

Monthly Income Statement

Alliance Property Management

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

As of: Dec 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	23,756.38
Interest Charge	30.14
Parking	400.00
Pool Key	0.00
Discount/Promotion	0.00
Clubhouse Rental Fee	290.00
Rule Violations	0.00
Late Fees	256.65
NSF Charge	20.00
Total Operating Income	24,753.17
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	2,157.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,932.25
Tax Expense	680.00
Bank Fees	0.00
HOA Software/Website	390.19
Postage/Office Supplies	358.09
Total Administrative & Professional	5,517.53
Operating Expenses	
Swimming Pool	0.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	316.94
Yard Care Services	7,334.25
Maintenance/Repair	651.63
Pet Waste Stations	168.00
Total Operating Expenses	8,470.82
Utilities	
Electricity	367.98
Garbage Removal	1,239.71
Gas	352.88
Secondary Water	0.00
Water & Sewer	4,479.46
Internet	29.95
Total Utilities	6,469.98
Miscellaneous	0.00

Monthly Income Statement

Account Name	Selected Month
Total Operating Expense	20,458.33
NOI - Net Operating Income	4,294.84
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	0.00
Interest Earned	1,810.52
Reinvestment Fee	0.00
Landscape Restoration Revenue	2,083.34
Total Other Income	11,218.86
Other Expense	
Reserve Expenses	1,750.00
Concrete Repairs	0.00
Landscape Restoration	0.00
Pool Repairs/Maintenance	0.00
Insurance Claim Expense	0.00
Total Other Expense	1,750.00
Net Other Income	9,468.86
Total Income	35,972.03
Total Expense	22,208.33
Net Income	13,763.70

Annual Budget - Comparative

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

As of: Dec 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	23,756.38	23,996.66	-240.28	-1.00%	289,267.56	287,960.00	1,307.56	0.45%	287,960.00
Interest Charge	30.14	0.00	30.14	0.00%	205.55	0.00	205.55	0.00%	0.00
Parking	400.00	541.66	-141.66	-26.15%	8,207.63	6,500.00	1,707.63	26.27%	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%	-33.64	0.00	-33.64	0.00%	0.00
Clubhouse Rental Fee	290.00	0.00	290.00	0.00%	1,040.00	0.00	1,040.00	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	256.65	0.00	256.65	0.00%	3,528.89	0.00	3,528.89	0.00%	0.00
NSF Charge	20.00	0.00	20.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Total Operating Income	24,753.17	24,538.32	214.85	0.88%	302,565.99	294,460.00	8,105.99	2.75%	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	2,157.00	0.00	-2,157.00	0.00%	30,206.85	27,000.00	-3,206.85	-11.88%	27,000.00
Legal and Professional	0.00	83.33	83.33	100.00%	1,890.00	1,000.00	-890.00	-89.00%	1,000.00
Licenses	0.00	0.00	0.00	0.00%	0.00	10.00	10.00	100.00%	10.00
Management Fees	1,932.25	1,932.25	0.00	0.00%	23,187.00	23,187.00	0.00	0.00%	23,187.00
Tax Expense	680.00	0.00	-680.00	0.00%	5,835.00	0.00	-5,835.00	0.00%	0.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	25.00	25.00	100.00%	25.00
HOA Software/ Website	390.19	400.00	9.81	2.45%	1,946.73	1,600.00	-346.73	-21.67%	1,600.00
Postage/ Office Supplies	358.09	41.66	-316.43	-759.55%	629.01	500.00	-129.01	-25.80%	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
Total Administrative & Professional	5,517.53	2,459.32	-3,058.21	-124.35%	63,844.59	53,497.00	-10,347.59	-19.34%	53,497.00
Operating Expenses									
Swimming Pool	0.00	0.00	0.00	0.00%	19,002.25	20,500.00	1,497.75	7.31%	20,500.00
Cleaning	0.00	229.16	229.16	100.00%	2,800.00	2,750.00	-50.00	-1.82%	2,750.00
Sprinkler Repairs/ Maintenance	316.94	0.00	-316.94	0.00%	17,328.17	15,000.00	-2,328.17	-15.52%	15,000.00
Yard Care Services	7,334.25	7,056.25	-278.00	-3.94%	87,858.45	84,460.67	-3,397.78	-4.02%	84,460.67
Maintenance/ Repair	651.63	2,083.33	1,431.70	68.72%	19,423.35	25,000.00	5,576.65	22.31%	25,000.00
Pet Waste Stations	168.00	145.83	-22.17	-15.20%	1,580.00	1,750.00	170.00	9.71%	1,750.00
Total Operating Expenses	8,470.82	9,514.57	1,043.75	10.97%	147,992.22	149,460.67	1,468.45	0.98%	149,460.67
Utilities									
Electricity	367.98	375.00	7.02	1.87%	5,671.64	6,500.00	828.36	12.74%	6,500.00
Garbage Removal	1,239.71	1,333.33	93.62	7.02%	15,093.16	16,000.00	906.84	5.67%	16,000.00
Gas	352.88	300.00	-52.88	-17.63%	4,028.54	6,000.00	1,971.46	32.86%	6,000.00
Secondary Water	0.00	0.00	0.00	0.00%	2,761.26	3,500.00	738.74	21.11%	3,500.00
Water & Sewer	4,479.46	4,583.33	103.87	2.27%	53,964.07	55,000.00	1,035.93	1.88%	55,000.00
Internet	29.95	125.00	95.05	76.04%	638.05	1,500.00	861.95	57.46%	1,500.00
Total Utilities	6,469.98	6,716.66	246.68	3.67%	82,156.72	88,500.00	6,343.28	7.17%	88,500.00
Miscellaneous	0.00	250.19	250.19	100.00%	231.66	3,002.33	2,770.67	92.28%	3,002.33
Total Operating Expense	20,458.33	18,940.74	-1,517.59	-8.01%	294,225.19	294,460.00	234.81	0.08%	294,460.00
Total Operating Income	24,753.17	24,538.32	214.85	0.88%	302,565.99	294,460.00	8,105.99	2.75%	294,460.00
Total Operating Expense	20,458.33	18,940.74	-1,517.59	-8.01%	294,225.19	294,460.00	234.81	0.08%	294,460.00
NOI - Net Operating	4,294.84	5,597.58	-1,302.74	-23.27%	8,340.80	0.00	8,340.80	0.00%	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
Income									
Other Income									
Reserve Account Revenue	7,325.00	7,325.00	0.00	0.00%	87,900.00	87,900.00	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	1,810.52	0.00	1,810.52	0.00%	24,638.95	0.00	24,638.95	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	6,400.00	0.00	6,400.00	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.33	0.01	0.00%	25,000.08	25,000.00	0.08	0.00%	25,000.00
Total Other Income	11,218.86	9,408.33	1,810.53	19.24%	182,412.68	112,900.00	69,512.68	61.57%	112,900.00
Other Expense									
Reserve Expenses	1,750.00	0.00	-1,750.00	0.00%	1,750.00	0.00	-1,750.00	0.00%	0.00
Landscape Restoration	0.00	0.00	0.00	0.00%	12,804.64	12,000.00	-804.64	-6.71%	12,000.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	38,473.65	0.00	-38,473.65	0.00%	0.00
Total Other Expense	1,750.00	0.00	-1,750.00	0.00%	53,028.29	12,000.00	-41,028.29	-341.90%	12,000.00
Net Other Income	9,468.86	9,408.33	60.53	0.64%	129,384.39	100,900.00	28,484.39	28.23%	100,900.00
Total Income	35,972.03	33,946.65	2,025.38	5.97%	484,978.67	407,360.00	77,618.67	19.05%	407,360.00
Total Expense	22,208.33	18,940.74	-3,267.59	-17.25%	347,253.48	306,460.00	-40,793.48	-13.31%	306,460.00
Net Income	13,763.70	15,005.91	-1,242.21	-8.28%	137,725.19	100,900.00	36,825.19	36.50%	100,900.00

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 Dec 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	Oct 2024	Nov 2024	Dec 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	25,207.69	24,008.12	23,756.38	289,267.56
Interest Charge	0.00	5.56	12.64	9.50	7.21	1.05	7.73	11.07	22.02	65.51	33.12	30.14	205.55
Parking	735.00	672.03	685.00	745.00	837.20	733.40	750.00	750.00	700.00	650.00	550.00	400.00	8,207.63
Pool Key	0.00	0.00	0.00	0.00	35.00	0.00	105.00	35.00	0.00	0.00	0.00	0.00	175.00
Discount/ Promotion	-8.64	-5.00	-5.00	0.00	0.00	0.00	0.00	0.00	0.00	-15.00	0.00	0.00	-33.64
Clubhouse Rental Fee	75.00	150.00	235.00	75.00	35.00	90.00	-105.00	210.00	-5.00	-5.00	-5.00	290.00	1,040.00
Rule Violations	0.00	0.00	75.00	0.00	0.00	0.00	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	402.44	285.91	256.65	3,528.89
NSF Charge	20.00	20.00	10.13	29.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	100.00
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	26,007.51	26,305.64	24,872.15	24,753.17	302,565.99
Expense													
Administrative & Professional													
Accounting	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,049.85	0.00	2,157.00	30,206.85
Legal and Professional	0.00	0.00	0.00	0.00	735.00	0.00	0.00	0.00	1,155.00	0.00	0.00	0.00	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	1,932.25	1,932.25	1,932.25	23,187.00
Tax Expense	0.00	0.00	0.00	3,795.00	0.00	680.00	0.00	0.00	680.00	0.00	0.00	680.00	5,835.00
HOA Software/ Website	0.00	776.16	0.00	0.00	390.19	0.00	0.00	0.00	0.00	390.19	0.00	390.19	1,946.73
Postage/Office Supplies	166.16	10.42	0.00	0.00	0.00	69.11	0.00	10.33	6.26	8.64	0.00	358.09	629.01

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	Oct 2024	Nov 2024	Dec 2024	Total
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	30,380.93	1,932.25	5,517.53	63,844.59
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	2,193.25	0.00	0.00	19,002.25
Cleaning	200.00	200.00	495.00	200.00	0.00	450.00	300.00	0.00	505.00	0.00	450.00	0.00	2,800.00
Sprinkler Repairs/ Maintenance	94.97	0.00	0.00	750.00	162.87	0.00	3,151.85	2,908.67	2,994.81	1,860.00	5,088.06	316.94	17,328.17
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	7,334.25	7,334.25	7,334.25	87,858.45
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	-1,742.01	2,701.75	651.63	19,423.35
Pet Waste Stations	120.00	0.00	390.00	120.00	210.00	168.00	0.00	0.00	26.00	378.00	0.00	168.00	1,580.00
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	10,023.49	15,574.06	8,470.82	147,992.22
Utilities													
Electricity	325.81	0.00	302.13	600.10	305.44	628.31	799.33	829.88	722.67	425.42	364.57	367.98	5,671.64
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	1,252.24	1,246.54	1,246.54	1,239.71	15,093.16
Gas	357.19	281.35	221.24	164.40	59.33	1,118.30	1,305.53	379.78	588.72	-800.18	0.00	352.88	4,028.54
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,761.26	0.00	0.00	2,761.26
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	4,492.46	4,471.46	4,479.46	53,964.07
Internet	-16.40	135.89	0.00	325.00	0.00	13.86	29.95	29.95	89.85	0.00	0.00	29.95	638.05
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	7,183.54	8,125.50	6,082.57	6,469.98	82,156.72
Miscellaneous	0.00	0.00	0.00	0.00	52.55	0.00	137.41	41.70	0.00	0.00	0.00	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	30,146.32	48,529.92	23,588.88	20,458.33	294,225.19
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	-22,224.28	1,283.27	4,294.84	8,340.80

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	Oct 2024	Nov 2024	Dec 2024	Total
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	7,325.00	7,325.00	7,325.00	87,900.00
Insurance Claim Payment	0.00	0.00	0.00	0.00	0.00	38,473.65	0.00	0.00	0.00	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	1,811.34	1,858.91	1,810.52	24,638.95
Reinvestment Fee	0.00	0.00	0.00	0.00	800.00	800.00	800.00	0.00	800.00	1,600.00	1,600.00	0.00	6,400.00
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	2,083.34	2,083.34	2,083.34	25,000.08
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	12,819.68	12,867.25	11,218.86	182,412.68
Other Expense													
Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	1,750.00
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	761.83	785.00	0.00	6,126.15	5,131.66	0.00	0.00	12,804.64
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	19,236.83	0.00	0.00	19,236.82	0.00	0.00	0.00	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	5,131.66	0.00	1,750.00	53,028.29
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	7,688.02	12,867.25	9,468.86	129,384.39
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	37,962.99	39,125.32	37,739.40	35,972.03	484,978.67
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	55,509.29	53,661.58	23,588.88	22,208.33	347,253.48
Net Income	19,313.87	21,156.87	17,900.62	16,114.61	19,085.73	22,221.08	13,553.83	12,546.92	-17,546.30	-14,536.26	14,150.52	13,763.70	137,725.19

Balance Sheet

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

As of: 12/31/2024

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	39,337.81
Reserve Account - Keybank	112,321.90
Reserve Account - Landing Rock	535,464.02
Landscape Account - Keybank	21,184.77
Stone Creek - Key CD 4	106,073.06
Total Cash	814,381.56
TOTAL ASSETS	814,381.56
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	18,550.30
Total Liabilities	18,550.30
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	137,725.19
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	795,831.26
TOTAL LIABILITIES & CAPITAL	814,381.56