

Monthly Income Statement

Alliance Property Management

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

As of: Apr 2023

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	22,755.00
Interest Charge	2.34
Parking	406.67
Pool Key	35.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	85.00
Rule Violations	300.00
Late Fees	315.00
Total Operating Income	23,899.01
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Bank Fees	0.00
HOA Software/Website	0.00
Postage/Office Supplies	41.95
Total Administrative & Professional	1,974.20
Operating Expenses	
Swimming Pool	0.00
Cleaning	200.00
Sprinkler Repairs/Maintenance	94.97
Yard Care Services	6,985.00
Maintenance/Repair	914.00
Total Operating Expenses	8,193.97
Utilities	
Electricity	302.58
Garbage Removal	1,234.25
Gas	226.09
Water & Sewer	4,443.00
Internet	123.30
Total Utilities	6,329.22
Miscellaneous	60.00
Total Operating Expense	16,557.39

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	7,341.62
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,775.00
Insurance Claim Payment	0.00
Interest Earned	173.64
Reinvestment Fee	0.00
Total Other Income	9,948.64
Other Expense	
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	9,948.64
Total Income	33,847.65
Total Expense	16,557.39
Net Income	17,290.26

Annual Budget - Comparative

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

As of: Apr 2023

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	22,755.00	22,975.00	-220.00	-0.96%	90,984.05	91,900.00	-915.95	-1.00%	275,700.00
Interest Charge	2.34	0.00	2.34	0.00%	12.25	0.00	12.25	0.00%	0.00
Parking	406.67	416.67	-10.00	-2.40%	2,247.41	1,666.68	580.73	34.84%	5,000.00
Pool Key	35.00	0.00	35.00	0.00%	45.00	0.00	45.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-15.00	0.00	-15.00	0.00%	0.00
Clubhouse Rental Fee	85.00	0.00	85.00	0.00%	265.00	0.00	265.00	0.00%	0.00
Rule Violations	300.00	0.00	300.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Late Fees	315.00	0.00	315.00	0.00%	1,055.50	0.00	1,055.50	0.00%	0.00
Total Operating Income	23,899.01	23,391.67	507.34	2.17%	94,894.21	93,566.68	1,327.53	1.42%	280,700.00
Expense									
Administrative & Professional									
Accounting	0.00	175.00	175.00	100.00%	0.00	175.00	175.00	100.00%	175.00
Insurance	0.00	0.00	0.00	0.00%	768.09	0.00	-768.09	0.00%	21,000.00
Legal and Professional	0.00	83.34	83.34	100.00%	455.00	333.36	-121.64	-36.49%	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%	7,729.00	7,729.00	0.00	0.00%	23,187.00
Bank Fees	0.00	2.09	2.09	100.00%	3.00	8.36	5.36	64.11%	25.00
HOA Software/ Website	0.00	125.00	125.00	100.00%	780.38	500.00	-280.38	-56.08%	1,500.00
Postage/ Office Supplies	41.95	66.67	24.72	37.08%	46.03	266.68	220.65	82.74%	800.00
Total Administrative & Professional	1,974.20	2,384.35	410.15	17.20%	9,781.50	9,012.40	-769.10	-8.53%	47,697.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Operating Expenses									
Swimming Pool	0.00	0.00	0.00	0.00%	740.00	0.00	-740.00	0.00%	24,000.00
Cleaning	200.00	116.67	-83.33	-71.42%	850.00	466.68	-383.32	-82.14%	1,400.00
Sprinkler Repairs/ Maintenance	94.97	0.00	-94.97	0.00%	94.97	0.00	-94.97	0.00%	15,000.00
Yard Care Services	6,985.00	6,985.08	0.08	0.00%	24,558.01	24,558.09	0.08	0.00%	80,438.73
Maintenance/ Repair	914.00	1,750.00	836.00	47.77%	5,666.67	7,000.00	1,333.33	19.05%	21,000.00
Pet Waste Stations	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,900.00
Total Operating Expenses	8,193.97	8,851.75	657.78	7.43%	31,909.65	32,024.77	115.12	0.36%	145,738.73
Utilities									
Electricity	302.58	300.00	-2.58	-0.86%	1,114.58	1,200.00	85.42	7.12%	6,500.00
Garbage Removal	1,234.25	1,333.34	99.09	7.43%	5,015.76	5,333.36	317.60	5.95%	16,000.00
Gas	226.09	150.00	-76.09	-50.73%	941.30	800.00	-141.30	-17.66%	4,000.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Water & Sewer	4,443.00	4,583.34	140.34	3.06%	17,851.44	18,333.36	481.92	2.63%	55,000.00
Internet	123.30	125.00	1.70	1.36%	493.20	500.00	6.80	1.36%	1,500.00
Total Utilities	6,329.22	6,491.68	162.46	2.50%	25,416.28	26,166.72	750.44	2.87%	85,500.00
Miscellaneous	60.00	147.02	87.02	59.19%	8.58	588.11	579.53	98.54%	1,764.27
Total Operating Expense	16,557.39	17,874.80	1,317.41	7.37%	67,116.01	67,792.00	675.99	1.00%	280,700.00
Total Operating Income	23,899.01	23,391.67	507.34	2.17%	94,894.21	93,566.68	1,327.53	1.42%	280,700.00
Total Operating Expense	16,557.39	17,874.80	1,317.41	7.37%	67,116.01	67,792.00	675.99	1.00%	280,700.00
NOI - Net Operating Income	7,341.62	5,516.87	1,824.75	33.08%	27,778.20	25,774.68	2,003.52	7.77%	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
Other Income									
Reserve Account Revenue	9,775.00	9,775.00	0.00	0.00%	39,100.00	39,100.00	0.00	0.00%	117,300.00
Insurance Claim Payment	0.00	0.00	0.00	0.00%	9,119.96	0.00	9,119.96	0.00%	0.00
Interest Earned	173.64	0.00	173.64	0.00%	383.52	0.00	383.52	0.00%	0.00
Reinvestment Fee	0.00	0.00	0.00	0.00%	800.00	0.00	800.00	0.00%	0.00
Total Other Income	9,948.64	9,775.00	173.64	1.78%	49,403.48	39,100.00	10,303.48	26.35%	117,300.00
Other Expense									
Reserve Expenses	0.00	833.34	833.34	100.00%	0.00	3,333.36	3,333.36	100.00%	10,000.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	1,354.41	0.00	-1,354.41	0.00%	0.00
Total Other Expense	0.00	833.34	833.34	100.00%	1,354.41	3,333.36	1,978.95	59.37%	10,000.00
Net Other Income	9,948.64	8,941.66	1,006.98	11.26%	48,049.07	35,766.64	12,282.43	34.34%	107,300.00
Total Income	33,847.65	33,166.67	680.98	2.05%	144,297.69	132,666.68	11,631.01	8.77%	398,000.00
Total Expense	16,557.39	18,708.14	2,150.75	11.50%	68,470.42	71,125.36	2,654.94	3.73%	290,700.00
Net Income	17,290.26	14,458.53	2,831.73	19.59%	75,827.27	61,541.32	14,285.95	23.21%	107,300.00

Balance Sheet

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

As of: 04/30/2023

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	73,114.26
Reserve Account - Keybank	498,526.04
Reserve Account - EFCU	19,773.65
Landscape Account - Keybank	25,001.42
Stone Creek Canyon CD #5	60,292.24
Total Cash	676,707.61
TOTAL ASSETS	676,707.61
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	12,249.29
Total Liabilities	12,249.29
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	75,827.27
Calculated Prior Years Retained Earnings	431,255.60
Total Capital	664,458.32
TOTAL LIABILITIES & CAPITAL	676,707.61

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 2023 to Apr 2023

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	Total
Operating Income & Expense					
Income					
HOA Dues	23,628.87	22,506.27	22,093.91	22,755.00	90,984.05
Interest Charge	7.27	0.53	2.11	2.34	12.25
Parking	400.74	1,020.00	420.00	406.67	2,247.41
Pool Key	10.00	0.00	0.00	35.00	45.00
Discount/Promotion	-15.00	0.00	0.00	0.00	-15.00
Clubhouse Rental Fee	105.00	50.00	25.00	85.00	265.00
Rule Violations	0.00	0.00	0.00	300.00	300.00
Late Fees	320.50	175.00	245.00	315.00	1,055.50
Total Operating Income	24,457.38	23,751.80	22,786.02	23,899.01	94,894.21
Expense					
Administrative & Professional					
Insurance	768.09	0.00	0.00	0.00	768.09
Legal and Professional	0.00	455.00	0.00	0.00	455.00
Management Fees	1,932.25	1,932.25	1,932.25	1,932.25	7,729.00
Bank Fees	0.00	3.00	0.00	0.00	3.00
HOA Software/Website	390.19	0.00	390.19	0.00	780.38
Postage/Office Supplies	4.08	0.00	0.00	41.95	46.03
Total Administrative & Professional	3,094.61	2,390.25	2,322.44	1,974.20	9,781.50
Operating Expenses					
Swimming Pool	0.00	740.00	0.00	0.00	740.00
Cleaning	200.00	250.00	200.00	200.00	850.00
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	94.97	94.97
Yard Care Services	5,857.67	5,857.67	5,857.67	6,985.00	24,558.01
Maintenance/Repair	2,847.94	1,564.73	340.00	914.00	5,666.67
Total Operating Expenses	8,905.61	8,412.40	6,397.67	8,193.97	31,909.65

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	Total
Utilities					
Electricity	196.12	313.79	302.09	302.58	1,114.58
Garbage Removal	1,278.97	1,252.94	1,249.60	1,234.25	5,015.76
Gas	244.79	248.68	221.74	226.09	941.30
Water & Sewer	4,466.96	4,469.35	4,472.13	4,443.00	17,851.44
Internet	123.30	123.30	123.30	123.30	493.20
Total Utilities	6,310.14	6,408.06	6,368.86	6,329.22	25,416.28
Miscellaneous	-370.17	60.17	258.58	60.00	8.58
Total Operating Expense	17,940.19	17,270.88	15,347.55	16,557.39	67,116.01
NOI - Net Operating Income	6,517.19	6,480.92	7,438.47	7,341.62	27,778.20
Other Income & Expense					
Other Income					
Reserve Account Revenue	9,775.00	9,775.00	9,775.00	9,775.00	39,100.00
Insurance Claim Payment	0.00	0.00	9,119.96	0.00	9,119.96
Interest Earned	24.06	21.95	163.87	173.64	383.52
Reinvestment Fee	0.00	0.00	800.00	0.00	800.00
Total Other Income	9,799.06	9,796.95	19,858.83	9,948.64	49,403.48
Other Expense					
Insurance Claim Expense	0.00	0.00	1,354.41	0.00	1,354.41
Total Other Expense	0.00	0.00	1,354.41	0.00	1,354.41
Net Other Income	9,799.06	9,796.95	18,504.42	9,948.64	48,049.07
Total Income	34,256.44	33,548.75	42,644.85	33,847.65	144,297.69
Total Expense	17,940.19	17,270.88	16,701.96	16,557.39	68,470.42
Net Income	16,316.25	16,277.87	25,942.89	17,290.26	75,827.27