

Monthly Income Statement

Alliance Property Management

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

As of: Nov 2022

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	20,780.04
Reimbursed Expenses	0.00
Interest Charge	12.32
Collection Balance	0.00
Parking	420.00
Pool Key	0.00
Discount/Promotion	-35.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	55.00
Rule Violations	0.00
Late Fees	97.47
NSF Charge	40.00
Total Operating Income	21,369.83
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	-3.00
Legal and Professional	0.00
Licenses	10.00
Management Fees	1,932.25
Property Manager Hourly	0.00
HOA Software/Website	0.00
Postage/Office Supplies	12.78
Total Administrative & Professional	1,952.03
Operating Expenses	
Swimming Pool	0.00
Cleaning	200.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	5,857.67
Maintenance/Repair	-643.83
Total Operating Expenses	5,413.84
Utilities	
Electricity	0.00
Garbage Removal	1,215.52
Gas	23.01
Secondary Water	2,291.41
Water & Sewer	4,466.96
Internet	118.30

Monthly Income Statement

Account Name	Selected Month
Total Utilities	8,115.20
Miscellaneous	0.00
Total Operating Expense	15,481.07
NOI - Net Operating Income	5,888.76
Other Income & Expense	
Other Income	
Reserve Account Revenue	10,019.00
Interest Earned	22.32
Reinvestment Fee	800.00
Total Other Income	10,841.32
Other Expense	
Reserve Expenses	1,863.85
Asphalt Maintenance	0.00
Reserve Study	0.00
Pool Repairs/Maintenance	0.00
Total Other Expense	1,863.85
Net Other Income	8,977.47
Total Income	32,211.15
Total Expense	17,344.92
Net Income	14,866.23

Annual Budget - Comparative

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

As of: Nov 2022

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	20,780.04	20,766.00	14.04	0.07%	231,755.61	228,426.00	3,329.61	1.46%	249,192.00
Interest Charge	12.32	0.00	12.32	0.00%	83.16	0.00	83.16	0.00%	0.00
Collection Balance	0.00	0.00	0.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Parking	420.00	666.66	-246.66	-37.00%	4,618.83	7,333.34	-2,714.51	-37.02%	8,000.00
Pool Key	0.00	0.00	0.00	0.00%	140.00	0.00	140.00	0.00%	0.00
Discount/Promotion	-35.00	0.00	-35.00	0.00%	-35.00	0.00	-35.00	0.00%	0.00
Opening Balance	0.00	0.00	0.00	0.00%	1,105.00	0.00	1,105.00	0.00%	0.00
Adjustment	0.00	0.00	0.00	0.00%	-3,012.64	0.00	-3,012.64	0.00%	0.00
Clubhouse Rental Fee	55.00	0.00	55.00	0.00%	913.00	0.00	913.00	0.00%	0.00
Rule Violations	0.00	0.00	0.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Late Fees	97.47	0.00	97.47	0.00%	2,627.23	0.00	2,627.23	0.00%	0.00
NSF Charge	40.00	0.00	40.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Total Operating Income	21,369.83	21,432.66	-62.83	-0.29%	238,670.19	235,759.34	2,910.85	1.23%	257,192.00
Expense									
Administrative & Professional									
Accounting	0.00	0.00	0.00	0.00%	156.86	120.00	-36.86	-30.72%	120.00
Insurance	-3.00	0.00	3.00	0.00%	18,356.29	19,000.00	643.71	3.39%	19,000.00
Legal and Professional	0.00	41.66	41.66	100.00%	75.00	458.34	383.34	83.64%	500.00
Licenses	10.00	0.00	-10.00	0.00%	10.00	10.00	0.00	0.00%	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
Bank Fees	0.00	2.08	2.08	100.00%	0.00	22.92	22.92	100.00%	25.00
HOA Software/	0.00	0.00	0.00	0.00%	1,170.57	0.00	-1,170.57	0.00%	1,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Website									
Postage/ Office Supplies	12.78	66.66	53.88	80.83%	254.10	733.34	479.24	65.35%	800.00
Total Administrative & Professional	1,952.03	2,042.65	90.62	4.44%	41,277.57	41,599.35	321.78	0.77%	45,142.00
Operating Expenses									
Swimming Pool	0.00	0.00	0.00	0.00%	18,589.21	22,000.00	3,410.79	15.50%	22,000.00
Cleaning	200.00	183.33	-16.67	-9.09%	1,095.00	2,016.67	921.67	45.70%	2,200.00
Sprinkler Repairs/ Maintenance	0.00	500.00	500.00	100.00%	12,539.54	13,500.00	960.46	7.11%	13,500.00
Yard Care Services	5,857.67	5,857.67	0.00	0.00%	62,910.88	64,434.39	1,523.51	2.36%	70,292.06
Maintenance/ Repair	-643.83	1,708.32	2,352.15	137.69%	16,116.97	18,791.68	2,674.71	14.23%	20,500.00
Total Operating Expenses	5,413.84	8,249.32	2,835.48	34.37%	111,251.60	120,742.74	9,491.14	7.86%	128,492.06
Utilities									
Electricity	0.00	541.66	541.66	100.00%	5,678.87	5,958.34	279.47	4.69%	6,500.00
Garbage Removal	1,215.52	1,125.00	-90.52	-8.05%	13,151.00	12,375.00	-776.00	-6.27%	13,500.00
Gas	23.01	291.66	268.65	92.11%	2,820.47	3,208.34	387.87	12.09%	3,500.00
Secondary Water	2,291.41	2,500.00	208.59	8.34%	2,291.41	2,500.00	208.59	8.34%	2,500.00
Water & Sewer	4,466.96	4,583.33	116.37	2.54%	49,324.79	50,416.67	1,091.88	2.17%	55,000.00
Internet	118.30	125.00	6.70	5.36%	1,196.62	1,375.00	178.38	12.97%	1,500.00
Total Utilities	8,115.20	9,166.65	1,051.45	11.47%	74,463.16	75,833.35	1,370.19	1.81%	82,500.00
Miscellaneous	0.00	88.16	88.16	100.00%	0.00	969.78	969.78	100.00%	1,057.94
Total Operating Expense	15,481.07	19,546.78	4,065.71	20.80%	226,992.33	239,145.22	12,152.89	5.08%	257,192.00
Total Operating Income	21,369.83	21,432.66	-62.83	-0.29%	238,670.19	235,759.34	2,910.85	1.23%	257,192.00

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	15,481.07	19,546.78	4,065.71	20.80%	226,992.33	239,145.22	12,152.89	5.08%	257,192.00
NOI - Net Operating Income	5,888.76	1,885.88	4,002.88	212.26%	11,677.86	-3,385.88	15,063.74	444.90%	0.00
Other Income									
Reserve Account Revenue	10,019.00	10,019.00	0.00	0.00%	110,209.00	110,209.00	0.00	0.00%	120,228.00
Interest Earned	22.32	0.00	22.32	0.00%	240.36	0.00	240.36	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	12,000.00	0.00	12,000.00	0.00%	0.00
Total Other Income	10,841.32	10,019.00	822.32	8.21%	122,449.36	110,209.00	12,240.36	11.11%	120,228.00
Other Expense									
Reserve Expenses	1,863.85	416.66	-1,447.19	-347.33%	46,724.40	4,583.34	-42,141.06	-919.44%	5,000.00
Asphalt Maintenance	0.00	0.00	0.00	0.00%	6,213.94	0.00	-6,213.94	0.00%	0.00
Reserve Study	0.00	0.00	0.00	0.00%	3,650.00	0.00	-3,650.00	0.00%	0.00
Total Other Expense	1,863.85	416.66	-1,447.19	-347.33%	56,588.34	4,583.34	-52,005.00	-1,134.65%	5,000.00
Net Other Income									
Net Other Income	8,977.47	9,602.34	-624.87	-6.51%	65,861.02	105,625.66	-39,764.64	-37.65%	115,228.00
Total Income									
Total Income	32,211.15	31,451.66	759.49	2.41%	361,119.55	345,968.34	15,151.21	4.38%	377,420.00
Total Expense									
Total Expense	17,344.92	19,963.44	2,618.52	13.12%	283,580.67	243,728.56	-39,852.11	-16.35%	262,192.00
Net Income									
Net Income	14,866.23	11,488.22	3,378.01	29.40%	77,538.88	102,239.78	-24,700.90	-24.16%	115,228.00

Balance Sheet

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

As of: 11/30/2022

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	53,808.03
Reserve Account - Keybank	500,432.72
Reserve Account - EFCU	19,765.46
Landscape Account - Keybank	8,731.31
Total Cash	582,737.52
TOTAL ASSETS	582,737.52
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	9,909.37
Total Liabilities	9,909.37
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	77,538.88
Calculated Prior Years Retained Earnings	337,913.82
Total Capital	572,828.15
TOTAL LIABILITIES & CAPITAL	582,737.52

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 2022 to Nov 2022

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
Operating Income & Expense												
Income												
HOA Dues	22,876.34	20,535.62	20,933.15	20,064.41	21,991.27	20,839.52	20,888.38	20,438.92	21,201.75	21,206.21	20,780.04	231,755.61
Interest Charge	1.79	0.88	1.41	0.35	3.08	1.58	0.70	30.25	17.54	13.26	12.32	83.16
Collection Balance	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	75.00
Parking	445.00	445.00	325.00	385.00	400.52	445.00	360.00	443.31	510.00	440.00	420.00	4,618.83
Pool Key	0.00	0.00	35.00	35.00	35.00	0.00	35.00	0.00	0.00	0.00	0.00	140.00
Discount/Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-35.00	-35.00
Opening Balance	1,105.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,105.00
Adjustment	-3,012.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,012.64
Clubhouse Rental Fee	-65.00	55.00	170.00	170.00	310.00	-35.00	-190.00	100.00	40.00	303.00	55.00	913.00
Rule Violations	50.00	0.00	0.00	50.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Late Fees	396.52	198.00	267.00	31.24	456.00	223.00	190.65	228.00	282.35	257.00	97.47	2,627.23
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	0.00	20.00	0.00	0.00	40.00	100.00
Total Operating Income	21,797.01	21,234.50	21,731.56	20,736.00	23,395.87	21,514.10	21,359.73	21,260.48	22,051.64	22,219.47	21,369.83	238,670.19
Expense												
Administrative & Professional												
Accounting	0.00	0.00	0.00	156.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	156.86
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,359.29	-3.00	18,356.29
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	75.00
Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
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
HOA Software/	0.00	0.00	0.00	390.19	0.00	0.00	390.19	0.00	0.00	390.19	0.00	1,170.57

HOA Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
Website												
Postage/Office Supplies	0.00	8.20	176.00	6.95	8.55	18.10	10.94	9.64	2.94	0.00	12.78	254.10
Total Administrative & Professional	1,932.25	1,940.45	2,108.25	2,486.25	1,940.80	1,950.35	2,333.38	1,941.89	1,935.19	20,756.73	1,952.03	41,277.57
Operating Expenses												
Swimming Pool	0.00	790.00	0.00	0.00	60.00	0.00	5,047.17	2,422.22	0.00	10,269.82	0.00	18,589.21
Cleaning	0.00	0.00	0.00	95.00	0.00	0.00	100.00	250.00	250.00	200.00	200.00	1,095.00
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00	872.74	2,394.69	937.14	5,580.76	0.00	2,754.21	0.00	12,539.54
Yard Care Services	5,037.73	5,037.73	5,037.73	6,794.00	5,857.67	5,857.67	5,857.67	5,857.67	5,857.67	5,857.67	5,857.67	62,910.88
Maintenance/Repair	597.78	1,386.67	534.51	4,150.45	2,311.85	-926.50	2,959.77	1,297.72	2,823.71	1,624.84	-643.83	16,116.97
Total Operating Expenses	5,635.51	7,214.40	5,572.24	11,039.45	9,102.26	7,325.86	14,901.75	15,408.37	8,931.38	20,706.54	5,413.84	111,251.60
Utilities												
Electricity	313.88	300.69	297.86	288.57	442.85	0.00	1,369.28	814.95	0.00	1,850.79	0.00	5,678.87
Garbage Removal	1,067.39	1,135.70	1,143.39	1,191.42	1,222.80	1,242.02	1,258.67	1,261.23	1,206.87	1,205.99	1,215.52	13,151.00
Gas	227.99	191.95	168.89	100.40	76.47	525.38	579.57	290.70	613.33	22.78	23.01	2,820.47
Secondary Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,291.41	2,291.41
Water & Sewer	4,464.78	4,466.96	4,469.49	4,472.02	4,469.49	4,474.55	4,507.57	4,526.56	4,516.30	4,490.11	4,466.96	49,324.79
Internet	3.62	118.30	118.30	118.30	118.30	118.30	246.60	0.00	118.30	118.30	118.30	1,196.62
Total Utilities	6,077.66	6,213.60	6,197.93	6,170.71	6,329.91	6,360.25	7,961.69	6,893.44	6,454.80	7,687.97	8,115.20	74,463.16
Total Operating Expense	13,645.42	15,368.45	13,878.42	19,696.41	17,372.97	15,636.46	25,196.82	24,243.70	17,321.37	49,151.24	15,481.07	226,992.33
NOI - Net Operating Income	8,151.59	5,866.05	7,853.14	1,039.59	6,022.90	5,877.64	-3,837.09	-2,983.22	4,730.27	-26,931.77	5,888.76	11,677.86
Other Income & Expense												
Other Income												
Reserve Account Revenue	10,019.00	10,019.00	10,019.00	10,019.00	10,019.00	10,019.00	10,019.00	10,019.00	10,019.00	10,019.00	10,019.00	110,209.00

HOA Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
Interest Earned	20.05	19.07	21.63	2.03	41.93	21.70	22.78	23.08	22.77	23.00	22.32	240.36
Reinvestment Fee	2,400.00	1,600.00	1,600.00	0.00	800.00	1,600.00	800.00	0.00	1,600.00	800.00	800.00	12,000.00
Total Other Income	12,439.05	11,638.07	11,640.63	10,021.03	10,860.93	11,640.70	10,841.78	10,042.08	11,641.77	10,842.00	10,841.32	122,449.36
Other Expense												
Reserve Expenses	0.00	0.00	0.00	0.00	3,820.30	0.00	0.00	12,430.72	28,609.53	0.00	1,863.85	46,724.40
Asphalt Maintenance	0.00	0.00	0.00	0.00	3,552.00	0.00	0.00	0.00	2,661.94	0.00	0.00	6,213.94
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,650.00	0.00	0.00	0.00	3,650.00
Total Other Expense	0.00	0.00	0.00	0.00	7,372.30	0.00	0.00	16,080.72	31,271.47	0.00	1,863.85	56,588.34
Net Other Income	12,439.05	11,638.07	11,640.63	10,021.03	3,488.63	11,640.70	10,841.78	-6,038.64	-19,629.70	10,842.00	8,977.47	65,861.02
Total Income	34,236.06	32,872.57	33,372.19	30,757.03	34,256.80	33,154.80	32,201.51	31,302.56	33,693.41	33,061.47	32,211.15	361,119.55
Total Expense	13,645.42	15,368.45	13,878.42	19,696.41	24,745.27	15,636.46	25,196.82	40,324.42	48,592.84	49,151.24	17,344.92	283,580.67
Net Income	20,590.64	17,504.12	19,493.77	11,060.62	9,511.53	17,518.34	7,004.69	-9,021.86	-14,899.43	-16,089.77	14,866.23	77,538.88