

Monthly Income Statement

Alliance Property Management

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

As of: Jun 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	22,644.46
Interest Charge	1.05
Parking	733.40
Pool Key	0.00
Discount/Promotion	0.00
Clubhouse Rental Fee	90.00
Rule Violations	0.00
Late Fees	71.93
NSF Charge	0.00
Total Operating Income	23,540.84
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Tax Expense	680.00
Bank Fees	0.00
HOA Software/Website	0.00
Postage/Office Supplies	69.11
Total Administrative & Professional	2,681.36
Operating Expenses	
Swimming Pool	1,150.00
Cleaning	450.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	7,334.25
Maintenance/Repair	8,438.68
Pet Waste Stations	168.00
Total Operating Expenses	17,540.93
Utilities	
Electricity	628.31
Garbage Removal	1,249.02
Gas	2,236.60
Water & Sewer	8,968.92
Internet	13.86
Total Utilities	13,096.71
Miscellaneous	0.00
Total Operating Expense	33,319.00

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	-9,778.16
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	38,473.65
Interest Earned	2,197.61
Reinvestment Fee	800.00
Landscape Restoration Revenue	2,083.34
Total Other Income	50,879.60
Other Expense	
Reserve Expenses	0.00
Landscape Restoration	761.83
Insurance Claim Expense	19,236.83
Total Other Expense	19,998.66
Net Other Income	30,880.94
Total Income	74,420.44
Total Expense	53,317.66
Net Income	21,102.78

Annual Budget - Comparative

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

As of: Jun 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	22,644.46	23,996.67	-1,352.21	-5.63%	142,393.96	143,980.02	-1,586.06	-1.10%	287,960.00
Interest Charge	1.05	0.00	1.05	0.00%	35.96	0.00	35.96	0.00%	0.00
Parking	733.40	541.67	191.73	35.40%	4,407.63	3,250.02	1,157.61	35.62%	6,500.00
Pool Key	0.00	0.00	0.00	0.00%	35.00	0.00	35.00	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	90.00	0.00	90.00	0.00%	660.00	0.00	660.00	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	71.93	0.00	71.93	0.00%	1,746.95	0.00	1,746.95	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	23,540.84	24,538.34	-997.50	-4.07%	149,415.86	147,230.04	2,185.82	1.48%	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	500.02	-234.98	-46.99%	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%	11,593.50	11,593.50	0.00	0.00%	23,187.00
Tax Expense	680.00	0.00	-680.00	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	12.52	12.52	100.00%	25.00
HOA Software/ Website	0.00	400.00	400.00	100.00%	1,166.35	800.00	-366.35	-45.79%	1,600.00
Postage/ Office Supplies	69.11	41.67	-27.44	-65.85%	245.69	250.02	4.33	1.73%	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	2,681.36	2,459.33	-222.03	-9.03%	18,365.54	13,331.06	-5,034.48	-37.77%	53,497.00
Operating Expenses									
Swimming Pool	1,150.00	4,100.00	2,950.00	71.95%	5,100.00	8,200.00	3,100.00	37.80%	20,500.00
Cleaning	450.00	229.17	-220.83	-96.36%	1,545.00	1,375.02	-169.98	-12.36%	2,750.00
Sprinkler Repairs/ Maintenance	0.00	2,000.00	2,000.00	100.00%	1,007.84	7,000.00	5,992.16	85.60%	15,000.00
Yard Care Services	7,334.25	7,056.25	-278.00	-3.94%	43,852.95	42,123.17	-1,729.78	-4.11%	84,460.67
Maintenance/ Repair	8,438.68	2,083.33	-6,355.35	-305.06%	13,282.20	12,500.02	-782.18	-6.26%	25,000.00
Pet Waste Stations	168.00	145.83	-22.17	-15.20%	1,008.00	875.02	-132.98	-15.20%	1,750.00
Total Operating Expenses	17,540.93	15,614.58	-1,926.35	-12.34%	65,795.99	72,073.23	6,277.24	8.71%	149,460.67
Utilities									
Electricity	628.31	850.00	221.69	26.08%	2,161.79	2,825.00	663.21	23.48%	6,500.00
Garbage Removal	1,249.02	1,333.33	84.31	6.32%	7,606.37	8,000.02	393.65	4.92%	16,000.00
Gas	2,236.60	600.00	-1,636.60	-272.77%	3,320.11	2,100.00	-1,220.11	-58.10%	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	8,968.92	4,583.33	-4,385.59	-95.69%	26,874.78	27,500.02	625.24	2.27%	55,000.00
Internet	13.86	125.00	111.14	88.91%	458.35	750.00	291.65	38.89%	1,500.00
Total Utilities	13,096.71	7,491.66	-5,605.05	-74.82%	40,421.40	41,175.04	753.64	1.83%	88,500.00
Miscellaneous	0.00	250.19	250.19	100.00%	52.55	1,501.19	1,448.64	96.50%	3,002.33
Total Operating Expense	33,319.00	25,815.76	-7,503.24	-29.06%	124,635.48	128,080.52	3,445.04	2.69%	294,460.00
Total Operating Income	23,540.84	24,538.34	-997.50	-4.07%	149,415.86	147,230.04	2,185.82	1.48%	294,460.00
Total Operating Expense	33,319.00	25,815.76	-7,503.24	-29.06%	124,635.48	128,080.52	3,445.04	2.69%	294,460.00
NOI - Net Operating	-9,778.16	-1,277.42	-8,500.74	-665.46%	24,780.38	19,149.52	5,630.86	29.40%	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%	43,950.00	43,950.00	0.00	0.00%	87,900.00
Insurance Claim Payment	38,473.65	0.00	38,473.65	0.00%	38,473.65	0.00	38,473.65	0.00%	0.00
Interest Earned	2,197.61	0.00	2,197.61	0.00%	13,369.07	0.00	13,369.07	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	1,600.00	0.00	1,600.00	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.33	0.01	0.00%	12,500.04	12,500.02	0.02	0.00%	25,000.00
Total Other Income	50,879.60	9,408.33	41,471.27	440.79%	109,892.76	56,450.02	53,442.74	94.67%	112,900.00
Other Expense									
Landscape Restoration	761.83	4,000.00	3,238.17	80.95%	761.83	4,000.00	3,238.17	80.95%	12,000.00
Insurance Claim Expense	19,236.83	0.00	-19,236.83	0.00%	19,236.83	0.00	-19,236.83	0.00%	0.00
Total Other Expense	19,998.66	4,000.00	-15,998.66	-399.97%	19,998.66	4,000.00	-15,998.66	-399.97%	12,000.00
Net Other Income	30,880.94	5,408.33	25,472.61	470.99%	89,894.10	52,450.02	37,444.08	71.39%	100,900.00
Total Income	74,420.44	33,946.67	40,473.77	119.23%	259,308.62	203,680.06	55,628.56	27.31%	407,360.00
Total Expense	53,317.66	29,815.76	-23,501.90	-78.82%	144,634.14	132,080.52	-12,553.62	-9.50%	306,460.00
Net Income	21,102.78	4,130.91	16,971.87	410.85%	114,674.48	71,599.54	43,074.94	60.16%	100,900.00

Balance Sheet

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

As of: 06/30/2024

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	72,831.46
Reserve Account - Keybank	64,498.73
Reserve Sweep Account	421,245.04
Landscape Account - Keybank	21,487.03
Stone Creek - Key CD 2	105,027.71
Stone Creek - Key CD 4	104,019.96
Total Cash	789,109.93
TOTAL ASSETS	789,109.93
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	16,329.38
Total Liabilities	16,329.38
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	114,674.48
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	772,780.55
TOTAL LIABILITIES & CAPITAL	789,109.93

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 Jun 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	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	142,393.96
Interest Charge	0.00	5.56	12.64	9.50	7.21	1.05	35.96
Parking	735.00	672.03	685.00	745.00	837.20	733.40	4,407.63
Pool Key	0.00	0.00	0.00	0.00	35.00	0.00	35.00
Discount/Promotion	-8.64	-5.00	-5.00	0.00	0.00	0.00	-18.64
Clubhouse Rental Fee	75.00	150.00	235.00	75.00	35.00	90.00	660.00
Rule Violations	0.00	0.00	75.00	0.00	0.00	0.00	75.00
Late Fees	225.00	541.52	233.50	480.00	195.00	71.93	1,746.95
NSF Charge	20.00	20.00	10.13	29.87	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	149,415.86
Expense							
Administrative & Professional							
Accounting	0.00	0.00	0.00	150.00	0.00	0.00	150.00
Legal and Professional	0.00	0.00	0.00	0.00	735.00	0.00	735.00
Management Fees	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	11,593.50
Tax Expense	0.00	0.00	0.00	3,795.00	0.00	680.00	4,475.00
HOA Software/Website	0.00	776.16	0.00	0.00	390.19	0.00	1,166.35
Postage/Office Supplies	166.16	10.42	0.00	0.00	0.00	69.11	245.69
Total Administrative & Professional	2,098.41	2,718.83	1,932.25	5,877.25	3,057.44	2,681.36	18,365.54
Operating Expenses							
Swimming Pool	0.00	870.00	0.00	150.00	2,930.00	1,150.00	5,100.00
Cleaning	200.00	200.00	495.00	200.00	0.00	450.00	1,545.00
Sprinkler Repairs/ Maintenance	94.97	0.00	0.00	750.00	162.87	0.00	1,007.84
Yard Care Services	7,076.00	7,581.10	6,985.00	7,542.35	7,334.25	7,334.25	43,852.95
Maintenance/Repair	594.38	683.00	908.75	1,060.54	1,596.85	8,438.68	13,282.20

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Total
Pet Waste Stations	120.00	0.00	390.00	120.00	210.00	168.00	1,008.00
Total Operating Expenses	8,085.35	9,334.10	8,778.75	9,822.89	12,233.97	17,540.93	65,795.99
Utilities							
Electricity	325.81	0.00	302.13	600.10	305.44	628.31	2,161.79
Garbage Removal	1,270.04	0.00	1,249.72	1,249.72	2,587.87	1,249.02	7,606.37
Gas	357.19	281.35	221.24	164.40	59.33	2,236.60	3,320.11
Water & Sewer	4,488.48	4,471.46	4,474.46	4,471.46	0.00	8,968.92	26,874.78
Internet	-16.40	135.89	0.00	325.00	0.00	13.86	458.35
Total Utilities	6,425.12	4,888.70	6,247.55	6,810.68	2,952.64	13,096.71	40,421.40
Miscellaneous	0.00	0.00	0.00	0.00	52.55	0.00	52.55
Total Operating Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	33,319.00	124,635.48
NOI - Net Operating Income	7,573.52	9,578.43	7,626.91	3,109.36	6,670.32	-9,778.16	24,780.38
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	43,950.00
Insurance Claim Payment	0.00	0.00	0.00	0.00	0.00	38,473.65	38,473.65
Interest Earned	2,332.01	2,170.10	865.37	3,596.91	2,207.07	2,197.61	13,369.07
Reinvestment Fee	0.00	0.00	0.00	0.00	800.00	800.00	1,600.00
Landscape Restoration Revenue	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	12,500.04
Total Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	50,879.60	109,892.76
Other Expense							
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	761.83	761.83
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	19,236.83	19,236.83
Total Other Expense	0.00	0.00	0.00	0.00	0.00	19,998.66	19,998.66
Net Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	30,880.94	89,894.10
Total Income	35,922.75	38,098.50	34,859.17	38,625.43	37,382.33	74,420.44	259,308.62
Total Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	53,317.66	144,634.14
Net Income	19,313.87	21,156.87	17,900.62	16,114.61	19,085.73	21,102.78	114,674.48