

Monthly Income Statement

Alliance Property Management

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

As of: Sep 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	21,201.75
Reimbursed Expenses	0.00
Interest Charge	17.54
Collection Balance	0.00
Parking	510.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	40.00
Rule Violations	0.00
Late Fees	282.35
NSF Charge	0.00
Total Operating Income	22,051.64
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Property Manager Hourly	0.00
HOA Software/Website	0.00
Postage/Office Supplies	2.94
Total Administrative & Professional	1,935.19
Operating Expenses	
Swimming Pool	0.00
Cleaning	250.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	5,857.67
Maintenance/Repair	2,823.71
Total Operating Expenses	8,931.38
Utilities	
Electricity	0.00
Garbage Removal	1,206.87
Gas	613.33
Secondary Water	0.00
Water & Sewer	4,516.30
Internet	118.30
Total Utilities	6,454.80

Monthly Income Statement

Account Name	Selected Month
Miscellaneous	0.00
Total Operating Expense	17,321.37
NOI - Net Operating Income	4,730.27
Other Income & Expense	
Other Income	
Reserve Account Revenue	10,019.00
Interest Earned	22.77
Reinvestment Fee	1,600.00
Total Other Income	11,641.77
Other Expense	
Reserve Expenses	28,609.53
Asphalt Maintenance	2,661.94
Reserve Study	0.00
Total Other Expense	31,271.47
Net Other Income	-19,629.70
Total Income	33,693.41
Total Expense	48,592.84
Net Income	-14,899.43

Annual Budget - Comparative

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

As of: Sep 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	21,201.75	20,766.00	435.75	2.10%	189,769.36	186,894.00	2,875.36	1.54%	249,192.00
Interest Charge	17.54	0.00	17.54	0.00%	57.58	0.00	57.58	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	510.00	666.66	-156.66	-23.50%	3,758.83	6,000.02	-2,241.19	-37.35%	8,000.00
Pool Key	0.00	0.00	0.00	0.00%	140.00	0.00	140.00	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	40.00	0.00	40.00	0.00%	555.00	0.00	555.00	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	282.35	0.00	282.35	0.00%	2,272.76	0.00	2,272.76	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Total Operating Income	22,051.64	21,432.66	618.98	2.89%	195,080.89	192,894.02	2,186.87	1.13%	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	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	19,000.00
Legal and Professional	0.00	41.66	41.66	100.00%	0.00	375.02	375.02	100.00%	500.00
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%	17,390.25	17,390.25	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	18.76	18.76	100.00%	25.00
HOA Software/Website	0.00	0.00	0.00	0.00%	780.38	0.00	-780.38	0.00%	1,500.00
Postage/	2.94	66.66	63.72	95.59%	241.32	600.02	358.70	59.78%	800.00

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	1,935.19	2,042.65	107.46	5.26%	18,568.81	18,504.05	-64.76	-0.35%	45,142.00
Operating Expenses									
Swimming Pool	0.00	5,000.00	5,000.00	100.00%	8,319.39	19,000.00	10,680.61	56.21%	22,000.00
Cleaning	250.00	183.33	-66.67	-36.37%	695.00	1,650.01	955.01	57.88%	2,200.00
Sprinkler Repairs/Maintenance	0.00	2,000.00	2,000.00	100.00%	9,785.33	11,000.00	1,214.67	11.04%	13,500.00
Yard Care Services	5,857.67	5,857.67	0.00	0.00%	51,195.54	52,719.05	1,523.51	2.89%	70,292.06
Maintenance/Repair	2,823.71	1,708.32	-1,115.39	-65.29%	15,135.96	15,375.04	239.08	1.55%	20,500.00
Total Operating Expenses	8,931.38	14,749.32	5,817.94	39.45%	85,131.22	99,744.10	14,612.88	14.65%	128,492.06
Utilities									
Electricity	0.00	541.66	541.66	100.00%	3,828.08	4,875.02	1,046.94	21.48%	6,500.00
Garbage Removal	1,206.87	1,125.00	-81.87	-7.28%	10,729.49	10,125.00	-604.49	-5.97%	13,500.00
Gas	613.33	291.66	-321.67	-110.29%	2,774.68	2,625.02	-149.66	-5.70%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Water & Sewer	4,516.30	4,583.33	67.03	1.46%	40,367.72	41,250.01	882.29	2.14%	55,000.00
Internet	118.30	125.00	6.70	5.36%	960.02	1,125.00	164.98	14.66%	1,500.00
Total Utilities	6,454.80	6,666.65	211.85	3.18%	58,659.99	60,000.05	1,340.06	2.23%	82,500.00
Miscellaneous	0.00	88.16	88.16	100.00%	0.00	793.46	793.46	100.00%	1,057.94
Total Operating Expense	17,321.37	23,546.78	6,225.41	26.44%	162,360.02	179,041.66	16,681.64	9.32%	257,192.00
Total Operating Income	22,051.64	21,432.66	618.98	2.89%	195,080.89	192,894.02	2,186.87	1.13%	257,192.00
Total Operating Expense	17,321.37	23,546.78	6,225.41	26.44%	162,360.02	179,041.66	16,681.64	9.32%	257,192.00
NOI - Net Operating	4,730.27	-2,114.12	6,844.39	323.75%	32,720.87	13,852.36	18,868.51	136.21%	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	10,019.00	10,019.00	0.00	0.00%	90,171.00	90,171.00	0.00	0.00%	120,228.00
Interest Earned	22.77	0.00	22.77	0.00%	195.04	0.00	195.04	0.00%	0.00
Reinvestment Fee	1,600.00	0.00	1,600.00	0.00%	10,400.00	0.00	10,400.00	0.00%	0.00
Total Other Income	11,641.77	10,019.00	1,622.77	16.20%	100,766.04	90,171.00	10,595.04	11.75%	120,228.00
Other Expense									
Reserve Expenses	28,609.53	416.66	-28,192.87	-6,766.40%	44,860.55	3,750.02	-41,110.53	-1,096.27%	5,000.00
Asphalt Maintenance	2,661.94	0.00	-2,661.94	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	31,271.47	416.66	-30,854.81	-7,405.27%	54,724.49	3,750.02	-50,974.47	-1,359.31%	5,000.00
Net Other Income	-19,629.70	9,602.34	-29,232.04	-304.43%	46,041.55	86,420.98	-40,379.43	-46.72%	115,228.00
Total Income	33,693.41	31,451.66	2,241.75	7.13%	295,846.93	283,065.02	12,781.91	4.52%	377,420.00
Total Expense	48,592.84	23,963.44	-24,629.40	-102.78%	217,084.51	182,791.68	-34,292.83	-18.76%	262,192.00
Net Income	-14,899.43	7,488.22	-22,387.65	-298.97%	78,762.42	100,273.34	-21,510.92	-21.45%	115,228.00

Balance Sheet

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

As of: 09/30/2022

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	38,922.33
Reserve Account - Keybank	501,406.32
Reserve Account - EFCU	19,762.16
Landscape Account - Keybank	25,007.22
Total Cash	585,098.03
TOTAL ASSETS	585,098.03
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	11,046.34
Total Liabilities	11,046.34
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	78,762.42
Calculated Prior Years Retained Earnings	337,913.82
Total Capital	574,051.69
TOTAL LIABILITIES & CAPITAL	585,098.03

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 Sep 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	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	189,769.36
Interest Charge	1.79	0.88	1.41	0.35	3.08	1.58	0.70	30.25	17.54	57.58
Collection Balance	0.00	0.00	0.00	0.00	0.00	0.00	75.00	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	3,758.83
Pool Key	0.00	0.00	35.00	35.00	35.00	0.00	35.00	0.00	0.00	140.00
Opening Balance	1,105.00	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	-3,012.64
Clubhouse Rental Fee	-65.00	55.00	170.00	170.00	310.00	-35.00	-190.00	100.00	40.00	555.00
Rule Violations	50.00	0.00	0.00	50.00	200.00	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	2,272.76
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	0.00	20.00	0.00	60.00
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	195,080.89
Expense										
Administrative & Professional										
Accounting	0.00	0.00	0.00	156.86	0.00	0.00	0.00	0.00	0.00	156.86
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	17,390.25
HOA Software/Website	0.00	0.00	0.00	390.19	0.00	0.00	390.19	0.00	0.00	780.38
Postage/Office Supplies	0.00	8.20	176.00	6.95	8.55	18.10	10.94	9.64	2.94	241.32
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	18,568.81
Operating Expenses										
Swimming Pool	0.00	790.00	0.00	0.00	60.00	0.00	5,047.17	2,422.22	0.00	8,319.39
Cleaning	0.00	0.00	0.00	95.00	0.00	0.00	100.00	250.00	250.00	695.00

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	Total
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00	872.74	2,394.69	937.14	5,580.76	0.00	9,785.33
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	51,195.54
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	15,135.96
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	85,131.22
Utilities										
Electricity	313.88	300.69	297.86	288.57	442.85	0.00	1,369.28	814.95	0.00	3,828.08
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	10,729.49
Gas	227.99	191.95	168.89	100.40	76.47	525.38	579.57	290.70	613.33	2,774.68
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	40,367.72
Internet	3.62	118.30	118.30	118.30	118.30	118.30	246.60	0.00	118.30	960.02
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	58,659.99
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	162,360.02
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	32,720.87
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	90,171.00
Interest Earned	20.05	19.07	21.63	2.03	41.93	21.70	22.78	23.08	22.77	195.04
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	10,400.00
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	100,766.04
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	44,860.55
Asphalt Maintenance	0.00	0.00	0.00	0.00	3,552.00	0.00	0.00	0.00	2,661.94	6,213.94
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,650.00	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	54,724.49
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	46,041.55
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	295,846.93
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	217,084.51

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	Total
Net Income	<u>20,590.64</u>	<u>17,504.12</u>	<u>19,493.77</u>	<u>11,060.62</u>	<u>9,511.53</u>	<u>17,518.34</u>	<u>7,004.69</u>	<u>-9,021.86</u>	<u>-14,899.43</u>	<u>78,762.42</u>