

Monthly Income Statement

Alliance Property Management

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

As of: May 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	22,510.00
Interest Charge	1.06
Parking	517.03
Pool Key	105.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	-125.00
Rule Violations	0.00
Late Fees	262.50
Total Operating Income	23,270.59
Expense	
Administrative & Professional	
Accounting	150.00
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	8.40
Total Administrative & Professional	2,090.65
Operating Expenses	
Swimming Pool	2,412.50
Cleaning	200.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	6,985.00
Maintenance/Repair	3,573.92
Pet Waste Stations	1,757.57
Total Operating Expenses	14,928.99
Utilities	
Electricity	306.95
Garbage Removal	1,216.23
Gas	76.28
Water & Sewer	4,500.70
Internet	123.30
Total Utilities	6,223.46
Miscellaneous	0.00
Total Operating Expense	23,243.10

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	27.49
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,775.00
Insurance Claim Payment	0.00
Interest Earned	170.33
Reinvestment Fee	0.00
Total Other Income	9,945.33
Other Expense	
Reserve Expenses	9,034.35
Asphalt Maintenance	0.00
Insurance Claim Expense	0.00
Total Other Expense	9,034.35
Net Other Income	910.98
Total Income	33,215.92
Total Expense	32,277.45
Net Income	938.47

Annual Budget - Comparative

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

As of: May 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	22,510.00	22,975.00	-465.00	-2.02%	113,494.05	114,875.00	-1,380.95	-1.20%	275,700.00
Interest Charge	1.06	0.00	1.06	0.00%	13.31	0.00	13.31	0.00%	0.00
Parking	517.03	416.67	100.36	24.09%	2,764.44	2,083.35	681.09	32.69%	5,000.00
Pool Key	105.00	0.00	105.00	0.00%	150.00	0.00	150.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-15.00	0.00	-15.00	0.00%	0.00
Clubhouse Rental Fee	-125.00	0.00	-125.00	0.00%	140.00	0.00	140.00	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	262.50	0.00	262.50	0.00%	1,318.00	0.00	1,318.00	0.00%	0.00
Total Operating Income	23,270.59	23,391.67	-121.08	-0.52%	118,164.80	116,958.35	1,206.45	1.03%	280,700.00
Expense									
Administrative & Professional									
Accounting	150.00	175.00	25.00	14.29%	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	416.69	-38.31	-9.19%	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%	9,661.25	9,661.25	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	3.00	10.44	7.44	71.26%	25.00
HOA Software/ Website	0.00	125.00	125.00	100.00%	780.38	625.00	-155.38	-24.86%	1,500.00
Postage/ Office Supplies	8.40	66.67	58.27	87.40%	54.43	333.35	278.92	83.67%	800.00
Total Administrative & Professional	2,090.65	2,384.33	293.68	12.32%	11,872.15	11,221.73	-650.42	-5.80%	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
Operating Expenses									
Swimming Pool	2,412.50	4,000.00	1,587.50	39.69%	3,152.50	4,000.00	847.50	21.19%	24,000.00
Cleaning	200.00	116.67	-83.33	-71.42%	1,050.00	583.35	-466.65	-79.99%	1,400.00
Sprinkler Repairs/Maintenance	0.00	2,500.00	2,500.00	100.00%	94.97	2,500.00	2,405.03	96.20%	15,000.00
Yard Care Services	6,985.00	6,985.08	0.08	0.00%	31,543.01	31,543.17	0.16	0.00%	80,438.73
Maintenance/Repair	3,573.92	1,750.00	-1,823.92	-104.22%	9,240.59	8,750.00	-490.59	-5.61%	21,000.00
Pet Waste Stations	1,757.57	1,625.00	-132.57	-8.16%	1,757.57	1,625.00	-132.57	-8.16%	3,900.00
Total Operating Expenses	14,928.99	16,976.75	2,047.76	12.06%	46,838.64	49,001.52	2,162.88	4.41%	145,738.73
Utilities									
Electricity	306.95	400.00	93.05	23.26%	1,421.53	1,600.00	178.47	11.15%	6,500.00
Garbage Removal	1,216.23	1,333.33	117.10	8.78%	6,231.99	6,666.69	434.70	6.52%	16,000.00
Gas	76.28	150.00	73.72	49.15%	1,017.58	950.00	-67.58	-7.11%	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	4,500.70	4,583.33	82.63	1.80%	22,352.14	22,916.69	564.55	2.46%	55,000.00
Internet	123.30	125.00	1.70	1.36%	616.50	625.00	8.50	1.36%	1,500.00
Total Utilities	6,223.46	6,591.66	368.20	5.59%	31,639.74	32,758.38	1,118.64	3.41%	85,500.00
Miscellaneous	0.00	147.02	147.02	100.00%	8.58	735.13	726.55	98.83%	1,764.27
Total Operating Expense	23,243.10	26,099.76	2,856.66	10.95%	90,359.11	93,716.76	3,357.65	3.58%	280,700.00
Total Operating Income	23,270.59	23,391.67	-121.08	-0.52%	118,164.80	116,958.35	1,206.45	1.03%	280,700.00
Total Operating Expense	23,243.10	26,099.76	2,856.66	10.95%	90,359.11	93,716.76	3,357.65	3.58%	280,700.00
NOI - Net Operating Income	27.49	-2,708.09	2,735.58	101.02%	27,805.69	23,241.59	4,564.10	19.64%	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%	48,875.00	48,875.00	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	170.33	0.00	170.33	0.00%	553.85	0.00	553.85	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	800.00	0.00	800.00	0.00%	0.00
Total Other Income	9,945.33	9,775.00	170.33	1.74%	59,348.81	48,875.00	10,473.81	21.43%	117,300.00
Other Expense									
Reserve Expenses	9,034.35	833.33	-8,201.02	-984.13%	9,034.35	4,166.69	-4,867.66	-116.82%	10,000.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	1,354.41	0.00	-1,354.41	0.00%	0.00
Total Other Expense	9,034.35	833.33	-8,201.02	-984.13%	10,388.76	4,166.69	-6,222.07	-149.33%	10,000.00
Net Other Income									
Net Other Income	910.98	8,941.67	-8,030.69	-89.81%	48,960.05	44,708.31	4,251.74	9.51%	107,300.00
Total Income									
Total Income	33,215.92	33,166.67	49.25	0.15%	177,513.61	165,833.35	11,680.26	7.04%	398,000.00
Total Expense									
Total Expense	32,277.45	26,933.09	-5,344.36	-19.84%	100,747.87	97,883.45	-2,864.42	-2.93%	290,700.00
Net Income									
Net Income	938.47	6,233.58	-5,295.11	-84.94%	76,765.74	67,949.90	8,815.84	12.97%	107,300.00

Balance Sheet

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

As of: 05/31/2023

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	64,442.40
Reserve Account - Keybank	508,322.60
Reserve Account - EFCU	19,775.33
Landscape Account - Keybank	25,001.85
Stone Creek Canyon CD #5	60,438.90
Total Cash	677,981.08
TOTAL ASSETS	677,981.08
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	12,584.29
Total Liabilities	12,584.29
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	76,765.74
Calculated Prior Years Retained Earnings	431,255.60
Total Capital	665,396.79
TOTAL LIABILITIES & CAPITAL	677,981.08

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 May 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	Total
Operating Income & Expense						
Income						
HOA Dues	23,628.87	22,506.27	22,093.91	22,755.00	22,510.00	113,494.05
Interest Charge	7.27	0.53	2.11	2.34	1.06	13.31
Parking	400.74	1,020.00	420.00	406.67	517.03	2,764.44
Pool Key	10.00	0.00	0.00	35.00	105.00	150.00
Discount/Promotion	-15.00	0.00	0.00	0.00	0.00	-15.00
Clubhouse Rental Fee	105.00	50.00	25.00	85.00	-125.00	140.00
Rule Violations	0.00	0.00	0.00	300.00	0.00	300.00
Late Fees	320.50	175.00	245.00	315.00	262.50	1,318.00
Total Operating Income	24,457.38	23,751.80	22,786.02	23,899.01	23,270.59	118,164.80
Expense						
Administrative & Professional						
Accounting	0.00	0.00	0.00	0.00	150.00	150.00
Insurance	768.09	0.00	0.00	0.00	0.00	768.09
Legal and Professional	0.00	455.00	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	9,661.25
Bank Fees	0.00	3.00	0.00	0.00	0.00	3.00
HOA Software/Website	390.19	0.00	390.19	0.00	0.00	780.38
Postage/Office Supplies	4.08	0.00	0.00	41.95	8.40	54.43
Total Administrative & Professional	3,094.61	2,390.25	2,322.44	1,974.20	2,090.65	11,872.15
Operating Expenses						
Swimming Pool	0.00	740.00	0.00	0.00	2,412.50	3,152.50
Cleaning	200.00	250.00	200.00	200.00	200.00	1,050.00
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	94.97	0.00	94.97
Yard Care Services	5,857.67	5,857.67	5,857.67	6,985.00	6,985.00	31,543.01
Maintenance/Repair	2,847.94	1,564.73	340.00	914.00	3,573.92	9,240.59

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total
Pet Waste Stations	0.00	0.00	0.00	0.00	1,757.57	1,757.57
Total Operating Expenses	8,905.61	8,412.40	6,397.67	8,193.97	14,928.99	46,838.64
Utilities						
Electricity	196.12	313.79	302.09	302.58	306.95	1,421.53
Garbage Removal	1,278.97	1,252.94	1,249.60	1,234.25	1,216.23	6,231.99
Gas	244.79	248.68	221.74	226.09	76.28	1,017.58
Water & Sewer	4,466.96	4,469.35	4,472.13	4,443.00	4,500.70	22,352.14
Internet	123.30	123.30	123.30	123.30	123.30	616.50
Total Utilities	6,310.14	6,408.06	6,368.86	6,329.22	6,223.46	31,639.74
Miscellaneous	-370.17	60.17	258.58	60.00	0.00	8.58
Total Operating Expense	17,940.19	17,270.88	15,347.55	16,557.39	23,243.10	90,359.11
NOI - Net Operating Income	6,517.19	6,480.92	7,438.47	7,341.62	27.49	27,805.69
Other Income & Expense						
Other Income						
Reserve Account Revenue	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	48,875.00
Insurance Claim Payment	0.00	0.00	9,119.96	0.00	0.00	9,119.96
Interest Earned	24.06	21.95	163.87	173.64	170.33	553.85
Reinvestment Fee	0.00	0.00	800.00	0.00	0.00	800.00
Total Other Income	9,799.06	9,796.95	19,858.83	9,948.64	9,945.33	59,348.81
Other Expense						
Reserve Expenses	0.00	0.00	0.00	0.00	9,034.35	9,034.35
Insurance Claim Expense	0.00	0.00	1,354.41	0.00	0.00	1,354.41
Total Other Expense	0.00	0.00	1,354.41	0.00	9,034.35	10,388.76
Net Other Income	9,799.06	9,796.95	18,504.42	9,948.64	910.98	48,960.05
Total Income	34,256.44	33,548.75	42,644.85	33,847.65	33,215.92	177,513.61
Total Expense	17,940.19	17,270.88	16,701.96	16,557.39	32,277.45	100,747.87
Net Income	16,316.25	16,277.87	25,942.89	17,290.26	938.47	76,765.74