

Monthly Income Statement

Alliance Property Management

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

As of: Sep 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	24,945.49
Interest Charge	22.02
Parking	700.00
Pool Key	0.00
Discount/Promotion	0.00
Clubhouse Rental Fee	-5.00
Rule Violations	0.00
Late Fees	345.00
NSF Charge	0.00
Utility Charges: Garbage	8.85
Total Operating Income	26,016.36
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	1,155.00
Management Fees	1,932.25
Tax Expense	680.00
Bank Fees	0.00
HOA Software/Website	0.00
Postage/Office Supplies	6.26
Total Administrative & Professional	3,773.51
Operating Expenses	
Swimming Pool	6,334.00
Cleaning	505.00
Sprinkler Repairs/Maintenance	2,994.81
Yard Care Services	7,334.25
Maintenance/Repair	1,995.21
Pet Waste Stations	26.00
Total Operating Expenses	19,189.27
Utilities	
Electricity	722.67
Garbage Removal	1,261.09
Gas	588.72
Water & Sewer	4,530.06
Internet	89.85
Total Utilities	7,192.39
Miscellaneous	0.00
Total Operating Expense	30,155.17

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	-4,138.81
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	0.00
Interest Earned	1,747.14
Reinvestment Fee	800.00
Landscape Restoration Revenue	2,083.34
Total Other Income	11,955.48
Other Expense	
Reserve Expenses	0.00
Concrete Repairs	0.00
Landscape Restoration	6,126.15
Pool Repairs/Maintenance	0.00
Insurance Claim Expense	19,236.82
Total Other Expense	25,362.97
Net Other Income	-13,407.49
Total Income	37,971.84
Total Expense	55,518.14
Net Income	-17,546.30

Annual Budget - Comparative

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

As of: Sep 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	24,945.49	23,996.66	948.83	3.95%	216,295.37	215,970.02	325.35	0.15%	287,960.00
Interest Charge	22.02	0.00	22.02	0.00%	76.78	0.00	76.78	0.00%	0.00
Parking	700.00	541.66	158.34	29.23%	6,607.63	4,875.02	1,732.61	35.54%	6,500.00
Pool Key	0.00	0.00	0.00	0.00%	175.00	0.00	175.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-18.64	0.00	-18.64	0.00%	0.00
Clubhouse Rental Fee	-5.00	0.00	-5.00	0.00%	760.00	0.00	760.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Late Fees	345.00	0.00	345.00	0.00%	2,583.89	0.00	2,583.89	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	80.00	0.00	80.00	0.00%	0.00
Utility Charges: Garbage	8.85	0.00	8.85	0.00%	8.85	0.00	8.85	0.00%	0.00
Total Operating Income	26,016.36	24,538.32	1,478.04	6.02%	226,643.88	220,845.04	5,798.84	2.63%	294,460.00
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%	0.00	0.00	0.00	0.00%	27,000.00
Legal and Professional	1,155.00	83.33	-1,071.67	-1,286.06%	1,890.00	750.01	-1,139.99	-152.00%	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%	17,390.25	17,390.25	0.00	0.00%	23,187.00
Tax Expense	680.00	0.00	-680.00	0.00%	5,155.00	0.00	-5,155.00	0.00%	0.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	18.76	18.76	100.00%	25.00
HOA Software/ Website	0.00	400.00	400.00	100.00%	1,166.35	1,200.00	33.65	2.80%	1,600.00
Postage/	6.26	41.66	35.40	84.97%	262.28	375.02	112.74	30.06%	500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Office Supplies									
Total Administrative & Professional	3,773.51	2,459.32	-1,314.19	-53.44%	26,013.88	19,909.04	-6,104.84	-30.66%	53,497.00
Operating Expenses									
Swimming Pool	6,334.00	4,100.00	-2,234.00	-54.49%	16,809.00	20,500.00	3,691.00	18.00%	20,500.00
Cleaning	505.00	229.16	-275.84	-120.37%	2,350.00	2,062.52	-287.48	-13.94%	2,750.00
Sprinkler Repairs/ Maintenance	2,994.81	2,000.00	-994.81	-49.74%	10,063.17	13,000.00	2,936.83	22.59%	15,000.00
Yard Care Services	7,334.25	7,056.25	-278.00	-3.94%	65,855.70	63,291.92	-2,563.78	-4.05%	84,460.67
Maintenance/ Repair	1,995.21	2,083.33	88.12	4.23%	17,811.98	18,750.01	938.03	5.00%	25,000.00
Pet Waste Stations	26.00	145.83	119.83	82.17%	1,034.00	1,312.51	278.51	21.22%	1,750.00
Total Operating Expenses	19,189.27	15,614.57	-3,574.70	-22.89%	113,923.85	118,916.96	4,993.11	4.20%	149,460.67
Utilities									
Electricity	722.67	850.00	127.33	14.98%	4,513.67	5,375.00	861.33	16.02%	6,500.00
Garbage Removal	1,261.09	1,333.33	72.24	5.42%	11,369.22	12,000.01	630.79	5.26%	16,000.00
Gas	588.72	1,000.00	411.28	41.13%	4,475.84	5,100.00	624.16	12.24%	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	4,530.06	4,583.33	53.27	1.16%	40,520.69	41,250.01	729.32	1.77%	55,000.00
Internet	89.85	125.00	35.15	28.12%	608.10	1,125.00	516.90	45.95%	1,500.00
Total Utilities	7,192.39	7,891.66	699.27	8.86%	61,487.52	64,850.02	3,362.50	5.19%	88,500.00
Miscellaneous	0.00	250.19	250.19	100.00%	231.66	2,251.76	2,020.10	89.71%	3,002.33
Total Operating Expense	30,155.17	26,215.74	-3,939.43	-15.03%	201,656.91	205,927.78	4,270.87	2.07%	294,460.00
Total Operating Income	26,016.36	24,538.32	1,478.04	6.02%	226,643.88	220,845.04	5,798.84	2.63%	294,460.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Operating Expense	30,155.17	26,215.74	-3,939.43	-15.03%	201,656.91	205,927.78	4,270.87	2.07%	294,460.00
NOI - Net Operating Income	-4,138.81	-1,677.42	-2,461.39	-146.74%	24,986.97	14,917.26	10,069.71	67.50%	0.00
Other Income									
Reserve Account Revenue	7,325.00	7,325.00	0.00	0.00%	65,925.00	65,925.00	0.00	0.00%	87,900.00
Insurance Claim Payment	0.00	0.00	0.00	0.00%	38,473.65	0.00	38,473.65	0.00%	0.00
Interest Earned	1,747.14	0.00	1,747.14	0.00%	19,158.18	0.00	19,158.18	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	3,200.00	0.00	3,200.00	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.33	0.01	0.00%	18,750.06	18,750.01	0.05	0.00%	25,000.00
Total Other Income	11,955.48	9,408.33	2,547.15	27.07%	145,506.89	84,675.01	60,831.88	71.84%	112,900.00
Other Expense									
Landscape Restoration	6,126.15	0.00	-6,126.15	0.00%	7,672.98	12,000.00	4,327.02	36.06%	12,000.00
Insurance Claim Expense	19,236.82	0.00	-19,236.82	0.00%	38,473.65	0.00	-38,473.65	0.00%	0.00
Total Other Expense	25,362.97	0.00	-25,362.97	0.00%	46,146.63	12,000.00	-34,146.63	-284.56%	12,000.00
Net Other Income	-13,407.49	9,408.33	-22,815.82	-242.51%	99,360.26	72,675.01	26,685.25	36.72%	100,900.00
Total Income	37,971.84	33,946.65	4,025.19	11.86%	372,150.77	305,520.05	66,630.72	21.81%	407,360.00
Total Expense	55,518.14	26,215.74	-29,302.40	-111.77%	247,803.54	217,927.78	-29,875.76	-13.71%	306,460.00
Net Income	-17,546.30	7,730.91	-25,277.21	-326.96%	124,347.23	87,592.27	36,754.96	41.96%	100,900.00

Balance Sheet

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

As of: 09/30/2024

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	58,212.02
Reserve Account - Keybank	88,083.23
Reserve Account - Landing Rock	531,018.36
Landscape Account - Keybank	17,981.92
Stone Creek - Key CD 4	105,052.77
Total Cash	800,348.30
TOTAL ASSETS	800,348.30
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	17,895.00
Total Liabilities	17,895.00
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	124,347.23
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	782,453.30
TOTAL LIABILITIES & CAPITAL	800,348.30

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 Sep 2024

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
Operating Income & Expense										
Income										
HOA Dues	23,136.04	25,135.95	23,339.19	24,280.81	23,857.51	22,644.46	24,799.52	24,156.40	24,945.49	216,295.37
Interest Charge	0.00	5.56	12.64	9.50	7.21	1.05	7.73	11.07	22.02	76.78
Parking	735.00	672.03	685.00	745.00	837.20	733.40	750.00	750.00	700.00	6,607.63
Pool Key	0.00	0.00	0.00	0.00	35.00	0.00	105.00	35.00	0.00	175.00
Discount/Promotion	-8.64	-5.00	-5.00	0.00	0.00	0.00	0.00	0.00	0.00	-18.64
Clubhouse Rental Fee	75.00	150.00	235.00	75.00	35.00	90.00	-105.00	210.00	-5.00	760.00
Rule Violations	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Late Fees	225.00	541.52	233.50	480.00	195.00	71.93	276.94	215.00	345.00	2,583.89
NSF Charge	20.00	20.00	10.13	29.87	0.00	0.00	0.00	0.00	0.00	80.00
Utility Charges: Garbage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.85	8.85
Total Operating Income	24,182.40	26,520.06	24,585.46	25,620.18	24,966.92	23,540.84	25,834.19	25,377.47	26,016.36	226,643.88
Expense										
Administrative & Professional										
Accounting	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
Legal and Professional	0.00	0.00	0.00	0.00	735.00	0.00	0.00	0.00	1,155.00	1,890.00
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	17,390.25
Tax Expense	0.00	0.00	0.00	3,795.00	0.00	680.00	0.00	0.00	680.00	5,155.00
HOA Software/ Website	0.00	776.16	0.00	0.00	390.19	0.00	0.00	0.00	0.00	1,166.35
Postage/Office Supplies	166.16	10.42	0.00	0.00	0.00	69.11	0.00	10.33	6.26	262.28
Total Administrative & Professional	2,098.41	2,718.83	1,932.25	5,877.25	3,057.44	2,681.36	1,932.25	1,942.58	3,773.51	26,013.88

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
Operating Expenses										
Swimming Pool	0.00	870.00	0.00	150.00	2,930.00	1,150.00	2,795.00	2,580.00	6,334.00	16,809.00
Cleaning	200.00	200.00	495.00	200.00	0.00	450.00	300.00	0.00	505.00	2,350.00
Sprinkler Repairs/ Maintenance	94.97	0.00	0.00	750.00	162.87	0.00	3,151.85	2,908.67	2,994.81	10,063.17
Yard Care Services	7,076.00	7,581.10	6,985.00	7,542.35	7,334.25	7,334.25	7,334.25	7,334.25	7,334.25	65,855.70
Maintenance/Repair	594.38	683.00	908.75	1,060.54	1,596.85	8,438.68	309.58	2,224.99	1,995.21	17,811.98
Pet Waste Stations	120.00	0.00	390.00	120.00	210.00	168.00	0.00	0.00	26.00	1,034.00
Total Operating Expenses	8,085.35	9,334.10	8,778.75	9,822.89	12,233.97	17,540.93	13,890.68	15,047.91	19,189.27	113,923.85
Utilities										
Electricity	325.81	0.00	302.13	600.10	305.44	628.31	799.33	829.88	722.67	4,513.67
Garbage Removal	1,270.04	0.00	1,249.72	1,249.72	2,587.87	1,249.02	1,243.41	1,258.35	1,261.09	11,369.22
Gas	357.19	281.35	221.24	164.40	59.33	1,118.30	1,305.53	379.78	588.72	4,475.84
Water & Sewer	4,488.48	4,471.46	4,474.46	4,471.46	0.00	8,968.92	4,578.87	4,536.98	4,530.06	40,520.69
Internet	-16.40	135.89	0.00	325.00	0.00	13.86	29.95	29.95	89.85	608.10
Total Utilities	6,425.12	4,888.70	6,247.55	6,810.68	2,952.64	11,978.41	7,957.09	7,034.94	7,192.39	61,487.52
Miscellaneous	0.00	0.00	0.00	0.00	52.55	0.00	137.41	41.70	0.00	231.66
Total Operating Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	32,200.70	23,917.43	24,067.13	30,155.17	201,656.91
NOI - Net Operating Income	7,573.52	9,578.43	7,626.91	3,109.36	6,670.32	-8,659.86	1,916.76	1,310.34	-4,138.81	24,986.97
Other Income & Expense										
Other Income										
Reserve Account Revenue	7,325.00	7,325.00	7,325.00	7,325.00	7,325.00	7,325.00	7,325.00	7,325.00	7,325.00	65,925.00
Insurance Claim Payment	0.00	0.00	0.00	0.00	0.00	38,473.65	0.00	0.00	0.00	38,473.65
Interest Earned	2,332.01	2,170.10	865.37	3,596.91	2,207.07	2,197.61	2,213.73	1,828.24	1,747.14	19,158.18
Reinvestment Fee	0.00	0.00	0.00	0.00	800.00	800.00	800.00	0.00	800.00	3,200.00
Landscape Restoration Revenue	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	18,750.06
Total Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	50,879.60	12,422.07	11,236.58	11,955.48	145,506.89
Other Expense										
Landscape	0.00	0.00	0.00	0.00	0.00	761.83	785.00	0.00	6,126.15	7,672.98

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
Restoration										
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	19,236.83	0.00	0.00	19,236.82	38,473.65
Total Other Expense	0.00	0.00	0.00	0.00	0.00	19,998.66	785.00	0.00	25,362.97	46,146.63
Net Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	30,880.94	11,637.07	11,236.58	-13,407.49	99,360.26
Total Income	35,922.75	38,098.50	34,859.17	38,625.43	37,382.33	74,420.44	38,256.26	36,614.05	37,971.84	372,150.77
Total Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	52,199.36	24,702.43	24,067.13	55,518.14	247,803.54
Net Income	<u>19,313.87</u>	<u>21,156.87</u>	<u>17,900.62</u>	<u>16,114.61</u>	<u>19,085.73</u>	<u>22,221.08</u>	<u>13,553.83</u>	<u>12,546.92</u>	<u>-17,546.30</u>	<u>124,347.23</u>