

Monthly Income Statement

Alliance Property Management

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

As of: Aug 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	24,156.40
Interest Charge	11.07
Parking	750.00
Pool Key	35.00
Discount/Promotion	0.00
Clubhouse Rental Fee	210.00
Rule Violations	0.00
Late Fees	215.00
NSF Charge	0.00
Total Operating Income	25,377.47
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Tax Expense	0.00
Bank Fees	0.00
HOA Software/Website	0.00
Postage/Office Supplies	10.33
Total Administrative & Professional	1,942.58
Operating Expenses	
Swimming Pool	2,580.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	2,908.67
Yard Care Services	7,334.25
Maintenance/Repair	2,224.99
Pet Waste Stations	0.00
Total Operating Expenses	15,047.91
Utilities	
Electricity	829.88
Garbage Removal	1,258.35
Gas	379.78
Water & Sewer	4,536.98
Internet	29.95
Total Utilities	7,034.94
Miscellaneous	41.70
Total Operating Expense	24,067.13

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	1,310.34
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	0.00
Interest Earned	1,828.24
Reinvestment Fee	0.00
Landscape Restoration Revenue	2,083.34
Total Other Income	11,236.58
Other Expense	
Reserve Expenses	0.00
Landscape Restoration	0.00
Pool Repairs/Maintenance	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	11,236.58
Total Income	36,614.05
Total Expense	24,067.13
Net Income	12,546.92

Annual Budget - Comparative

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

As of: Aug 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	24,156.40	23,996.67	159.73	0.67%	191,349.88	191,973.36	-623.48	-0.32%	287,960.00
Interest Charge	11.07	0.00	11.07	0.00%	54.76	0.00	54.76	0.00%	0.00
Parking	750.00	541.67	208.33	38.46%	5,907.63	4,333.36	1,574.27	36.33%	6,500.00
Pool Key	35.00	0.00	35.00	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	210.00	0.00	210.00	0.00%	765.00	0.00	765.00	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	215.00	0.00	215.00	0.00%	2,238.89	0.00	2,238.89	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	80.00	0.00	80.00	0.00%	0.00
Total Operating Income	25,377.47	24,538.34	839.13	3.42%	200,627.52	196,306.72	4,320.80	2.20%	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	0.00	83.33	83.33	100.00%	735.00	666.68	-68.32	-10.25%	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
Tax Expense	0.00	0.00	0.00	0.00%	4,475.00	0.00	-4,475.00	0.00%	0.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	16.68	16.68	100.00%	25.00
HOA Software/ Website	0.00	0.00	0.00	0.00%	1,166.35	800.00	-366.35	-45.79%	1,600.00
Postage/ Office Supplies	10.33	41.67	31.34	75.21%	256.02	333.36	77.34	23.20%	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	1,942.58	2,059.33	116.75	5.67%	22,240.37	17,449.72	-4,790.65	-27.45%	53,497.00
Operating Expenses									
Swimming Pool	2,580.00	4,100.00	1,520.00	37.07%	10,475.00	16,400.00	5,925.00	36.13%	20,500.00
Cleaning	0.00	229.17	229.17	100.00%	1,845.00	1,833.36	-11.64	-0.63%	2,750.00
Sprinkler Repairs/ Maintenance	2,908.67	2,000.00	-908.67	-45.43%	7,068.36	11,000.00	3,931.64	35.74%	15,000.00
Yard Care Services	7,334.25	7,056.25	-278.00	-3.94%	58,521.45	56,235.67	-2,285.78	-4.06%	84,460.67
Maintenance/ Repair	2,224.99	2,083.33	-141.66	-6.80%	15,816.77	16,666.68	849.91	5.10%	25,000.00
Pet Waste Stations	0.00	145.83	145.83	100.00%	1,008.00	1,166.68	158.68	13.60%	1,750.00
Total Operating Expenses	15,047.91	15,614.58	566.67	3.63%	94,734.58	103,302.39	8,567.81	8.29%	149,460.67
Utilities									
Electricity	829.88	850.00	20.12	2.37%	3,791.00	4,525.00	734.00	16.22%	6,500.00
Garbage Removal	1,258.35	1,333.33	74.98	5.62%	10,108.13	10,666.68	558.55	5.24%	16,000.00
Gas	379.78	1,000.00	620.22	62.02%	3,887.12	4,100.00	212.88	5.19%	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	4,536.98	4,583.33	46.35	1.01%	35,990.63	36,666.68	676.05	1.84%	55,000.00
Internet	29.95	125.00	95.05	76.04%	518.25	1,000.00	481.75	48.18%	1,500.00
Total Utilities	7,034.94	7,891.66	856.72	10.86%	54,295.13	56,958.36	2,663.23	4.68%	88,500.00
Miscellaneous	41.70	250.19	208.49	83.33%	231.66	2,001.57	1,769.91	88.43%	3,002.33
Total Operating Expense	24,067.13	25,815.76	1,748.63	6.77%	171,501.74	179,712.04	8,210.30	4.57%	294,460.00
Total Operating Income	25,377.47	24,538.34	839.13	3.42%	200,627.52	196,306.72	4,320.80	2.20%	294,460.00
Total Operating Expense	24,067.13	25,815.76	1,748.63	6.77%	171,501.74	179,712.04	8,210.30	4.57%	294,460.00
NOI - Net Operating	1,310.34	-1,277.42	2,587.76	202.58%	29,125.78	16,594.68	12,531.10	75.51%	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%	58,600.00	58,600.00	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	1,828.24	0.00	1,828.24	0.00%	17,411.04	0.00	17,411.04	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	2,400.00	0.00	2,400.00	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.33	0.01	0.00%	16,666.72	16,666.68	0.04	0.00%	25,000.00
Total Other Income	11,236.58	9,408.33	1,828.25	19.43%	133,551.41	75,266.68	58,284.73	77.44%	112,900.00
Other Expense									
Landscape Restoration	0.00	4,000.00	4,000.00	100.00%	1,546.83	12,000.00	10,453.17	87.11%	12,000.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	19,236.83	0.00	-19,236.83	0.00%	0.00
Total Other Expense	0.00	4,000.00	4,000.00	100.00%	20,783.66	12,000.00	-8,783.66	-73.20%	12,000.00
Net Other Income	11,236.58	5,408.33	5,828.25	107.76%	112,767.75	63,266.68	49,501.07	78.24%	100,900.00
Total Income	36,614.05	33,946.67	2,667.38	7.86%	334,178.93	271,573.40	62,605.53	23.05%	407,360.00
Total Expense	24,067.13	29,815.76	5,748.63	19.28%	192,285.40	191,712.04	-573.36	-0.30%	306,460.00
Net Income	12,546.92	4,130.91	8,416.01	203.73%	141,893.53	79,861.36	62,032.17	77.67%	100,900.00

Balance Sheet

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

As of: 08/31/2024

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	78,541.99
Reserve Account - Keybank	80,754.91
Reserve Account - Landing Rock	424,183.86
Landscape Account - Keybank	24,107.67
Stone Creek - Key CD 2	105,440.23
Stone Creek - Key CD 4	104,703.62
Total Cash	817,732.28
TOTAL ASSETS	817,732.28
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	17,732.68
Total Liabilities	17,732.68
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	141,893.53
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	799,999.60
TOTAL LIABILITIES & CAPITAL	817,732.28

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 2024 to Aug 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	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	191,349.88
Interest Charge	0.00	5.56	12.64	9.50	7.21	1.05	7.73	11.07	54.76
Parking	735.00	672.03	685.00	745.00	837.20	733.40	750.00	750.00	5,907.63
Pool Key	0.00	0.00	0.00	0.00	35.00	0.00	105.00	35.00	175.00
Discount/Promotion	-8.64	-5.00	-5.00	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	765.00
Rule Violations	0.00	0.00	75.00	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	2,238.89
NSF Charge	20.00	20.00	10.13	29.87	0.00	0.00	0.00	0.00	80.00
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	200,627.52
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	150.00	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	735.00
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
Tax Expense	0.00	0.00	0.00	3,795.00	0.00	680.00	0.00	0.00	4,475.00
HOA Software/Website	0.00	776.16	0.00	0.00	390.19	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	256.02
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	22,240.37
Operating Expenses									
Swimming Pool	0.00	870.00	0.00	150.00	2,930.00	1,150.00	2,795.00	2,580.00	10,475.00
Cleaning	200.00	200.00	495.00	200.00	0.00	450.00	300.00	0.00	1,845.00
Sprinkler Repairs/ Maintenance	94.97	0.00	0.00	750.00	162.87	0.00	3,151.85	2,908.67	7,068.36

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Total
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	58,521.45
Maintenance/Repair	594.38	683.00	908.75	1,060.54	1,596.85	8,438.68	309.58	2,224.99	15,816.77
Pet Waste Stations	120.00	0.00	390.00	120.00	210.00	168.00	0.00	0.00	1,008.00
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	94,734.58
Utilities									
Electricity	325.81	0.00	302.13	600.10	305.44	628.31	799.33	829.88	3,791.00
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	10,108.13
Gas	357.19	281.35	221.24	164.40	59.33	1,118.30	1,305.53	379.78	3,887.12
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	35,990.63
Internet	-16.40	135.89	0.00	325.00	0.00	13.86	29.95	29.95	518.25
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	54,295.13
Miscellaneous	0.00	0.00	0.00	0.00	52.55	0.00	137.41	41.70	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	171,501.74
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	29,125.78
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	58,600.00
Insurance Claim Payment	0.00	0.00	0.00	0.00	0.00	38,473.65	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	17,411.04
Reinvestment Fee	0.00	0.00	0.00	0.00	800.00	800.00	800.00	0.00	2,400.00
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	16,666.72
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	133,551.41
Other Expense									
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	761.83	785.00	0.00	1,546.83
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	19,236.83	0.00	0.00	19,236.83
Total Other Expense	0.00	0.00	0.00	0.00	0.00	19,998.66	785.00	0.00	20,783.66
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	112,767.75

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Total
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	334,178.93
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	192,285.40
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	141,893.53