

Monthly Income Statement

Alliance Property Management

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

As of: Feb 2025

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	25,561.77
Interest Charge	31.93
Parking	550.00
Discount/Promotion	0.00
Clubhouse Rental Fee	-65.00
Late Fees	239.88
NSF Charge	0.00
Total Operating Income	26,318.58
Expense	
Administrative & Professional	
Accounting	9.11
Management Fees	1,932.25
HOA Software/Website	0.00
Postage/Office Supplies	305.55
Total Administrative & Professional	2,246.91
Operating Expenses	
Swimming Pool	870.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	7,766.50
Maintenance/Repair	500.00
Pet Waste Stations	168.00
Total Operating Expenses	9,304.50
Utilities	
Electricity	375.75
Garbage Removal	1,294.23
Gas	373.98
Water & Sewer	33.97
Internet	29.95
Total Utilities	2,107.88
Total Operating Expense	13,659.29
NOI - Net Operating Income	
	12,659.29
Other Income & Expense	
Other Income	
Reserve Account Revenue	8,158.34
Interest Earned	1.57
Landscape Restoration Revenue	0.00

Monthly Income Statement

Account Name	Selected Month
Total Other Income	8,159.91
Other Expense	
Reserve Study	3,200.00
Total Other Expense	3,200.00
Net Other Income	4,959.91
Total Income	34,478.49
Total Expense	16,859.29
Net Income	17,619.20

Annual Budget - Comparative

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

As of: Feb 2025

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	25,561.77	25,246.67	315.10	1.25%	51,364.74	50,493.34	871.40	1.73%	302,960.00
Interest Charge	31.93	0.00	31.93	—	95.33	0.00	95.33	—	0.00
Parking	550.00	625.00	-75.00	-12.00%	1,150.00	1,250.00	-100.00	-8.00%	7,500.00
Clubhouse Rental Fee	-65.00	0.00	-65.00	—	-30.00	0.00	-30.00	—	0.00
Late Fees	239.88	0.00	239.88	—	665.00	0.00	665.00	—	0.00
Total Operating Income	26,318.58	25,871.67	446.91	1.73%	53,245.07	51,743.34	1,501.73	2.90%	310,460.00
Expense									
Administrative & Professional									
Accounting	9.11	0.00	-9.11	—	27.11	0.00	-27.11	—	175.00
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	30,000.00
Legal and Professional	0.00	83.34	83.34	100.00%	0.00	166.68	166.68	100.00%	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	2,030.50	98.25	4.84%	3,864.50	4,061.00	196.50	4.84%	24,366.00
Tax Expense	0.00	583.34	583.34	100.00%	0.00	1,166.68	1,166.68	100.00%	7,000.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	4.18	4.18	100.00%	25.00
HOA Software/ Website	0.00	133.34	133.34	100.00%	0.00	266.68	266.68	100.00%	1,600.00
Postage/ Office Supplies	305.55	41.67	-263.88	-633.26%	328.09	83.34	-244.75	-293.68%	500.00
Total Administrative & Professional	2,246.91	2,874.28	627.37	21.83%	4,219.70	5,748.56	1,528.86	26.60%	64,676.00
Operating Expenses									
Swimming	870.00	1,708.34	838.34	49.07%	870.00	3,416.68	2,546.68	74.54%	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
Pool									
Cleaning	0.00	229.17	229.17	100.00%	450.00	458.34	8.34	1.82%	2,750.00
Sprinkler Repairs/ Maintenance	0.00	1,250.00	1,250.00	100.00%	0.00	2,500.00	2,500.00	100.00%	15,000.00
Yard Care Services	7,766.50	7,390.31	-376.19	-5.09%	15,194.75	14,780.62	-414.13	-2.80%	88,683.70
Maintenance/ Repair	500.00	2,083.34	1,583.34	76.00%	889.30	4,166.68	3,277.38	78.66%	25,000.00
Pet Waste Stations	168.00	145.84	-22.16	-15.19%	378.00	291.68	-86.32	-29.59%	1,750.00
Total Operating Expenses	9,304.50	12,807.00	3,502.50	27.35%	17,782.05	25,614.00	7,831.95	30.58%	153,683.70
Utilities									
Electricity	375.75	541.67	165.92	30.63%	751.95	1,083.34	331.39	30.59%	6,500.00
Garbage Removal	1,294.23	1,333.34	39.11	2.93%	2,586.98	2,666.68	79.70	2.99%	16,000.00
Gas	373.98	500.00	126.02	25.20%	381.42	1,000.00	618.58	61.86%	6,000.00
Secondary Water	0.00	291.67	291.67	100.00%	0.00	583.34	583.34	100.00%	3,500.00
Water & Sewer	33.97	4,583.34	4,549.37	99.26%	4,505.43	9,166.68	4,661.25	50.85%	55,000.00
Internet	29.95	125.00	95.05	76.04%	59.90	250.00	190.10	76.04%	1,500.00
Total Utilities	2,107.88	7,375.02	5,267.14	71.42%	8,285.68	14,750.04	6,464.36	43.83%	88,500.00
Miscellaneous	0.00	300.03	300.03	100.00%	0.00	600.06	600.06	100.00%	3,600.30
Total Operating Expense	13,659.29	23,356.33	9,697.04	41.52%	30,287.43	46,712.66	16,425.23	35.16%	310,460.00
Total Operating Income	26,318.58	25,871.67	446.91	1.73%	53,245.07	51,743.34	1,501.73	2.90%	310,460.00
Total Operating Expense	13,659.29	23,356.33	9,697.04	41.52%	30,287.43	46,712.66	16,425.23	35.16%	310,460.00
NOI - Net Operating Income	12,659.29	2,515.34	10,143.95	403.28%	22,957.64	5,030.68	17,926.96	356.35%	0.00
Other Income									
Reserve Account	8,158.34	7,325.00	833.34	11.38%	16,316.68	14,650.00	1,666.68	11.38%	87,900.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Revenue									
Interest Earned	1.57	2,041.67	-2,040.10	-99.92%	1,482.74	4,083.34	-2,600.60	-63.69%	24,500.00
Landscape Restoration Revenue	0.00	833.34	-833.34	-100.00%	0.00	1,666.68	-1,666.68	-100.00%	10,000.00
Total Other Income	8,159.91	10,200.01	-2,040.10	-20.00%	17,799.42	20,400.02	-2,600.60	-12.75%	122,400.00
Other Expense									
Reserve Expenses	0.00	4,964.17	4,964.17	100.00%	0.00	9,928.34	9,928.34	100.00%	59,570.00
Asphalt Maintenance	0.00	2,500.00	2,500.00	100.00%	0.00	5,000.00	5,000.00	100.00%	30,000.00
Landscape Restoration	0.00	625.00	625.00	100.00%	0.00	1,250.00	1,250.00	100.00%	7,500.00
Reserve Study	3,200.00	266.67	-2,933.33	-1099.99%	3,200.00	533.34	-2,666.66	-499.99%	3,200.00
Pool Repairs/ Maintenance	0.00	291.67	291.67	100.00%	0.00	583.34	583.34	100.00%	3,500.00
Total Other Expense	3,200.00	8,647.51	5,447.51	63.00%	3,200.00	17,295.02	14,095.02	81.50%	103,770.00
Net Other Income	4,959.91	1,552.50	3,407.41	219.48%	14,599.42	3,105.00	11,494.42	370.19%	18,630.00
Total Income	34,478.49	36,071.68	-1,593.19	-4.42%	71,044.49	72,143.36	-1,098.87	-1.52%	432,860.00
Total Expense	16,859.29	32,003.84	15,144.55	47.32%	33,487.43	64,007.68	30,520.25	47.68%	414,230.00
Net Income	17,619.20	4,067.84	13,551.36	333.13%	37,557.06	8,135.68	29,421.38	361.63%	18,630.00

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 2025 to Feb 2025

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Total
Operating Income & Expense			
Income			
HOA Dues	25,802.97	25,561.77	51,364.74
Interest Charge	63.40	31.93	95.33
Parking	600.00	550.00	1,150.00
Clubhouse Rental Fee	35.00	-65.00	-30.00
Late Fees	425.12	239.88	665.00
Total Operating Income	26,926.49	26,318.58	53,245.07
Expense			
Administrative & Professional			
Accounting	18.00	9.11	27.11
Management Fees	1,932.25	1,932.25	3,864.50
Postage/Office Supplies	22.54	305.55	328.09
Total Administrative & Professional	1,972.79	2,246.91	4,219.70
Operating Expenses			
Swimming Pool	0.00	870.00	870.00
Cleaning	450.00	0.00	450.00
Yard Care Services	7,428.25	7,766.50	15,194.75
Maintenance/Repair	389.30	500.00	889.30
Pet Waste Stations	210.00	168.00	378.00
Total Operating Expenses	8,477.55	9,304.50	17,782.05
Utilities			
Electricity	376.20	375.75	751.95
Garbage Removal	1,292.75	1,294.23	2,586.98
Gas	7.44	373.98	381.42
Water & Sewer	4,471.46	33.97	4,505.43
Internet	29.95	29.95	59.90
Total Utilities	6,177.80	2,107.88	8,285.68

HOA Income Statement - 12 Month

Account Name	Jan 2025	Feb 2025	Total
Total Operating Expense	16,628.14	13,659.29	30,287.43
NOI - Net Operating Income	10,298.35	12,659.29	22,957.64
Other Income & Expense			
Other Income			
Reserve Account Revenue	8,158.34	8,158.34	16,316.68
Interest Earned	1,481.17	1.57	1,482.74
Total Other Income	9,639.51	8,159.91	17,799.42
Other Expense			
Reserve Study	0.00	3,200.00	3,200.00
Total Other Expense	0.00	3,200.00	3,200.00
Net Other Income	9,639.51	4,959.91	14,599.42
Total Income	36,566.00	34,478.49	71,044.49
Total Expense	16,628.14	16,859.29	33,487.43
Net Income	19,937.86	17,619.20	37,557.06

Balance Sheet

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

As of: 02/28/2025

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	52,533.99
Reserve Account - Keybank	39,655.55
Reserve Account - Landing Rock	733,216.38
Landscape Account - Keybank	22,852.15
Total Cash	848,258.07
TOTAL ASSETS	848,258.07
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	14,869.75
Total Liabilities	14,869.75
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	37,557.06
Calculated Prior Years Retained Earnings	638,667.86
Total Capital	833,388.32
TOTAL LIABILITIES & CAPITAL	848,258.07