

Monthly Income Statement

Alliance Property Management

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

As of: Nov 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	26,091.46
Interest Charge	33.12
Parking	550.00
Pool Key	0.00
Discount/Promotion	0.00
Clubhouse Rental Fee	-5.00
Rule Violations	0.00
Late Fees	285.91
NSF Charge	0.00
Utility Charges: Garbage	8.85
Total Operating Income	26,964.34
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	0.00
Cleaning	450.00
Sprinkler Repairs/Maintenance	5,088.06
Yard Care Services	7,334.25
Maintenance/Repair	2,701.75
Pet Waste Stations	0.00
Total Operating Expenses	15,574.06
Utilities	
Electricity	364.57
Garbage Removal	1,255.39
Gas	0.00
Secondary Water	0.00
Water & Sewer	4,471.46
Internet	0.00
Total Utilities	6,091.42
Miscellaneous	0.00

Monthly Income Statement

Account Name	Selected Month
Total Operating Expense	23,597.73
NOI - Net Operating Income	3,366.61
Other Income & Expense	
Other Income	
Reserve Account Revenue	7,325.00
Insurance Claim Payment	0.00
Interest Earned	1,858.91
Reinvestment Fee	1,600.00
Landscape Restoration Revenue	0.00
Total Other Income	10,783.91
Other Expense	
Reserve Expenses	0.00
Concrete Repairs	0.00
Landscape Restoration	0.00
Pool Repairs/Maintenance	0.00
Insurance Claim Expense	0.00
Total Other Expense	0.00
Net Other Income	10,783.91
Total Income	37,748.25
Total Expense	23,597.73
Net Income	14,150.52

Annual Budget - Comparative

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

As of: Nov 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	26,091.46	23,996.66	2,094.80	8.73%	267,594.52	263,963.34	3,631.18	1.38%	287,960.00
Interest Charge	33.12	0.00	33.12	0.00%	175.41	0.00	175.41	0.00%	0.00
Parking	550.00	541.66	8.34	1.54%	7,807.63	5,958.34	1,849.29	31.04%	6,500.00
Pool Key	0.00	0.00	0.00	0.00%	175.00	0.00	175.00	0.00%	0.00
Discount/ Promotion	0.00	0.00	0.00	0.00%	-33.64	0.00	-33.64	0.00%	0.00
Clubhouse Rental Fee	-5.00	0.00	-5.00	0.00%	750.00	0.00	750.00	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	285.91	0.00	285.91	0.00%	3,272.24	0.00	3,272.24	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	80.00	0.00	80.00	0.00%	0.00
Utility Charges: Garbage	8.85	0.00	8.85	0.00%	26.55	0.00	26.55	0.00%	0.00
Total Operating Income	26,964.34	24,538.32	2,426.02	9.89%	279,922.71	269,921.68	10,001.03	3.71%	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%	28,049.85	27,000.00	-1,049.85	-3.89%	27,000.00
Legal and Professional	0.00	83.33	83.33	100.00%	1,890.00	916.67	-973.33	-106.18%	1,000.00
Licenses	0.00	10.00	10.00	100.00%	0.00	10.00	10.00	100.00%	10.00
Management Fees	1,932.25	1,932.25	0.00	0.00%	21,254.75	21,254.75	0.00	0.00%	23,187.00
Tax Expense	0.00	0.00	0.00	0.00%	5,155.00	0.00	-5,155.00	0.00%	0.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	22.92	22.92	100.00%	25.00
HOA Software/ Website	0.00	0.00	0.00	0.00%	1,556.54	1,200.00	-356.54	-29.71%	1,600.00
Postage/	0.00	41.66	41.66	100.00%	270.92	458.34	187.42	40.89%	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
Office Supplies									
Total Administrative & Professional	1,932.25	2,069.32	137.07	6.62%	58,327.06	51,037.68	-7,289.38	-14.28%	53,497.00
Operating Expenses									
Swimming Pool	0.00	0.00	0.00	0.00%	19,002.25	20,500.00	1,497.75	7.31%	20,500.00
Cleaning	450.00	229.16	-220.84	-96.37%	2,800.00	2,520.84	-279.16	-11.07%	2,750.00
Sprinkler Repairs/ Maintenance	5,088.06	0.00	-5,088.06	0.00%	17,011.23	15,000.00	-2,011.23	-13.41%	15,000.00
Yard Care Services	7,334.25	7,056.25	-278.00	-3.94%	80,524.20	77,404.42	-3,119.78	-4.03%	84,460.67
Maintenance/ Repair	2,701.75	2,083.33	-618.42	-29.68%	18,771.72	22,916.67	4,144.95	18.09%	25,000.00
Pet Waste Stations	0.00	145.83	145.83	100.00%	1,412.00	1,604.17	192.17	11.98%	1,750.00
Total Operating Expenses	15,574.06	9,514.57	-6,059.49	-63.69%	139,521.40	139,946.10	424.70	0.30%	149,460.67
Utilities									
Electricity	364.57	375.00	10.43	2.78%	5,303.66	6,125.00	821.34	13.41%	6,500.00
Garbage Removal	1,255.39	1,333.33	77.94	5.85%	13,880.00	14,666.67	786.67	5.36%	16,000.00
Gas	0.00	300.00	300.00	100.00%	3,675.66	5,700.00	2,024.34	35.51%	6,000.00
Secondary Water	0.00	3,500.00	3,500.00	100.00%	2,761.26	3,500.00	738.74	21.11%	3,500.00
Water & Sewer	4,471.46	4,583.33	111.87	2.44%	49,484.61	50,416.67	932.06	1.85%	55,000.00
Internet	0.00	125.00	125.00	100.00%	608.10	1,375.00	766.90	55.77%	1,500.00
Total Utilities	6,091.42	10,216.66	4,125.24	40.38%	75,713.29	81,783.34	6,070.05	7.42%	88,500.00
Miscellaneous	0.00	250.19	250.19	100.00%	231.66	2,752.14	2,520.48	91.58%	3,002.33
Total Operating Expense	23,597.73	22,050.74	-1,546.99	-7.02%	273,793.41	275,519.26	1,725.85	0.63%	294,460.00
Total Operating Income	26,964.34	24,538.32	2,426.02	9.89%	279,922.71	269,921.68	10,001.03	3.71%	294,460.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Total Operating Expense	23,597.73	22,050.74	-1,546.99	-7.02%	273,793.41	275,519.26	1,725.85	0.63%	294,460.00
NOI - Net Operating Income	3,366.61	2,487.58	879.03	35.34%	6,129.30	-5,597.58	11,726.88	209.50%	0.00
Other Income									
Reserve Account Revenue	7,325.00	7,325.00	0.00	0.00%	80,575.00	80,575.00	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	1,858.91	0.00	1,858.91	0.00%	22,828.43	0.00	22,828.43	0.00%	0.00
Reinvestment Fee	1,600.00	0.00	1,600.00	0.00%	6,400.00	0.00	6,400.00	0.00%	0.00
Landscape Restoration Revenue	0.00	2,083.33	-2,083.33	-100.00%	20,833.40	22,916.67	-2,083.27	-9.09%	25,000.00
Total Other Income	10,783.91	9,408.33	1,375.58	14.62%	169,110.48	103,491.67	65,618.81	63.40%	112,900.00
Other Expense									
Landscape Restoration	0.00	0.00	0.00	0.00%	12,804.64	12,000.00	-804.64	-6.71%	12,000.00
Insurance Claim Expense	0.00	0.00	0.00	0.00%	38,473.65	0.00	-38,473.65	0.00%	0.00
Total Other Expense	0.00	0.00	0.00	0.00%	51,278.29	12,000.00	-39,278.29	-327.32%	12,000.00
Net Other Income	10,783.91	9,408.33	1,375.58	14.62%	117,832.19	91,491.67	26,340.52	28.79%	100,900.00
Total Income	37,748.25	33,946.65	3,801.60	11.20%	449,033.19	373,413.35	75,619.84	20.25%	407,360.00
Total Expense	23,597.73	22,050.74	-1,546.99	-7.02%	325,071.70	287,519.26	-37,552.44	-13.06%	306,460.00
Net Income	14,150.52	11,895.91	2,254.61	18.95%	123,961.49	85,894.09	38,067.40	44.32%	100,900.00

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 Nov 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	Aug 2024	Sep 2024	Oct 2024	Nov 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	24,799.52	24,156.40	24,945.49	25,207.69	26,091.46	267,594.52
Interest Charge	0.00	5.56	12.64	9.50	7.21	1.05	7.73	11.07	22.02	65.51	33.12	175.41
Parking	735.00	672.03	685.00	745.00	837.20	733.40	750.00	750.00	700.00	650.00	550.00	7,807.63
Pool Key	0.00	0.00	0.00	0.00	35.00	0.00	105.00	35.00	0.00	0.00	0.00	175.00
Discount/ Promotion	-8.64	-5.00	-5.00	0.00	0.00	0.00	0.00	0.00	0.00	-15.00	0.00	-33.64
Clubhouse Rental Fee	75.00	150.00	235.00	75.00	35.00	90.00	-105.00	210.00	-5.00	-5.00	-5.00	750.00
Rule Violations	0.00	0.00	75.00	0.00	0.00	0.00	0.00	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	215.00	345.00	402.44	285.91	3,272.24
NSF Charge	20.00	20.00	10.13	29.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
Utility Charges: Garbage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.85	8.85	8.85	26.55
Total Operating Income	24,182.40	26,520.06	24,585.46	25,620.18	24,966.92	23,540.84	25,834.19	25,377.47	26,016.36	26,314.49	26,964.34	279,922.71
Expense												
Administrative & Professional												
Accounting	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,049.85	0.00	28,049.85
Legal and Professional	0.00	0.00	0.00	0.00	735.00	0.00	0.00	0.00	1,155.00	0.00	0.00	1,890.00
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	21,254.75
Tax Expense	0.00	0.00	0.00	3,795.00	0.00	680.00	0.00	0.00	680.00	0.00	0.00	5,155.00
HOA Software/ Website	0.00	776.16	0.00	0.00	390.19	0.00	0.00	0.00	0.00	390.19	0.00	1,556.54
Postage/Office	166.16	10.42	0.00	0.00	0.00	69.11	0.00	10.33	6.26	8.64	0.00	270.92

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
Supplies												
Total Administrative & Professional	2,098.41	2,718.83	1,932.25	5,877.25	3,057.44	2,681.36	1,932.25	1,942.58	3,773.51	30,380.93	1,932.25	58,327.06
Operating Expenses												
Swimming Pool	0.00	870.00	0.00	150.00	2,930.00	1,150.00	2,795.00	2,580.00	6,334.00	2,193.25	0.00	19,002.25
Cleaning	200.00	200.00	495.00	200.00	0.00	450.00	300.00	0.00	505.00	0.00	450.00	2,800.00
Sprinkler Repairs/ Maintenance	94.97	0.00	0.00	750.00	162.87	0.00	3,151.85	2,908.67	2,994.81	1,860.00	5,088.06	17,011.23
Yard Care Services	7,076.00	7,581.10	6,985.00	7,542.35	7,334.25	7,334.25	7,334.25	7,334.25	7,334.25	7,334.25	7,334.25	80,524.20
Maintenance/ Repair	594.38	683.00	908.75	1,060.54	1,596.85	8,438.68	309.58	2,224.99	1,995.21	-1,742.01	2,701.75	18,771.72
Pet Waste Stations	120.00	0.00	390.00	120.00	210.00	168.00	0.00	0.00	26.00	378.00	0.00	1,412.00
Total Operating Expenses	8,085.35	9,334.10	8,778.75	9,822.89	12,233.97	17,540.93	13,890.68	15,047.91	19,189.27	10,023.49	15,574.06	139,521.40
Utilities												
Electricity	325.81	0.00	302.13	600.10	305.44	628.31	799.33	829.88	722.67	425.42	364.57	5,303.66
Garbage Removal	1,270.04	0.00	1,249.72	1,249.72	2,587.87	1,249.02	1,243.41	1,258.35	1,261.09	1,255.39	1,255.39	13,880.00
Gas	357.19	281.35	221.24	164.40	59.33	1,118.30	1,305.53	379.78	588.72	-800.18	0.00	3,675.66
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,761.26	0.00	2,761.26
Water & Sewer	4,488.48	4,471.46	4,474.46	4,471.46	0.00	8,968.92	4,578.87	4,536.98	4,530.06	4,492.46	4,471.46	49,484.61
Internet	-16.40	135.89	0.00	325.00	0.00	13.86	29.95	29.95	89.85	0.00	0.00	608.10
Total Utilities	6,425.12	4,888.70	6,247.55	6,810.68	2,952.64	11,978.41	7,957.09	7,034.94	7,192.39	8,134.35	6,091.42	75,713.29
Miscellaneous	0.00	0.00	0.00	0.00	52.55	0.00	137.41	41.70	0.00	0.00	0.00	231.66
Total Operating Expense	16,608.88	16,941.63	16,958.55	22,510.82	19,296.60	32,200.70	23,917.43	24,067.13	30,155.17	48,538.77	23,597.73	273,793.41
NOI - Net Operating Income	7,573.52	9,578.43	7,626.91	3,109.36	6,670.32	-8,659.86	1,916.76	1,310.34	-4,138.81	-22,224.28	3,366.61	6,129.30

HOA Income Statement - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
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	7,325.00	7,325.00	7,325.00	7,325.00	80,575.00
Insurance Claim Payment	0.00	0.00	0.00	0.00	0.00	38,473.65	0.00	0.00	0.00	0.00	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	1,828.24	1,747.14	1,811.34	1,858.91	22,828.43
Reinvestment Fee	0.00	0.00	0.00	0.00	800.00	800.00	800.00	0.00	800.00	1,600.00	1,600.00	6,400.00
Landscape Restoration Revenue	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	2,083.34	0.00	20,833.40
Total Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	50,879.60	12,422.07	11,236.58	11,955.48	12,819.68	10,783.91	169,110.48
Other Expense												
Landscape Restoration	0.00	0.00	0.00	0.00	0.00	761.83	785.00	0.00	6,126.15	5,131.66	0.00	12,804.64
Insurance Claim Expense	0.00	0.00	0.00	0.00	0.00	19,236.83	0.00	0.00	19,236.82	0.00	0.00	38,473.65
Total Other Expense	0.00	0.00	0.00	0.00	0.00	19,998.66	785.00	0.00	25,362.97	5,131.66	0.00	51,278.29
Net Other Income												
Net Other Income	11,740.35	11,578.44	10,273.71	13,005.25	12,415.41	30,880.94	11,637.07	11,236.58	-13,407.49	7,688.02	10,783.91	117,832.19
Total Income												
Total Income	35,922.75	38,098.50	34,859.17	38,625.43	37,382.33	74,420.44	38,256.26	36,614.05	37,971.84	39,134.17	37,748.25	449,033.19
Total Expense												
Total Expense	16,608.88	16,941.63	16,958.55	22,510.82	18,296.60	52,199.36	24,702.43	24,067.13	55,518.14	53,670.43	23,597.73	325,071.70
Net Income												
Net Income	19,313.87	21,156.87	17,900.62	16,114.61	19,085.73	22,221.08	13,553.83	12,546.92	-17,546.30	-14,536.26	14,150.52	123,961.49

Balance Sheet

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

As of: 11/30/2024

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	34,705.22
Reserve Account - Keybank	105,142.03
Reserve Account - Landing Rock	533,988.60
Landscape Account - Keybank	19,101.04
Stone Creek - Key CD 4	105,743.22
Total Cash	798,680.11
TOTAL ASSETS	798,680.11
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	16,612.55
Total Liabilities	16,612.55
Capital	
Opening Balance Equity	157,163.40
Calculated Retained Earnings	123,961.49
Calculated Prior Years Retained Earnings	500,942.67
Total Capital	782,067.56
TOTAL LIABILITIES & CAPITAL	798,680.11