

Monthly Income Statement

Alliance Property Management

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

As of: Jul 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	25,054.52
Interest Charge	7.73
Parking	750.00
Pool Key	105.00
Discount/Promotion	0.00
Clubhouse Rental Fee	-105.00
Rule Violations	0.00
Late Fees	276.94
NSF Charge	0.00
Total Operating Income	26,089.19
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Tax Expense	0.00
Bank Fees	0.00
HOA Software/Website	0.00
Postage/Office Supplies	0.00
Total Administrative & Professional	1,932.25
Operating Expenses	
Swimming Pool	2,795.00
Cleaning	300.00
Sprinkler Repairs/Maintenance	3,151.85
Yard Care Services	7,334.25
Maintenance/Repair	309.58
Pet Waste Stations	0.00
Total Operating Expenses	13,890.68
Utilities	
Electricity	799.33
Garbage Removal	1,243.41
Gas	1,305.53
Water & Sewer	4,578.87
Internet	29.95
Total Utilities	7,957.09
Miscellaneous	137.41
Total Operating Expense	23,917.43

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	2,171.76
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	0.00
Interest Earned	2,213.73
Reinvestment Fee	800.00
Landscape Restoration Revenue	2,083.34
Total Other Income	12,422.07
Other Expense	
Reserve Expenses	0.00
Landscape Restoration	785.00
Pool Repairs/Maintenance	0.00
Insurance Claim Expense	0.00
Total Other Expense	785.00
Net Other Income	11,637.07
Total Income	38,511.26
Total Expense	24,702.43
Net Income	13,808.83

Annual Budget - Comparative

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

As of: Jul 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	25,054.52	23,996.67	1,057.85	4.41%	167,448.48	167,976.69	-528.21	-0.31%	287,960.00
Interest Charge	7.73	0.00	7.73	0.00%	43.69	0.00	43.69	0.00%	0.00
Parking	750.00	541.67	208.33	38.46%	5,157.63	3,791.69	1,365.94	36.02%	6,500.00
Pool Key	105.00	0.00	105.00	0.00%	140.00	0.00	140.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-18.64	0.00	-18.64	0.00%	0.00
Clubhouse Rental Fee	-105.00	0.00	-105.00	0.00%	555.00	0.00	555.00	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	276.94	0.00	276.94	0.00%	2,023.89	0.00	2,023.89	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	80.00	0.00	80.00	0.00%	0.00
Total Operating Income	26,089.19	24,538.34	1,550.85	6.32%	175,505.05	171,768.38	3,736.67	2.18%	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	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	27,000.00
Legal and Professional	0.00	83.33	83.33	100.00%	735.00	583.35	-151.65	-26.00%	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%	13,525.75	13,525.75	0.00	0.00%	23,187.00
Tax Expense	0.00	0.00	0.00	0.00%	4,475.00	0.00	-4,475.00	0.00%	0.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	14.60	14.60	100.00%	25.00
HOA Software/ Website	0.00	0.00	0.00	0.00%	1,166.35	800.00	-366.35	-45.79%	1,600.00
Postage/ Office Supplies	0.00	41.67	41.67	100.00%	245.69	291.69	46.00	15.77%	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
Total Administrative & Professional	1,932.25	2,059.33	127.08	6.17%	20,297.79	15,390.39	-4,907.40	-31.89%	53,497.00
Operating Expenses									
Swimming Pool	2,795.00	4,100.00	1,305.00	31.83%	7,895.00	12,300.00	4,405.00	35.81%	20,500.00
Cleaning	300.00	229.17	-70.83	-30.91%	1,845.00	1,604.19	-240.81	-15.01%	2,750.00
Sprinkler Repairs/ Maintenance	3,151.85	2,000.00	-1,151.85	-57.59%	4,159.69	9,000.00	4,840.31	53.78%	15,000.00
Yard Care Services	7,334.25	7,056.25	-278.00	-3.94%	51,187.20	49,179.42	-2,007.78	-4.08%	84,460.67
Maintenance/ Repair	309.58	2,083.33	1,773.75	85.14%	13,591.78	14,583.35	991.57	6.80%	25,000.00
Pet Waste Stations	0.00	145.83	145.83	100.00%	1,008.00	1,020.85	12.85	1.26%	1,750.00
Total Operating Expenses	13,890.68	15,614.58	1,723.90	11.04%	79,686.67	87,687.81	8,001.14	9.12%	149,460.67
Utilities									
Electricity	799.33	850.00	50.67	5.96%	2,961.12	3,675.00	713.88	19.43%	6,500.00
Garbage Removal	1,243.41	1,333.33	89.92	6.74%	8,849.78	9,333.35	483.57	5.18%	16,000.00
Gas	1,305.53	1,000.00	-305.53	-30.55%	4,625.64	3,100.00	-1,525.64	-49.21%	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	4,578.87	4,583.33	4.46	0.10%	31,453.65	32,083.35	629.70	1.96%	55,000.00
Internet	29.95	125.00	95.05	76.04%	488.30	875.00	386.70	44.19%	1,500.00
Total Utilities	7,957.09	7,891.66	-65.43	-0.83%	48,378.49	49,066.70	688.21	1.40%	88,500.00
Miscellaneous	137.41	250.19	112.78	45.08%	189.96	1,751.38	1,561.42	89.15%	3,002.33
Total Operating Expense	23,917.43	25,815.76	1,898.33	7.35%	148,552.91	153,896.28	5,343.37	3.47%	294,460.00
Total Operating Income	26,089.19	24,538.34	1,550.85	6.32%	175,505.05	171,768.38	3,736.67	2.18%	294,460.00
Total Operating Expense	23,917.43	25,815.76	1,898.33	7.35%	148,552.91	153,896.28	5,343.37	3.47%	294,460.00
NOI - Net Operating	2,171.76	-1,277.42	3,449.18	270.01%	26,952.14	17,872.10	9,080.04	50.81%	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
Income									
Other Income									
Reserve Account Revenue	7,325.00	7,325.00	0.00	0.00%	51,275.00	51,275.00	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	2,213.73	0.00	2,213.73	0.00%	15,582.80	0.00	15,582.80	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	2,400.00	0.00	2,400.00	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.33	0.01	0.00%	14,583.38	14,583.35	0.03	0.00%	25,000.00
Total Other Income	12,422.07	9,408.33	3,013.74	32.03%	122,314.83	65,858.35	56,456.48	85.72%	112,900.00
Other Expense									
Landscape Restoration	785.00	4,000.00	3,215.00	80.38%	1,546.83	8,000.00	6,453.17	80.66%	12,000.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	19,236.83	0.00	-19,236.83	0.00%	0.00
Total Other Expense	785.00	4,000.00	3,215.00	80.38%	20,783.66	8,000.00	-12,783.66	-159.80%	12,000.00
Net Other Income	11,637.07	5,408.33	6,228.74	115.17%	101,531.17	57,858.35	43,672.82	75.48%	100,900.00
Total Income	38,511.26	33,946.67	4,564.59	13.45%	297,819.88	237,626.73	60,193.15	25.33%	407,360.00
Total Expense	24,702.43	29,815.76	5,113.33	17.15%	169,336.57	161,896.28	-7,440.29	-4.60%	306,460.00
Net Income	13,808.83	4,130.91	9,677.92	234.28%	128,483.31	75,730.45	52,752.86	69.66%	100,900.00

Balance Sheet

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

As of: 07/31/2024

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	77,969.23
Reserve Account - Keybank	71,826.64
Reserve Sweep Account	422,711.90
Landscape Account - Keybank	22,785.76
Stone Creek - Key CD 2	105,435.61
Stone Creek - Key CD 4	104,355.63
Total Cash	805,084.77
TOTAL ASSETS	805,084.77
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	18,495.39
Total Liabilities	18,495.39
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	128,483.31
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	786,589.38
TOTAL LIABILITIES & CAPITAL	805,084.77

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 Jul 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	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	25,054.52	167,448.48
Interest Charge	0.00	5.56	12.64	9.50	7.21	1.05	7.73	43.69
Parking	735.00	672.03	685.00	745.00	837.20	733.40	750.00	5,157.63
Pool Key	0.00	0.00	0.00	0.00	35.00	0.00	105.00	140.00
Discount/Promotion	-8.64	-5.00	-5.00	0.00	0.00	0.00	0.00	-18.64
Clubhouse Rental Fee	75.00	150.00	235.00	75.00	35.00	90.00	-105.00	555.00
Rule Violations	0.00	0.00	75.00	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	2,023.89
NSF Charge	20.00	20.00	10.13	29.87	0.00	0.00	0.00	80.00
Total Operating Income	24,182.40	26,520.06	24,585.46	25,620.18	24,966.92	23,540.84	26,089.19	175,505.05
Expense								
Administrative & Professional								
Accounting	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00
Legal and Professional	0.00	0.00	0.00	0.00	735.00	0.00	0.00	735.00
Management Fees	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	13,525.75
Tax Expense	0.00	0.00	0.00	3,795.00	0.00	680.00	0.00	4,475.00
HOA Software/Website	0.00	776.16	0.00	0.00	390.19	0.00	0.00	1,166.35
Postage/Office Supplies	166.16	10.42	0.00	0.00	0.00	69.11	0.00	245.69
Total Administrative & Professional	2,098.41	2,718.83	1,932.25	5,877.25	3,057.44	2,681.36	1,932.25	20,297.79
Operating Expenses								
Swimming Pool	0.00	870.00	0.00	150.00	2,930.00	1,150.00	2,795.00	7,895.00
Cleaning	200.00	200.00	495.00	200.00	0.00	450.00	300.00	1,845.00
Sprinkler Repairs/ Maintenance	94.97	0.00	0.00	750.00	162.87	0.00	3,151.85	4,159.69
Yard Care Services	7,076.00	7,581.10	6,985.00	7,542.35	7,334.25	7,334.25	7,334.25	51,187.20

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Total
Maintenance/Repair	594.38	683.00	908.75	1,060.54	1,596.85	8,438.68	309.58	13,591.78
Pet Waste Stations	120.00	0.00	390.00	120.00	210.00	168.00	0.00	1,008.00
Total Operating Expenses	8,085.35	9,334.10	8,778.75	9,822.89	12,233.97	17,540.93	13,890.68	79,686.67
Utilities								
Electricity	325.81	0.00	302.13	600.10	305.44	628.31	799.33	2,961.12
Garbage Removal	1,270.04	0.00	1,249.72	1,249.72	2,587.87	1,249.02	1,243.41	8,849.78
Gas	357.19	281.35	221.24	164.40	59.33	2,236.60	1,305.53	4,625.64
Water & Sewer	4,488.48	4,471.46	4,474.46	4,471.46	0.00	8,968.92	4,578.87	31,453.65
Internet	-16.40	135.89	0.00	325.00	0.00	13.86	29.95	488.30
Total Utilities	6,425.12	4,888.70	6,247.55	6,810.68	2,952.64	13,096.71	7,957.09	48,378.49
Miscellaneous	0.00	0.00	0.00	0.00	52.55	0.00	137.41	189.96
Total Operating Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	33,319.00	23,917.43	148,552.91
NOI - Net Operating Income	7,573.52	9,578.43	7,626.91	3,109.36	6,670.32	-9,778.16	2,171.76	26,952.14
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	51,275.00
Insurance Claim Payment	0.00	0.00	0.00	0.00	0.00	38,473.65	0.00	38,473.65
Interest Earned	2,332.01	2,170.10	865.37	3,596.91	2,207.07	2,197.61	2,213.73	15,582.80
Reinvestment Fee	0.00	0.00	0.00	0.00	800.00	800.00	800.00	2,400.00
Landscape Restoration Revenue	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	14,583.38
Total Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	50,879.60	12,422.07	122,314.83
Other Expense								
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	761.83	785.00	1,546.83
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	19,236.83	0.00	19,236.83
Total Other Expense	0.00	0.00	0.00	0.00	0.00	19,998.66	785.00	20,783.66
Net Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	30,880.94	11,637.07	101,531.17
Total Income	35,922.75	38,098.50	34,859.17	38,625.43	37,382.33	74,420.44	38,511.26	297,819.88
Total Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	53,317.66	24,702.43	169,336.57
Net Income	19,313.87	21,156.87	17,900.62	16,114.61	19,085.73	21,102.78	13,808.83	128,483.31

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Total
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