

Monthly Income Statement

Alliance Property Management

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

As of: Oct 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	25,207.69
Interest Charge	65.51
Parking	650.00
Pool Key	0.00
Discount/Promotion	-15.00
Clubhouse Rental Fee	-5.00
Rule Violations	0.00
Late Fees	402.44
NSF Charge	0.00
Utility Charges: Garbage	8.85
Total Operating Income	26,314.49
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	28,049.85
Legal and Professional	0.00
Management Fees	1,932.25
Tax Expense	0.00
Bank Fees	0.00
HOA Software/Website	390.19
Postage/Office Supplies	8.64
Total Administrative & Professional	30,380.93
Operating Expenses	
Swimming Pool	2,193.25
Cleaning	0.00
Sprinkler Repairs/Maintenance	1,860.00
Yard Care Services	7,334.25
Maintenance/Repair	-1,742.01
Pet Waste Stations	378.00
Total Operating Expenses	10,023.49
Utilities	
Electricity	425.42
Garbage Removal	1,255.39
Gas	-800.18
Secondary Water	2,761.26
Water & Sewer	4,492.46
Internet	0.00
Total Utilities	8,134.35
Miscellaneous	0.00

Monthly Income Statement

Account Name	Selected Month
Total Operating Expense	48,538.77
NOI - Net Operating Income	-22,224.28
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	0.00
Interest Earned	1,806.95
Reinvestment Fee	1,600.00
Landscape Restoration Revenue	2,083.34
Total Other Income	12,815.29
Other Expense	
Reserve Expenses	0.00
Concrete Repairs	0.00
Landscape Restoration	5,131.66
Pool Repairs/Maintenance	0.00
Insurance Claim Expense	0.00
Total Other Expense	5,131.66
Net Other Income	7,683.63
Total Income	39,129.78
Total Expense	53,670.43
Net Income	-14,540.65

Annual Budget - Comparative

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

As of: Oct 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	25,207.69	23,996.66	1,211.03	5.05%	241,503.06	239,966.68	1,536.38	0.64%	287,960.00
Interest Charge	65.51	0.00	65.51	0.00%	142.29	0.00	142.29	0.00%	0.00
Parking	650.00	541.66	108.34	20.00%	7,257.63	5,416.68	1,840.95	33.99%	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	-15.00	0.00	-15.00	0.00%	-33.64	0.00	-33.64	0.00%	0.00
Clubhouse Rental Fee	-5.00	0.00	-5.00	0.00%	755.00	0.00	755.00	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	402.44	0.00	402.44	0.00%	2,986.33	0.00	2,986.33	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%	17.70	0.00	17.70	0.00%	0.00
Total Operating Income	26,314.49	24,538.32	1,776.17	7.24%	252,958.37	245,383.36	7,575.01	3.09%	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	28,049.85	27,000.00	-1,049.85	-3.89%	28,049.85	27,000.00	-1,049.85	-3.89%	27,000.00
Legal and Professional	0.00	83.33	83.33	100.00%	1,890.00	833.34	-1,056.66	-126.80%	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%	19,322.50	19,322.50	0.00	0.00%	23,187.00
Tax Expense	0.00	0.00	0.00	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	20.84	20.84	100.00%	25.00
HOA Software/ Website	390.19	0.00	-390.19	0.00%	1,556.54	1,200.00	-356.54	-29.71%	1,600.00
Postage/	8.64	41.66	33.02	79.26%	270.92	416.68	145.76	34.98%	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	30,380.93	29,059.32	-1,321.61	-4.55%	56,394.81	48,968.36	-7,426.45	-15.17%	53,497.00
Operating Expenses									
Swimming Pool	2,193.25	0.00	-2,193.25	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%	2,350.00	2,291.68	-58.32	-2.54%	2,750.00
Sprinkler Repairs/ Maintenance	1,860.00	2,000.00	140.00	7.00%	11,923.17	15,000.00	3,076.83	20.51%	15,000.00
Yard Care Services	7,334.25	7,056.25	-278.00	-3.94%	73,189.95	70,348.17	-2,841.78	-4.04%	84,460.67
Maintenance/ Repair	-1,742.01	2,083.33	3,825.34	183.62%	16,069.97	20,833.34	4,763.37	22.86%	25,000.00
Pet Waste Stations	378.00	145.83	-232.17	-159.21%	1,412.00	1,458.34	46.34	3.18%	1,750.00
Total Operating Expenses	10,023.49	11,514.57	1,491.08	12.95%	123,947.34	130,431.53	6,484.19	4.97%	149,460.67
Utilities									
Electricity	425.42	375.00	-50.42	-13.45%	4,939.09	5,750.00	810.91	14.10%	6,500.00
Garbage Removal	1,255.39	1,333.33	77.94	5.85%	12,624.61	13,333.34	708.73	5.32%	16,000.00
Gas	-800.18	300.00	1,100.18	366.73%	3,675.66	5,400.00	1,724.34	31.93%	6,000.00
Secondary Water	2,761.26	0.00	-2,761.26	0.00%	2,761.26	0.00	-2,761.26	0.00%	3,500.00
Water & Sewer	4,492.46	4,583.33	90.87	1.98%	45,013.15	45,833.34	820.19	1.79%	55,000.00
Internet	0.00	125.00	125.00	100.00%	608.10	1,250.00	641.90	51.35%	1,500.00
Total Utilities	8,134.35	6,716.66	-1,417.69	-21.11%	69,621.87	71,566.68	1,944.81	2.72%	88,500.00
Miscellaneous	0.00	250.19	250.19	100.00%	231.66	2,501.95	2,270.29	90.74%	3,002.33
Total Operating Expense	48,538.77	47,540.74	-998.03	-2.10%	250,195.68	253,468.52	3,272.84	1.29%	294,460.00
Total Operating Income	26,314.49	24,538.32	1,776.17	7.24%	252,958.37	245,383.36	7,575.01	3.09%	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	48,538.77	47,540.74	-998.03	-2.10%	250,195.68	253,468.52	3,272.84	1.29%	294,460.00
NOI - Net Operating Income	-22,224.28	-23,002.42	778.14	3.38%	2,762.69	-8,085.16	10,847.85	134.17%	0.00
Other Income									
Reserve Account Revenue	7,325.00	7,325.00	0.00	0.00%	73,250.00	73,250.00	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	1,806.95	0.00	1,806.95	0.00%	20,965.13	0.00	20,965.13	0.00%	0.00
Reinvestment Fee	1,600.00	0.00	1,600.00	0.00%	4,800.00	0.00	4,800.00	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.33	0.01	0.00%	20,833.40	20,833.34	0.06	0.00%	25,000.00
Total Other Income	12,815.29	9,408.33	3,406.96	36.21%	158,322.18	94,083.34	64,238.84	68.28%	112,900.00
Other Expense									
Landscape Restoration	5,131.66	0.00	-5,131.66	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	5,131.66	0.00	-5,131.66	0.00%	51,278.29	12,000.00	-39,278.29	-327.32%	12,000.00
Net Other Income	7,683.63	9,408.33	-1,724.70	-18.33%	107,043.89	82,083.34	24,960.55	30.41%	100,900.00
Total Income	39,129.78	33,946.65	5,183.13	15.27%	411,280.55	339,466.70	71,813.85	21.15%	407,360.00
Total Expense	53,670.43	47,540.74	-6,129.69	-12.89%	301,473.97	265,468.52	-36,005.45	-13.56%	306,460.00
Net Income	-14,540.65	-13,594.09	-946.56	-6.96%	109,806.58	73,998.18	35,808.40	48.39%	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 Oct 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	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	241,503.06
Interest Charge	0.00	5.56	12.64	9.50	7.21	1.05	7.73	11.07	22.02	65.51	142.29
Parking	735.00	672.03	685.00	745.00	837.20	733.40	750.00	750.00	700.00	650.00	7,257.63
Pool Key	0.00	0.00	0.00	0.00	35.00	0.00	105.00	35.00	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	-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	755.00
Rule Violations	0.00	0.00	75.00	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	2,986.33
NSF Charge	20.00	20.00	10.13	29.87	0.00	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	17.70
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	26,314.49	252,958.37
Expense											
Administrative & Professional											
Accounting	0.00	0.00	0.00	150.00	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	28,049.85
Legal and Professional	0.00	0.00	0.00	0.00	735.00	0.00	0.00	0.00	1,155.00	0.00	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	19,322.50
Tax Expense	0.00	0.00	0.00	3,795.00	0.00	680.00	0.00	0.00	680.00	0.00	5,155.00
HOA Software/ Website	0.00	776.16	0.00	0.00	390.19	0.00	0.00	0.00	0.00	390.19	1,556.54
Postage/Office Supplies	166.16	10.42	0.00	0.00	0.00	69.11	0.00	10.33	6.26	8.64	270.92

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	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	56,394.81
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	19,002.25
Cleaning	200.00	200.00	495.00	200.00	0.00	450.00	300.00	0.00	505.00	0.00	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	1,860.00	11,923.17
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	73,189.95
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	16,069.97
Pet Waste Stations	120.00	0.00	390.00	120.00	210.00	168.00	0.00	0.00	26.00	378.00	1,412.00
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	123,947.34
Utilities											
Electricity	325.81	0.00	302.13	600.10	305.44	628.31	799.33	829.88	722.67	425.42	4,939.09
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	1,255.39	12,624.61
Gas	357.19	281.35	221.24	164.40	59.33	1,118.30	1,305.53	379.78	588.72	-800.18	3,675.66
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,761.26	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	45,013.15
Internet	-16.40	135.89	0.00	325.00	0.00	13.86	29.95	29.95	89.85	0.00	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	8,134.35	69,621.87
Miscellaneous	0.00	0.00	0.00	0.00	52.55	0.00	137.41	41.70	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	30,155.17	48,538.77	250,195.68
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	2,762.69
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	73,250.00
Insurance Claim Payment	0.00	0.00	0.00	0.00	0.00	38,473.65	0.00	0.00	0.00	0.00	38,473.65

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	Total
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	1,806.95	20,965.13
Reinvestment Fee	0.00	0.00	0.00	0.00	800.00	800.00	800.00	0.00	800.00	1,600.00	4,800.00
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	20,833.40
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	12,815.29	158,322.18
Other Expense											
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	761.83	785.00	0.00	6,126.15	5,131.66	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	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	51,278.29
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	7,683.63	107,043.89
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	39,129.78	411,280.55
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	53,670.43	301,473.97
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	-14,540.65	109,806.58

Balance Sheet

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

As of: 10/31/2024

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	33,499.06
Reserve Account - Keybank	96,208.23
Reserve Account - Landing Rock	532,485.97
Landscape Account - Keybank	20,065.60
Stone Creek - Key CD 4	105,391.77
Total Cash	787,650.63
TOTAL ASSETS	787,650.63
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	19,737.98
Total Liabilities	19,737.98
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	109,806.58
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	767,912.65
TOTAL LIABILITIES & CAPITAL	787,650.63