

# Monthly Income Statement

## Alliance Property Management

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

As of: Apr 2024

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	24,280.81
Interest Charge	9.50
Parking	745.00
Pool Key	0.00
Discount/Promotion	0.00
Clubhouse Rental Fee	75.00
Rule Violations	0.00
Late Fees	480.00
NSF Charge	29.87
<b>Total Operating Income</b>	<b>25,620.18</b>
<b>Expense</b>	
<b>Administrative &amp; Professional</b>	
Accounting	150.00
Insurance	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Tax Expense	3,795.00
Bank Fees	0.00
HOA Software/Website	0.00
Postage/Office Supplies	0.00
<b>Total Administrative &amp; Professional</b>	<b>5,877.25</b>
<b>Operating Expenses</b>	
Swimming Pool	150.00
Cleaning	200.00
Sprinkler Repairs/Maintenance	750.00
Yard Care Services	7,542.35
Maintenance/Repair	1,060.54
Pet Waste Stations	120.00
<b>Total Operating Expenses</b>	<b>9,822.89</b>
<b>Utilities</b>	
Electricity	600.10
Garbage Removal	1,249.72
Gas	164.40
Water & Sewer	4,471.46
Internet	325.00
<b>Total Utilities</b>	<b>6,810.68</b>
Miscellaneous	0.00
<b>Total Operating Expense</b>	<b>22,510.82</b>

## Monthly Income Statement

Account Name	Selected Month
<b>NOI - Net Operating Income</b>	<b>3,109.36</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	0.00
Interest Earned	2,822.68
Reinvestment Fee	0.00
Landscape Restoration Revenue	2,083.34
<b>Total Other Income</b>	<b>12,231.02</b>
<b>Other Expense</b>	
Insurance Claim Expense	0.00
<b>Total Other Expense</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>12,231.02</b>
Total Income	37,851.20
Total Expense	22,510.82
<b>Net Income</b>	<b>15,340.38</b>

## Annual Budget - Comparative

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

As of: Apr 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
<b>Income</b>									
HOA Dues	24,280.81	23,996.67	284.14	1.18%	95,891.99	95,986.68	-94.69	-0.10%	287,960.00
Interest Charge	9.50	0.00	9.50	0.00%	27.70	0.00	27.70	0.00%	0.00
Parking	745.00	541.67	203.33	37.54%	2,837.03	2,166.68	670.35	30.94%	6,500.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-18.64	0.00	-18.64	0.00%	0.00
Clubhouse Rental Fee	75.00	0.00	75.00	0.00%	535.00	0.00	535.00	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	480.00	0.00	480.00	0.00%	1,515.02	0.00	1,515.02	0.00%	0.00
NSF Charge	29.87	0.00	29.87	0.00%	80.00	0.00	80.00	0.00%	0.00
<b>Total Operating Income</b>	<b>25,620.18</b>	<b>24,538.34</b>	<b>1,081.84</b>	<b>4.41%</b>	<b>100,943.10</b>	<b>98,153.36</b>	<b>2,789.74</b>	<b>2.84%</b>	<b>294,460.00</b>
<b>Expense</b>									
<b>Administrative &amp; Professional</b>									
Accounting	150.00	175.00	25.00	14.29%	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	83.34	83.34	100.00%	0.00	333.36	333.36	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	1,932.25	0.00	0.00%	7,729.00	7,729.00	0.00	0.00%	23,187.00
Tax Expense	3,795.00	0.00	-3,795.00	0.00%	3,795.00	0.00	-3,795.00	0.00%	0.00
Bank Fees	0.00	2.09	2.09	100.00%	0.00	8.36	8.36	100.00%	25.00
HOA Software/ Website	0.00	0.00	0.00	0.00%	776.16	400.00	-376.16	-94.04%	1,600.00
Postage/ Office Supplies	0.00	41.67	41.67	100.00%	176.58	166.68	-9.90	-5.94%	500.00
<b>Total Administrative</b>	<b>5,877.25</b>	<b>2,234.35</b>	<b>-3,642.90</b>	<b>-163.04%</b>	<b>12,626.74</b>	<b>8,812.40</b>	<b>-3,814.34</b>	<b>-43.28%</b>	<b>53,497.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>&amp; Professional</b>									
<b>Operating Expenses</b>									
Swimming Pool	150.00	0.00	-150.00	0.00%	1,020.00	0.00	-1,020.00	0.00%	20,500.00
Cleaning	200.00	229.17	29.17	12.73%	1,095.00	916.68	-178.32	-19.45%	2,750.00
Sprinkler Repairs/ Maintenance	750.00	3,000.00	2,250.00	75.00%	844.97	3,000.00	2,155.03	71.83%	15,000.00
Yard Care Services	7,542.35	7,055.67	-486.68	-6.90%	29,184.45	28,010.67	-1,173.78	-4.19%	84,460.67
Maintenance/ Repair	1,060.54	2,083.34	1,022.80	49.09%	3,246.67	8,333.36	5,086.69	61.04%	25,000.00
Pet Waste Stations	120.00	145.84	25.84	17.72%	630.00	583.36	-46.64	-8.00%	1,750.00
<b>Total Operating Expenses</b>	<b>9,822.89</b>	<b>12,514.02</b>	<b>2,691.13</b>	<b>21.50%</b>	<b>36,021.09</b>	<b>40,844.07</b>	<b>4,822.98</b>	<b>11.81%</b>	<b>149,460.67</b>
<b>Utilities</b>									
Electricity	600.10	375.00	-225.10	-60.03%	1,228.04	1,500.00	271.96	18.13%	6,500.00
Garbage Removal	1,249.72	1,333.34	83.62	6.27%	3,769.48	5,333.36	1,563.88	29.32%	16,000.00
Gas	164.40	300.00	135.60	45.20%	1,024.18	1,200.00	175.82	14.65%	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	4,471.46	4,583.34	111.88	2.44%	17,905.86	18,333.36	427.50	2.33%	55,000.00
Internet	325.00	125.00	-200.00	-160.00%	444.49	500.00	55.51	11.10%	1,500.00
<b>Total Utilities</b>	<b>6,810.68</b>	<b>6,716.68</b>	<b>-94.00</b>	<b>-1.40%</b>	<b>24,372.05</b>	<b>26,866.72</b>	<b>2,494.67</b>	<b>9.29%</b>	<b>88,500.00</b>
Miscellaneous	0.00	250.20	250.20	100.00%	0.00	1,000.80	1,000.80	100.00%	3,002.33
<b>Total Operating Expense</b>	<b>22,510.82</b>	<b>21,715.25</b>	<b>-795.57</b>	<b>-3.66%</b>	<b>73,019.88</b>	<b>77,523.99</b>	<b>4,504.11</b>	<b>5.81%</b>	<b>294,460.00</b>
Total Operating Income	25,620.18	24,538.34	1,081.84	4.41%	100,943.10	98,153.36	2,789.74	2.84%	294,460.00
Total Operating Expense	22,510.82	21,715.25	-795.57	-3.66%	73,019.88	77,523.99	4,504.11	5.81%	294,460.00
<b>NOI - Net Operating Income</b>	<b>3,109.36</b>	<b>2,823.09</b>	<b>286.27</b>	<b>10.14%</b>	<b>27,923.22</b>	<b>20,629.37</b>	<b>7,293.85</b>	<b>35.36%</b>	<b>0.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Other Income</b>									
Reserve Account Revenue	7,325.00	7,325.00	0.00	0.00%	29,300.00	29,300.00	0.00	0.00%	87,900.00
Interest Earned	2,822.68	0.00	2,822.68	0.00%	8,190.16	0.00	8,190.16	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.34	0.00	0.00%	8,333.36	8,333.36	0.00	0.00%	25,000.00
<b>Total Other Income</b>	<b>12,231.02</b>	<b>9,408.34</b>	<b>2,822.68</b>	<b>30.00%</b>	<b>45,823.52</b>	<b>37,633.36</b>	<b>8,190.16</b>	<b>21.76%</b>	<b>112,900.00</b>
<b>Other Expense</b>									
Landscape Restoration	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	12,000.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>12,000.00</b>
<b>Net Other Income</b>	<b>12,231.02</b>	<b>9,408.34</b>	<b>2,822.68</b>	<b>30.00%</b>	<b>45,823.52</b>	<b>37,633.36</b>	<b>8,190.16</b>	<b>21.76%</b>	<b>100,900.00</b>
Total Income	37,851.20	33,946.68	3,904.52	11.50%	146,766.62	135,786.72	10,979.90	8.09%	407,360.00
Total Expense	22,510.82	21,715.25	-795.57	-3.66%	73,019.88	77,523.99	4,504.11	5.81%	306,460.00
<b>Net Income</b>	<b>15,340.38</b>	<b>12,231.43</b>	<b>3,108.95</b>	<b>25.42%</b>	<b>73,746.74</b>	<b>58,262.73</b>	<b>15,484.01</b>	<b>26.58%</b>	<b>100,900.00</b>

## Balance Sheet

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

As of: 04/30/2024

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operations Account - Keybank	56,759.21
Reserve Account - Keybank	49,038.29
Reserve Sweep Account	418,383.49
Landscape Account - Keybank	17,319.70
Stone Creek - Key CD 2	103,744.10
Stone Creek - Key CD 4	102,997.30
<b>Total Cash</b>	<b>748,242.09</b>
<b>TOTAL ASSETS</b>	<b>748,242.09</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	16,389.28
<b>Total Liabilities</b>	<b>16,389.28</b>
<b>Capital</b>	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	73,746.74
Calculated Prior Years Retained Earnings	500,942.67
<b>Total Capital</b>	<b>731,852.81</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>748,242.09</b>

# 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 Apr 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	Total
<b>Operating Income &amp; Expense</b>					
<b>Income</b>					
HOA Dues	23,136.04	25,135.95	23,339.19	24,280.81	95,891.99
Interest Charge	0.00	5.56	12.64	9.50	27.70
Parking	735.00	672.03	685.00	745.00	2,837.03
Discount/Promotion	-8.64	-5.00	-5.00	0.00	-18.64
Clubhouse Rental Fee	75.00	150.00	235.00	75.00	535.00
Rule Violations	0.00	0.00	75.00	0.00	75.00
Late Fees	260.00	541.52	233.50	480.00	1,515.02
NSF Charge	20.00	20.00	10.13	29.87	80.00
<b>Total Operating Income</b>	<b>24,217.40</b>	<b>26,520.06</b>	<b>24,585.46</b>	<b>25,620.18</b>	<b>100,943.10</b>
<b>Expense</b>					
<b>Administrative &amp; Professional</b>					
Accounting	0.00	0.00	0.00	150.00	150.00
Management Fees	1,932.25	1,932.25	1,932.25	1,932.25	7,729.00
Tax Expense	0.00	0.00	0.00	3,795.00	3,795.00
HOA Software/Website	0.00	776.16	0.00	0.00	776.16
Postage/Office Supplies	166.16	10.42	0.00	0.00	176.58
<b>Total Administrative &amp; Professional</b>	<b>2,098.41</b>	<b>2,718.83</b>	<b>1,932.25</b>	<b>5,877.25</b>	<b>12,626.74</b>
<b>Operating Expenses</b>					
Swimming Pool	0.00	870.00	0.00	150.00	1,020.00
Cleaning	200.00	200.00	495.00	200.00	1,095.00
Sprinkler Repairs/Maintenance	94.97	0.00	0.00	750.00	844.97
Yard Care Services	7,076.00	7,581.10	6,985.00	7,542.35	29,184.45
Maintenance/Repair	594.38	683.00	908.75	1,060.54	3,246.67
Pet Waste Stations	120.00	0.00	390.00	120.00	630.00
<b>Total Operating Expenses</b>	<b>8,085.35</b>	<b>9,334.10</b>	<b>8,778.75</b>	<b>9,822.89</b>	<b>36,021.09</b>

## HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	Total
<b>Utilities</b>					
Electricity	325.81	0.00	302.13	600.10	1,228.04
Garbage Removal	1,270.04	0.00	1,249.72	1,249.72	3,769.48
Gas	357.19	281.35	221.24	164.40	1,024.18
Water & Sewer	4,488.48	4,471.46	4,474.46	4,471.46	17,905.86
Internet	-16.40	135.89	0.00	325.00	444.49
<b>Total Utilities</b>	<b>6,425.12</b>	<b>4,888.70</b>	<b>6,247.55</b>	<b>6,810.68</b>	<b>24,372.05</b>
<b>Total Operating Expense</b>	<b>16,608.88</b>	<b>16,941.63</b>	<b>16,958.55</b>	<b>22,510.82</b>	<b>73,019.88</b>
<b>NOI - Net Operating Income</b>	<b>7,608.52</b>	<b>9,578.43</b>	<b>7,626.91</b>	<b>3,109.36</b>	<b>27,923.22</b>
<b>Other Income &amp; Expense</b>					
<b>Other Income</b>					
Reserve Account Revenue	7,325.00	7,325.00	7,325.00	7,325.00	29,300.00
Interest Earned	2,332.01	2,170.10	865.37	2,822.68	8,190.16
Landscape Restoration Revenue	2,083.34	2,083.34	2,083.34	2,083.34	8,333.36
<b>Total Other Income</b>	<b>11,740.35</b>	<b>11,578.44</b>	<b>10,273.71</b>	<b>12,231.02</b>	<b>45,823.52</b>
<b>Net Other Income</b>	<b>11,740.35</b>	<b>11,578.44</b>	<b>10,273.71</b>	<b>12,231.02</b>	<b>45,823.52</b>
Total Income	35,957.75	38,098.50	34,859.17	37,851.20	146,766.62
Total Expense	16,608.88	16,941.63	16,958.55	22,510.82	73,019.88
<b>Net Income</b>	<b>19,348.87</b>	<b>21,156.87</b>	<b>17,900.62</b>	<b>15,340.38</b>	<b>73,746.74</b>