

Monthly Income Statement

Alliance Property Management

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

As of: Feb 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	22,471.27
Interest Charge	0.53
Parking	1,020.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	50.00
Rule Violations	0.00
Late Fees	210.00
Total Operating Income	23,751.80
Expense	
Administrative & Professional	
Insurance	0.00
Legal and Professional	455.00
Management Fees	1,932.25
Bank Fees	3.00
HOA Software/Website	0.00
Postage/Office Supplies	0.00
Total Administrative & Professional	2,390.25
Operating Expenses	
Swimming Pool	740.00
Cleaning	250.00
Yard Care Services	5,857.67
Maintenance/Repair	1,564.73
Total Operating Expenses	8,412.40
Utilities	
Electricity	313.79
Garbage Removal	1,252.94
Gas	248.68
Water & Sewer	4,469.35
Internet	123.30
Total Utilities	6,408.06
Miscellaneous	60.17
Total Operating Expense	17,270.88
NOI - Net Operating Income	6,480.92

Monthly Income Statement

Account Name	Selected Month
Other Income & Expense	
Other Income	
Reserve Account Revenue	9,775.00
Interest Earned	21.95
Reinvestment Fee	0.00
Total Other Income	9,796.95
Net Other Income	9,796.95
Total Income	33,548.75
Total Expense	17,270.88
Net Income	16,277.87

The management contract between Stone Creek Canyon HOA and APM will renew for another year on 4/30/2023.

Annual Budget - Comparative

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

As of: Feb 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	22,471.27	22,975.00	-503.73	-2.19%	46,100.14	45,950.00	150.14	0.33%	275,700.00
Interest Charge	0.53	0.00	0.53	0.00%	7.80	0.00	7.80	0.00%	0.00
Parking	1,020.00	416.67	603.33	144.80%	1,420.74	833.34	587.40	70.49%	5,000.00
Pool Key	0.00	0.00	0.00	0.00%	10.00	0.00	10.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-15.00	0.00	-15.00	0.00%	0.00
Clubhouse Rental Fee	50.00	0.00	50.00	0.00%	155.00	0.00	155.00	0.00%	0.00
Late Fees	210.00	0.00	210.00	0.00%	530.50	0.00	530.50	0.00%	0.00
Total Operating Income	23,751.80	23,391.67	360.13	1.54%	48,209.18	46,783.34	1,425.84	3.05%	280,700.00
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	175.00
Insurance	0.00	0.00	0.00	0.00%	768.09	0.00	-768.09	0.00%	21,000.00
Legal and Professional	455.00	83.34	-371.66	-445.96%	455.00	166.68	-288.32	-172.98%	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%	3,864.50	3,864.50	0.00	0.00%	23,187.00
Bank Fees	3.00	2.09	-0.91	-43.54%	3.00	4.18	1.18	28.23%	25.00
HOA Software/ Website	0.00	125.00	125.00	100.00%	390.19	250.00	-140.19	-56.08%	1,500.00
Postage/ Office Supplies	0.00	66.67	66.67	100.00%	4.08	133.34	129.26	96.94%	800.00
Total Administrative & Professional Operating	2,390.25	2,209.35	-180.90	-8.19%	5,484.86	4,418.70	-1,066.16	-24.13%	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
Expenses									
Swimming Pool	740.00	0.00	-740.00	0.00%	740.00	0.00	-740.00	0.00%	24,000.00
Cleaning	250.00	116.67	-133.33	-114.28%	450.00	233.34	-216.66	-92.85%	1,400.00
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	15,000.00
Yard Care Services	5,857.67	5,857.67	0.00	0.00%	11,715.34	11,715.34	0.00	0.00%	80,438.73
Maintenance/Repair	1,564.73	1,750.00	185.27	10.59%	4,412.67	3,500.00	-912.67	-26.08%	21,000.00
Pet Waste Stations	0.00	325.00	325.00	100.00%	0.00	650.00	650.00	100.00%	3,900.00
Total Operating Expenses	8,412.40	8,049.34	-363.06	-4.51%	17,318.01	16,098.68	-1,219.33	-7.57%	145,738.73
Utilities									
Electricity	313.79	300.00	-13.79	-4.60%	509.91	600.00	90.09	15.02%	6,500.00
Garbage Removal	1,252.94	1,333.34	80.40	6.03%	2,531.91	2,666.68	134.77	5.05%	16,000.00
Gas	248.68	200.00	-48.68	-24.34%	493.47	450.00	-43.47	-9.66%	4,000.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Water & Sewer	4,469.35	4,583.34	113.99	2.49%	8,936.31	9,166.68	230.37	2.51%	55,000.00
Internet	123.30	125.00	1.70	1.36%	246.60	250.00	3.40	1.36%	1,500.00
Total Utilities	6,408.06	6,541.68	133.62	2.04%	12,718.20	13,133.36	415.16	3.16%	85,500.00
Miscellaneous	60.17	147.03	86.86	59.08%	-310.00	294.06	604.06	205.42%	1,764.27
Total Operating Expense	17,270.88	16,947.40	-323.48	-1.91%	35,211.07	33,944.80	-1,266.27	-3.73%	280,700.00
Total Operating Income	23,751.80	23,391.67	360.13	1.54%	48,209.18	46,783.34	1,425.84	3.05%	280,700.00
Total Operating Expense	17,270.88	16,947.40	-323.48	-1.91%	35,211.07	33,944.80	-1,266.27	-3.73%	280,700.00
NOI - Net Operating Income	6,480.92	6,444.27	36.65	0.57%	12,998.11	12,838.54	159.57	1.24%	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%	19,550.00	19,550.00	0.00	0.00%	117,300.00
Interest Earned	21.95	0.00	21.95	0.00%	46.01	0.00	46.01	0.00%	0.00
Total Other Income	9,796.95	9,775.00	21.95	0.22%	19,596.01	19,550.00	46.01	0.24%	117,300.00
Other Expense									
Reserve Expenses	0.00	833.34	833.34	100.00%	0.00	1,666.68	1,666.68	100.00%	10,000.00
Total Other Expense	0.00	833.34	833.34	100.00%	0.00	1,666.68	1,666.68	100.00%	10,000.00
Net Other Income	9,796.95	8,941.66	855.29	9.57%	19,596.01	17,883.32	1,712.69	9.58%	107,300.00
Total Income	33,548.75	33,166.67	382.08	1.15%	67,805.19	66,333.34	1,471.85	2.22%	398,000.00
Total Expense	17,270.88	17,780.74	509.86	2.87%	35,211.07	35,611.48	400.41	1.12%	290,700.00
Net Income	16,277.87	15,385.93	891.94	5.80%	32,594.12	30,721.86	1,872.26	6.09%	107,300.00

Balance Sheet

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

As of: 02/28/2023

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	50,066.51
Reserve Account - Keybank	478,134.91
Reserve Account - EFCU	19,770.34
Landscape Account - Keybank	25,000.59
Stone Creek Canyon CD #5	60,000.00
Total Cash	632,972.35
TOTAL ASSETS	632,972.35
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,747.18
Total Liabilities	11,747.18
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	32,594.12
Calculated Prior Years Retained Earnings	431,255.60
Total Capital	621,225.17
TOTAL LIABILITIES & CAPITAL	632,972.35

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 Feb 2023

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Total
Operating Income & Expense			
Income			
HOA Dues	23,628.87	22,471.27	46,100.14
Interest Charge	7.27	0.53	7.80
Parking	400.74	1,020.00	1,420.74
Pool Key	10.00	0.00	10.00
Discount/Promotion	-15.00	0.00	-15.00
Clubhouse Rental Fee	105.00	50.00	155.00
Late Fees	320.50	210.00	530.50
Total Operating Income	24,457.38	23,751.80	48,209.18
Expense			
Administrative & Professional			
Insurance	768.09	0.00	768.09
Legal and Professional	0.00	455.00	455.00
Management Fees	1,932.25	1,932.25	3,864.50
Bank Fees	0.00	3.00	3.00
HOA Software/Website	390.19	0.00	390.19
Postage/Office Supplies	4.08	0.00	4.08
Total Administrative & Professional	3,094.61	2,390.25	5,484.86
Operating Expenses			
Swimming Pool	0.00	740.00	740.00
Cleaning	200.00	250.00	450.00
Yard Care Services	5,857.67	5,857.67	11,715.34
Maintenance/Repair	2,847.94	1,564.73	4,412.67
Total Operating Expenses	8,905.61	8,412.40	17,318.01
Utilities			
Electricity	196.12	313.79	509.91
Garbage Removal	1,278.97	1,252.94	2,531.91

HOA Income Statement - 12 Month

Account Name	Jan 2023	Feb 2023	Total
Gas	244.79	248.68	493.47
Water & Sewer	4,466.96	4,469.35	8,936.31
Internet	123.30	123.30	246.60
Total Utilities	6,310.14	6,408.06	12,718.20
Miscellaneous	-370.17	60.17	-310.00
Total Operating Expense	17,940.19	17,270.88	35,211.07
NOI - Net Operating Income	6,517.19	6,480.92	12,998.11
Other Income & Expense			
Other Income			
Reserve Account Revenue	9,775.00	9,775.00	19,550.00
Interest Earned	24.06	21.95	46.01
Total Other Income	9,799.06	9,796.95	19,596.01
Net Other Income	9,799.06	9,796.95	19,596.01
Total Income	34,256.44	33,548.75	67,805.19
Total Expense	17,940.19	17,270.88	35,211.07
Net Income	16,316.25	16,277.87	32,594.12