3,518.21	75,585.20