

Monthly Income Statement

Alliance Property Management

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

As of: May 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	23,857.51
Interest Charge	7.21
Parking	837.20
Pool Key	35.00
Discount/Promotion	0.00
Clubhouse Rental Fee	35.00
Rule Violations	0.00
Late Fees	195.00
NSF Charge	0.00
Total Operating Income	24,966.92
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	735.00
Management Fees	1,932.25
Tax Expense	0.00
Bank Fees	0.00
HOA Software/Website	390.19
Postage/Office Supplies	0.00
Total Administrative & Professional	3,057.44
Operating Expenses	
Swimming Pool	2,930.00
Cleaning	0.00
Sprinkler Repairs/Maintenance	162.87
Yard Care Services	8,676.10
Maintenance/Repair	255.00
Pet Waste Stations	210.00
Total Operating Expenses	12,233.97
Utilities	
Electricity	305.44
Garbage Removal	2,587.87
Gas	59.33
Water & Sewer	0.00
Internet	0.00
Total Utilities	2,952.64
Miscellaneous	52.55
Total Operating Expense	18,296.60

Monthly Income Statement

Account Name	Selected Month
NOI - Net Operating Income	6,670.32
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	0.00
Interest Earned	2,207.07
Reinvestment Fee	800.00
Landscape Restoration Revenue	2,083.34
Total Other Income	12,415.41
Other Expense	
Reserve Expenses	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	12,415.41
Total Income	37,382.33
Total Expense	18,296.60
Net Income	19,085.73

Annual Budget - Comparative

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

As of: May 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	23,857.51	23,996.67	-139.16	-0.58%	119,749.50	119,983.35	-233.85	-0.19%	287,960.00
Interest Charge	7.21	0.00	7.21	0.00%	34.91	0.00	34.91	0.00%	0.00
Parking	837.20	541.67	295.53	54.56%	3,674.23	2,708.35	965.88	35.66%	6,500.00
Pool Key	35.00	0.00	35.00	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	35.00	0.00	35.00	0.00%	570.00	0.00	570.00	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	195.00	0.00	195.00	0.00%	1,675.02	0.00	1,675.02	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	24,966.92	24,538.34	428.58	1.75%	125,875.02	122,691.70	3,183.32	2.59%	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	735.00	83.33	-651.67	-782.04%	735.00	416.69	-318.31	-76.39%	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%	9,661.25	9,661.25	0.00	0.00%	23,187.00
Tax Expense	0.00	0.00	0.00	0.00%	3,795.00	0.00	-3,795.00	0.00%	0.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	10.44	10.44	100.00%	25.00
HOA Software/ Website	390.19	0.00	-390.19	0.00%	1,166.35	400.00	-766.35	-191.59%	1,600.00
Postage/ Office Supplies	0.00	41.67	41.67	100.00%	176.58	208.35	31.77	15.25%	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	3,057.44	2,059.33	-998.11	-48.47%	15,684.18	10,871.73	-4,812.45	-44.27%	53,497.00
Operating Expenses									
Swimming Pool	2,930.00	4,100.00	1,170.00	28.54%	3,950.00	4,100.00	150.00	3.66%	20,500.00
Cleaning	0.00	229.17	229.17	100.00%	1,095.00	1,145.85	50.85	4.44%	2,750.00
Sprinkler Repairs/ Maintenance	162.87	2,000.00	1,837.13	91.86%	1,007.84	5,000.00	3,992.16	79.84%	15,000.00
Yard Care Services	8,676.10	7,056.25	-1,619.85	-22.96%	37,860.55	35,066.92	-2,793.63	-7.97%	84,460.67
Maintenance/ Repair	255.00	2,083.33	1,828.33	87.76%	3,501.67	10,416.69	6,915.02	66.38%	25,000.00
Pet Waste Stations	210.00	145.83	-64.17	-44.00%	840.00	729.19	-110.81	-15.20%	1,750.00
Total Operating Expenses	12,233.97	15,614.58	3,380.61	21.65%	48,255.06	56,458.65	8,203.59	14.53%	149,460.67
Utilities									
Electricity	305.44	475.00	169.56	35.70%	1,533.48	1,975.00	441.52	22.36%	6,500.00
Garbage Removal	2,587.87	1,333.33	-1,254.54	-94.09%	6,357.35	6,666.69	309.34	4.64%	16,000.00
Gas	59.33	300.00	240.67	80.22%	1,083.51	1,500.00	416.49	27.77%	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	0.00	4,583.33	4,583.33	100.00%	17,905.86	22,916.69	5,010.83	21.87%	55,000.00
Internet	0.00	125.00	125.00	100.00%	444.49	625.00	180.51	28.88%	1,500.00
Total Utilities	2,952.64	6,816.66	3,864.02	56.68%	27,324.69	33,683.38	6,358.69	18.88%	88,500.00
Miscellaneous	52.55	250.20	197.65	79.00%	52.55	1,251.00	1,198.45	95.80%	3,002.33
Total Operating Expense	18,296.60	24,740.77	6,444.17	26.05%	91,316.48	102,264.76	10,948.28	10.71%	294,460.00
Total Operating Income	24,966.92	24,538.34	428.58	1.75%	125,875.02	122,691.70	3,183.32	2.59%	294,460.00
Total Operating Expense	18,296.60	24,740.77	6,444.17	26.05%	91,316.48	102,264.76	10,948.28	10.71%	294,460.00
NOI - Net Operating	6,670.32	-202.43	6,872.75	3,395.12%	34,558.54	20,426.94	14,131.60	69.18%	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%	36,625.00	36,625.00	0.00	0.00%	87,900.00
Interest Earned	2,207.07	0.00	2,207.07	0.00%	11,171.46	0.00	11,171.46	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	800.00	0.00	800.00	0.00%	0.00
Landscape Restoration Revenue	2,083.34	2,083.33	0.01	0.00%	10,416.70	10,416.69	0.01	0.00%	25,000.00
Total Other Income	12,415.41	9,408.33	3,007.08	31.96%	59,013.16	47,041.69	11,971.47	25.45%	112,900.00
Other Expense									
Landscape Restoration	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	12,000.00
Total Other Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	12,000.00
Net Other Income	12,415.41	9,408.33	3,007.08	31.96%	59,013.16	47,041.69	11,971.47	25.45%	100,900.00
Total Income	37,382.33	33,946.67	3,435.66	10.12%	184,888.18	169,733.39	15,154.79	8.93%	407,360.00
Total Expense	18,296.60	24,740.77	6,444.17	26.05%	91,316.48	102,264.76	10,948.28	10.71%	306,460.00
Net Income	19,085.73	9,205.90	9,879.83	107.32%	93,571.70	67,468.63	26,103.07	38.69%	100,900.00

Balance Sheet

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

As of: 05/31/2024

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	65,764.94
Reserve Account - Keybank	56,371.24
Reserve Sweep Account	419,830.27
Capital One Visa Spark	-1,339.41
Landscape Account - Keybank	19,403.35
Stone Creek - Key CD 2	104,593.42
Stone Creek - Key CD 4	103,674.24
Total Cash	768,298.05
TOTAL ASSETS	768,298.05
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	16,620.28
Total Liabilities	16,620.28
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	93,571.70
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	751,677.77
TOTAL LIABILITIES & CAPITAL	768,298.05

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 May 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	Total
Operating Income & Expense						
Income						
HOA Dues	23,136.04	25,135.95	23,339.19	24,280.81	23,857.51	119,749.50
Interest Charge	0.00	5.56	12.64	9.50	7.21	34.91
Parking	735.00	672.03	685.00	745.00	837.20	3,674.23
Pool Key	0.00	0.00	0.00	0.00	35.00	35.00
Discount/Promotion	-8.64	-5.00	-5.00	0.00	0.00	-18.64
Clubhouse Rental Fee	75.00	150.00	235.00	75.00	35.00	570.00
Rule Violations	0.00	0.00	75.00	0.00	0.00	75.00
Late Fees	225.00	541.52	233.50	480.00	195.00	1,675.02
NSF Charge	20.00	20.00	10.13	29.87	0.00	80.00
Total Operating Income	24,182.40	26,520.06	24,585.46	25,620.18	24,966.92	125,875.02
Expense						
Administrative & Professional						
Accounting	0.00	0.00	0.00	150.00	0.00	150.00
Legal and Professional	0.00	0.00	0.00	0.00	735.00	735.00
Management Fees	1,932.25	1,932.25	1,932.25	1,932.25	1,932.25	9,661.25
Tax Expense	0.00	0.00	0.00	3,795.00	0.00	3,795.00
HOA Software/Website	0.00	776.16	0.00	0.00	390.19	1,166.35
Postage/Office Supplies	166.16	10.42	0.00	0.00	0.00	176.58
Total Administrative & Professional	2,098.41	2,718.83	1,932.25	5,877.25	3,057.44	15,684.18
Operating Expenses						
Swimming Pool	0.00	870.00	0.00	150.00	2,930.00	3,950.00
Cleaning	200.00	200.00	495.00	200.00	0.00	1,095.00
Sprinkler Repairs/Maintenance	94.97	0.00	0.00	750.00	162.87	1,007.84
Yard Care Services	7,076.00	7,581.10	6,985.00	7,542.35	8,676.10	37,860.55
Maintenance/Repair	594.38	683.00	908.75	1,060.54	255.00	3,501.67

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Total
Pet Waste Stations	120.00	0.00	390.00	120.00	210.00	840.00
Total Operating Expenses	8,085.35	9,334.10	8,778.75	9,822.89	12,233.97	48,255.06
Utilities						
Electricity	325.81	0.00	302.13	600.10	305.44	1,533.48
Garbage Removal	1,270.04	0.00	1,249.72	1,249.72	2,587.87	6,357.35
Gas	357.19	281.35	221.24	164.40	59.33	1,083.51
Water & Sewer	4,488.48	4,471.46	4,474.46	4,471.46	0.00	17,905.86
Internet	-16.40	135.89	0.00	325.00	0.00	444.49
Total Utilities	6,425.12	4,888.70	6,247.55	6,810.68	2,952.64	27,324.69
Miscellaneous	0.00	0.00	0.00	0.00	52.55	52.55
Total Operating Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	91,316.48
NOI - Net Operating Income	7,573.52	9,578.43	7,626.91	3,109.36	6,670.32	34,558.54
Other Income & Expense						
Other Income						
Reserve Account Revenue	7,325.00	7,325.00	7,325.00	7,325.00	7,325.00	36,625.00
Interest Earned	2,332.01	2,170.10	865.37	3,596.91	2,207.07	11,171.46
Reinvestment Fee	0.00	0.00	0.00	0.00	800.00	800.00
Landscape Restoration Revenue	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	10,416.70
Total Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	59,013.16
Net Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	59,013.16
Total Income	35,922.75	38,098.50	34,859.17	38,625.43	37,382.33	184,888.18
Total Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	91,316.48
Net Income	19,313.87	21,156.87	17,900.62	16,114.61	19,085.73	93,571.70