

Monthly Income Statement

Alliance Property Management

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

As of: Dec 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	23,516.78
Interest Charge	8.04
Collection Balance	0.00
Parking	774.55
Pool Key	0.00
Discount/Promotion	-15.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	-45.00
Rule Violations	0.00
Late Fees	280.00
NSF Charge	40.00
Total Operating Income	24,559.37
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Licenses	10.00
Management Fees	1,932.25
Bank Fees	0.00
HOA Software/Website	390.19
Postage/Office Supplies	0.00
Total Administrative & Professional	2,332.44
Operating Expenses	
Swimming Pool	225.00
Cleaning	250.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	6,985.00
Maintenance/Repair	2,049.77
Pet Waste Stations	174.00
Total Operating Expenses	9,683.77
Utilities	
Electricity	643.88
Garbage Removal	1,234.25
Gas	341.65
Secondary Water	0.00
Water & Sewer	4,469.35
Internet	133.30

Monthly Income Statement

Account Name	Selected Month
Total Utilities	6,822.43
Miscellaneous	0.00
Total Operating Expense	18,838.64
NOI - Net Operating Income	5,720.73
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,775.00
Insurance Claim Payment	0.00
Interest Earned	1,722.23
Reinvestment Fee	800.00
Total Other Income	12,297.23
Other Expense	
Capital Expenditure	
Landscape Upgrades & Improvements (CAPEX)	0.00
Total Capital Expenditure	0.00
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Concrete Repairs	0.00
Landscape Restoration	0.00
Reserve Study	0.00
Pool Repairs/Maintenance	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	12,297.23
Total Income	36,856.60
Total Expense	18,838.64
Net Income	18,017.96

Annual Budget - Comparative

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

As of: Dec 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	23,516.78	22,975.00	541.78	2.36%	273,047.59	275,700.00	-2,652.41	-0.96%	275,700.00
Interest Charge	8.04	0.00	8.04	0.00%	39.69	0.00	39.69	0.00%	0.00
Parking	774.55	416.66	357.89	85.89%	6,724.53	5,000.00	1,724.53	34.49%	5,000.00
Pool Key	0.00	0.00	0.00	0.00%	255.00	0.00	255.00	0.00%	0.00
Discount/ Promotion	-15.00	0.00	-15.00	0.00%	-1,900.00	0.00	-1,900.00	0.00%	0.00
Clubhouse Rental Fee	-45.00	0.00	-45.00	0.00%	880.00	0.00	880.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	450.00	0.00	450.00	0.00%	0.00
Late Fees	280.00	0.00	280.00	0.00%	2,911.30	0.00	2,911.30	0.00%	0.00
NSF Charge	40.00	0.00	40.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Total Operating Income	24,559.37	23,391.66	1,167.71	4.99%	282,508.11	280,700.00	1,808.11	0.64%	280,700.00
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%	26,021.62	21,000.00	-5,021.62	-23.91%	21,000.00
Legal and Professional	0.00	83.33	83.33	100.00%	455.00	1,000.00	545.00	54.50%	1,000.00
Licenses	10.00	0.00	-10.00	0.00%	10.00	10.00	0.00	0.00%	10.00
Management Fees	1,932.25	1,932.25	0.00	0.00%	23,187.00	23,187.00	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	3.00	25.00	22.00	88.00%	25.00
HOA Software/ Website	390.19	125.00	-265.19	-212.15%	1,950.95	1,500.00	-450.95	-30.06%	1,500.00
Postage/ Office Supplies	0.00	66.66	66.66	100.00%	80.18	800.00	719.82	89.98%	800.00
Total Administrative	2,332.44	2,209.32	-123.12	-5.57%	51,857.75	47,697.00	-4,160.75	-8.72%	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
& Professional									
Operating Expenses									
Swimming Pool	225.00	0.00	-225.00	0.00%	17,445.91	24,000.00	6,554.09	27.31%	24,000.00
Cleaning	250.00	116.66	-133.34	-114.30%	2,400.00	1,400.00	-1,000.00	-71.43%	1,400.00
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	20,425.02	15,000.00	-5,425.02	-36.17%	15,000.00
Yard Care Services	6,985.00	6,985.08	0.08	0.00%	80,438.01	80,438.73	0.72	0.00%	80,438.73
Maintenance/ Repair	2,049.77	1,750.00	-299.77	-17.13%	25,322.03	21,000.00	-4,322.03	-20.58%	21,000.00
Pet Waste Stations	174.00	325.00	151.00	46.46%	2,541.57	3,900.00	1,358.43	34.83%	3,900.00
Total Operating Expenses	9,683.77	9,176.74	-507.03	-5.53%	148,572.54	145,738.73	-2,833.81	-1.94%	145,738.73
Utilities									
Electricity	643.88	300.00	-343.88	-114.63%	5,192.90	6,500.00	1,307.10	20.11%	6,500.00
Garbage Removal	1,234.25	1,333.33	99.08	7.43%	14,821.04	16,000.00	1,178.96	7.37%	16,000.00
Gas	341.65	300.00	-41.65	-13.88%	4,848.70	4,000.00	-848.70	-21.22%	4,000.00
Secondary Water	0.00	0.00	0.00	0.00%	3,340.74	2,500.00	-840.74	-33.63%	2,500.00
Water & Sewer	4,469.35	4,583.33	113.98	2.49%	53,850.47	55,000.00	1,149.53	2.09%	55,000.00
Internet	133.30	125.00	-8.30	-6.64%	1,612.90	1,500.00	-112.90	-7.53%	1,500.00
Total Utilities	6,822.43	6,641.66	-180.77	-2.72%	83,666.75	85,500.00	1,833.25	2.14%	85,500.00
Miscellaneous	0.00	147.02	147.02	100.00%	39.67	1,764.27	1,724.60	97.75%	1,764.27
Total Operating Expense	18,838.64	18,174.74	-663.90	-3.65%	284,136.71	280,700.00	-3,436.71	-1.22%	280,700.00
Total Operating Income	24,559.37	23,391.66	1,167.71	4.99%	282,508.11	280,700.00	1,808.11	0.64%	280,700.00
Total Operating Expense	18,838.64	18,174.74	-663.90	-3.65%	284,136.71	280,700.00	-3,436.71	-1.22%	280,700.00
NOI - Net Operating Income	5,720.73	5,216.92	503.81	9.66%	-1,628.60	0.00	-1,628.60	0.00%	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%	117,300.00	117,300.00	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	1,722.23	0.00	1,722.23	0.00%	9,089.33	0.00	9,089.33	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	3,200.00	0.00	3,200.00	0.00%	0.00
Total Other Income	12,297.23	9,775.00	2,522.23	25.80%	138,709.29	117,300.00	21,409.29	18.25%	117,300.00
Other Expense									
Capital Expenditure									
Landscape Upgrades & Improvements (CAPEX)	0.00	0.00	0.00	0.00%	8,488.08	0.00	-8,488.08	0.00%	0.00
Total Capital Expenditure	0.00	0.00	0.00	0.00%	8,488.08	0.00	-8,488.08	0.00%	0.00
Reserve Expenses	0.00	833.33	833.33	100.00%	15,618.41	10,000.00	-5,618.41	-56.18%	10,000.00
Concrete Repairs	0.00	0.00	0.00	0.00%	6,000.00	0.00	-6,000.00	0.00%	0.00
Landscape Restoration	0.00	0.00	0.00	0.00%	16,018.38	0.00	-16,018.38	0.00%	0.00
Pool Repairs/Maintenance	0.00	0.00	0.00	0.00%	17,167.32	0.00	-17,167.32	0.00%	0.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	4,101.43	0.00	-4,101.43	0.00%	0.00
Total Other Expense	0.00	833.33	833.33	100.00%	67,393.62	10,000.00	-57,393.62	-573.94%	10,000.00
Net Other Income	12,297.23	8,941.67	3,355.56	37.53%	71,315.67	107,300.00	-35,984.33	-33.54%	107,300.00
Total Income	36,856.60	33,166.66	3,689.94	11.13%	421,217.40	398,000.00	23,217.40	5.83%	398,000.00
Total Expense	18,838.64	19,008.07	169.43	0.89%	351,530.33	290,700.00	-60,830.33	-20.93%	290,700.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Net Income	18,017.96	14,158.59	3,859.37	27.26%	69,687.07	107,300.00	-37,612.93	-35.05%	107,300.00

Balance Sheet

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

As of: 12/31/2023

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	25,310.01
Reserve Account - Keybank	47,785.34
Reserve Sweep Account	220,417.64
Landscape Account - Keybank	8,985.53
Stone Creek - Key CD 1	61,495.46
Stone Creek - Key CD 2	102,489.87
Stone Creek - Key CD 3	102,489.87
Stone Creek - Key CD 4	101,995.65
Total Cash	670,969.37
TOTAL ASSETS	670,969.37
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	12,863.30
Total Liabilities	12,863.30
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	69,687.07
Calculated Prior Years Retained Earnings	431,255.60
Total Capital	658,106.07
TOTAL LIABILITIES & CAPITAL	670,969.37

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 Dec 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	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Operating Income & Expense													
Income													
HOA Dues	23,628.87	22,506.27	22,093.91	22,755.00	22,510.00	24,015.45	21,663.42	22,910.20	22,555.47	21,963.37	22,928.85	23,516.78	273,047.59
Interest Charge	7.27	0.53	2.11	2.34	1.06	2.63	1.58	6.30	1.66	0.00	6.17	8.04	39.69
Parking	400.74	1,020.00	420.00	406.67	517.03	480.00	512.20	577.88	589.84	535.00	490.62	774.55	6,724.53
Pool Key	10.00	0.00	0.00	35.00	105.00	35.00	35.00	35.00	0.00	0.00	0.00	0.00	255.00
Discount/ Promotion	-15.00	0.00	0.00	0.00	0.00	0.00	-1,495.00	-300.00	-15.00	-45.00	-15.00	-15.00	-1,900.00
Clubhouse Rental Fee	105.00	50.00	25.00	85.00	-125.00	-15.00	215.00	-85.00	280.00	40.00	350.00	-45.00	880.00
Rule Violations	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	75.00	0.00	75.00	0.00	450.00
Late Fees	320.50	175.00	245.00	315.00	262.50	335.00	155.00	168.50	230.00	70.00	354.80	280.00	2,911.30
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	20.00	0.00	0.00	40.00	100.00
Total Operating Income	24,457.38	23,751.80	22,786.02	23,899.01	23,270.59	24,893.08	21,087.20	23,312.88	23,736.97	22,563.37	24,190.44	24,559.37	282,508.11
Expense													
Administrative & Professional													
Accounting	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Insurance	768.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,253.53	0.00	0.00	26,021.62
Legal and Professional	0.00	455.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	455.00
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
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	1,932.25	1,932.25	23,187.00
Bank Fees	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00
HOA Software/ Website	390.19	0.00	390.19	0.00	0.00	0.00	390.19	0.00	390.19	0.00	0.00	390.19	1,950.95
Postage/Office	4.08	0.00	0.00	41.95	8.40	0.00	0.00	0.00	25.75	0.00	0.00	0.00	80.18

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Supplies													
Total Administrative & Professional	3,094.61	2,390.25	2,322.44	1,974.20	2,090.65	1,932.25	2,322.44	1,932.25	2,348.19	27,185.78	1,932.25	2,332.44	51,857.75
Operating Expenses													
Swimming Pool	0.00	740.00	0.00	0.00	2,412.50	2,591.31	2,840.00	3,225.00	4,762.10	650.00	0.00	225.00	17,445.91
Cleaning	200.00	250.00	200.00	200.00	200.00	250.00	200.00	200.00	0.00	450.00	0.00	250.00	2,400.00
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	94.97	0.00	433.13	4,083.74	1,340.35	11,381.10	0.00	3,091.73	0.00	20,425.02
Yard Care Services	5,857.67	5,857.67	5,857.67	6,985.00	6,985.00	6,985.00	6,985.00	6,985.00	6,985.00	6,985.00	6,985.00	6,985.00	80,438.01
Maintenance/ Repair	2,847.94	1,564.73	340.00	914.00	3,573.92	3,557.99	725.93	2,707.46	5,696.25	1,344.04	0.00	2,049.77	25,322.03
Pet Waste Stations	0.00	0.00	0.00	0.00	1,757.57	100.00	0.00	0.00	0.00	390.00	120.00	174.00	2,541.57
Total Operating Expenses	8,905.61	8,412.40	6,397.67	8,193.97	14,928.99	13,917.43	14,834.67	14,457.81	28,824.45	9,819.04	10,196.73	9,683.77	148,572.54
Utilities													
Electricity	196.12	313.79	302.09	302.58	306.95	492.81	786.48	764.24	747.55	336.41	0.00	643.88	5,192.90
Garbage Removal	1,278.97	1,252.94	1,249.60	1,234.25	1,216.23	1,211.56	1,207.56	1,202.22	1,225.58	1,252.94	1,254.94	1,234.25	14,821.04
Gas	244.79	248.68	221.74	226.09	76.28	507.78	1,137.79	583.31	1,066.86	156.07	37.66	341.65	4,848.70
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,340.74	0.00	3,340.74
Water & Sewer	4,466.96	4,469.35	4,472.13	4,443.00	4,500.70	4,485.47	4,510.79	4,523.59	4,443.00	4,443.00	4,623.13	4,469.35	53,850.47
Internet	123.30	123.30	123.30	123.30	123.30	123.30	123.30	123.30	123.30	123.30	246.60	133.30	1,612.90
Total Utilities	6,310.14	6,408.06	6,368.86	6,329.22	6,223.46	6,820.92	7,765.92	7,196.66	7,606.29	6,311.72	9,503.07	6,822.43	83,666.75
Miscellaneous	-370.17	60.17	258.58	60.00	0.00	0.00	31.09	0.00	0.00	0.00	0.00	0.00	39.67
Total Operating Expense	17,940.19	17,270.88	15,347.55	16,557.39	23,243.10	22,670.60	24,954.12	23,586.72	38,778.93	43,316.54	21,632.05	18,838.64	284,136.71
NOI - Net Operating Income	6,517.19	6,480.92	7,438.47	7,341.62	27.49	2,222.48	-3,866.92	-273.84	-15,041.96	-20,753.17	2,558.39	5,720.73	-1,628.60
Other Income &													

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Expense													
Other Income													
Reserve Account Revenue	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	9,775.00	117,300.00
Insurance Claim Payment	0.00	0.00	9,119.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,119.96
Interest Earned	24.06	21.95	163.87	173.64	469.64	174.85	1,175.11	1,179.77	1,337.17	1,299.56	1,347.48	1,722.23	9,089.33
Reinvestment Fee	0.00	0.00	800.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	800.00	800.00	3,200.00
Total Other Income	9,799.06	9,796.95	19,858.83	9,948.64	10,244.64	10,749.85	10,950.11	10,954.77	11,112.17	11,074.56	11,922.48	12,297.23	138,709.29
Other Expense													
Capital Expenditure													
Landscape Upgrades & Improvements (CAPEX)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,488.08	0.00	0.00	0.00	8,488.08
Total Capital Expenditure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,488.08	0.00	0.00	0.00	8,488.08
Reserve Expenses	0.00	0.00	0.00	0.00	9,034.35	5,484.06	0.00	1,100.00	0.00	0.00	0.00	0.00	15,618.41
Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	6,000.00
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	3,422.07	0.00	8,529.52	0.00	0.00	4,066.79	0.00	16,018.38
Pool Repairs/Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	10,345.00	0.00	3,411.16	3,411.16	0.00	0.00	17,167.32
Insurance Claim Expense	0.00	0.00	1,354.41	0.00	0.00	1,875.17	246.85	625.00	0.00	0.00	0.00	0.00	4,101.43
Total Other Expense	0.00	0.00	1,354.41	0.00	9,034.35	10,781.30	10,591.85	10,254.52	17,899.24	3,411.16	4,066.79	0.00	67,393.62
Net Other Income	9,799.06	9,796.95	18,504.42	9,948.64	1,210.29	-31.45	358.26	700.25	-6,787.07	7,663.40	7,855.69	12,297.23	71,315.67
Total Income	34,256.44	33,548.75	42,644.85	33,847.65	33,515.23	35,642.93	32,037.31	34,267.65	34,849.14	33,637.93	36,112.92	36,856.60	421,217.40
Total Expense	17,940.19	17,270.88	16,701.96	16,557.39	32,277.45	33,451.90	35,545.97	33,841.24	56,678.17	46,727.70	25,698.84	18,838.64	351,530.33
Net Income	16,316.25	16,277.87	25,942.89	17,290.26	1,237.78	2,191.03	-3,508.66	426.41	-21,829.03	-13,089.77	10,414.08	18,017.96	69,687.07

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
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