

## Monthly Income Statement

### Alliance Property Management

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

As of: Oct 2022

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
HOA Dues	21,206.21
Reimbursed Expenses	0.00
Interest Charge	13.26
Collection Balance	0.00
Parking	440.00
Pool Key	0.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	303.00
Rule Violations	0.00
Late Fees	257.00
NSF Charge	0.00
<b>Total Operating Income</b>	<b>22,219.47</b>
<b>Expense</b>	
<b>Administrative &amp; Professional</b>	
Accounting	0.00
Insurance	18,359.29
Legal and Professional	75.00
Licenses	0.00
Management Fees	1,932.25
Property Manager Hourly	0.00
HOA Software/Website	390.19
Postage/Office Supplies	0.00
<b>Total Administrative &amp; Professional</b>	<b>20,756.73</b>
<b>Operating Expenses</b>	
Swimming Pool	10,269.82
Cleaning	200.00
Sprinkler Repairs/Maintenance	2,754.21
Yard Care Services	5,857.67
Maintenance/Repair	1,624.84
<b>Total Operating Expenses</b>	<b>20,706.54</b>
<b>Utilities</b>	
Electricity	1,850.79
Garbage Removal	1,205.99
Gas	22.78
Secondary Water	0.00
Water & Sewer	4,490.11
Internet	118.30

## Monthly Income Statement

Account Name	Selected Month
<b>Total Utilities</b>	<b>7,687.97</b>
Miscellaneous	0.00
<b>Total Operating Expense</b>	<b>49,151.24</b>
<b>NOI - Net Operating Income</b>	<b>-26,931.77</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	10,019.00
Interest Earned	23.00
Reinvestment Fee	800.00
<b>Total Other Income</b>	<b>10,842.00</b>
<b>Other Expense</b>	
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Reserve Study	0.00
<b>Total Other Expense</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>10,842.00</b>
Total Income	33,061.47
Total Expense	49,151.24
<b>Net Income</b>	<b>-16,089.77</b>

# Annual Budget - Comparative

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

As of: Oct 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
<b>Income</b>									
HOA Dues	21,206.21	20,766.00	440.21	2.12%	210,975.57	207,660.00	3,315.57	1.60%	249,192.00
Interest Charge	13.26	0.00	13.26	0.00%	70.84	0.00	70.84	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	440.00	666.66	-226.66	-34.00%	4,198.83	6,666.68	-2,467.85	-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
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	303.00	0.00	303.00	0.00%	858.00	0.00	858.00	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	257.00	0.00	257.00	0.00%	2,529.76	0.00	2,529.76	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
<b>Total Operating Income</b>	<b>22,219.47</b>	<b>21,432.66</b>	<b>786.81</b>	<b>3.67%</b>	<b>217,300.36</b>	<b>214,326.68</b>	<b>2,973.68</b>	<b>1.39%</b>	<b>257,192.00</b>
<b>Expense</b>									
<b>Administrative &amp; Professional</b>									
Accounting	0.00	0.00	0.00	0.00%	156.86	120.00	-36.86	-30.72%	120.00
Insurance	18,359.29	19,000.00	640.71	3.37%	18,359.29	19,000.00	640.71	3.37%	19,000.00
Legal and Professional	75.00	41.66	-33.34	-80.03%	75.00	416.68	341.68	82.00%	500.00
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%	19,322.50	19,322.50	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	20.84	20.84	100.00%	25.00
HOA Software/Website	390.19	0.00	-390.19	0.00%	1,170.57	0.00	-1,170.57	0.00%	1,500.00
Postage/	0.00	66.66	66.66	100.00%	241.32	666.68	425.36	63.80%	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									
<b>Total Administrative &amp; Professional</b>	<b>20,756.73</b>	<b>21,052.65</b>	<b>295.92</b>	<b>1.41%</b>	<b>39,325.54</b>	<b>39,556.70</b>	<b>231.16</b>	<b>0.58%</b>	<b>45,142.00</b>
<b>Operating Expenses</b>									
Swimming Pool	10,269.82	3,000.00	-7,269.82	-242.33%	18,589.21	22,000.00	3,410.79	15.50%	22,000.00
Cleaning	200.00	183.33	-16.67	-9.09%	895.00	1,833.34	938.34	51.18%	2,200.00
Sprinkler Repairs/Maintenance	2,754.21	2,000.00	-754.21	-37.71%	12,539.54	13,000.00	460.46	3.54%	13,500.00
Yard Care Services	5,857.67	5,857.67	0.00	0.00%	57,053.21	58,576.72	1,523.51	2.60%	70,292.06
Maintenance/Repair	1,624.84	1,708.32	83.48	4.89%	16,760.80	17,083.36	322.56	1.89%	20,500.00
<b>Total Operating Expenses</b>	<b>20,706.54</b>	<b>12,749.32</b>	<b>-7,957.22</b>	<b>-62.41%</b>	<b>105,837.76</b>	<b>112,493.42</b>	<b>6,655.66</b>	<b>5.92%</b>	<b>128,492.06</b>
<b>Utilities</b>									
Electricity	1,850.79	541.66	-1,309.13	-241.69%	5,678.87	5,416.68	-262.19	-4.84%	6,500.00
Garbage Removal	1,205.99	1,125.00	-80.99	-7.20%	11,935.48	11,250.00	-685.48	-6.09%	13,500.00
Gas	22.78	291.66	268.88	92.19%	2,797.46	2,916.68	119.22	4.09%	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	4,490.11	4,583.33	93.22	2.03%	44,857.83	45,833.34	975.51	2.13%	55,000.00
Internet	118.30	125.00	6.70	5.36%	1,078.32	1,250.00	171.68	13.73%	1,500.00
<b>Total Utilities</b>	<b>7,687.97</b>	<b>6,666.65</b>	<b>-1,021.32</b>	<b>-15.32%</b>	<b>66,347.96</b>	<b>66,666.70</b>	<b>318.74</b>	<b>0.48%</b>	<b>82,500.00</b>
Miscellaneous	0.00	88.16	88.16	100.00%	0.00	881.62	881.62	100.00%	1,057.94
<b>Total Operating Expense</b>	<b>49,151.24</b>	<b>40,556.78</b>	<b>-8,594.46</b>	<b>-21.19%</b>	<b>211,511.26</b>	<b>219,598.44</b>	<b>8,087.18</b>	<b>3.68%</b>	<b>257,192.00</b>
<b>Total Operating Income</b>	<b>22,219.47</b>	<b>21,432.66</b>	<b>786.81</b>	<b>3.67%</b>	<b>217,300.36</b>	<b>214,326.68</b>	<b>2,973.68</b>	<b>1.39%</b>	<b>257,192.00</b>
<b>Total Operating Expense</b>	<b>49,151.24</b>	<b>40,556.78</b>	<b>-8,594.46</b>	<b>-21.19%</b>	<b>211,511.26</b>	<b>219,598.44</b>	<b>8,087.18</b>	<b>3.68%</b>	<b>257,192.00</b>
<b>NOI - Net Operating</b>	<b>-26,931.77</b>	<b>-19,124.12</b>	<b>-7,807.65</b>	<b>-40.83%</b>	<b>5,789.10</b>	<b>-5,271.76</b>	<b>11,060.86</b>	<b>209.81%</b>	<b>0.00</b>

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
<b>Income</b>									
<b>Other Income</b>									
Reserve Account Revenue	10,019.00	10,019.00	0.00	0.00%	100,190.00	100,190.00	0.00	0.00%	120,228.00
Interest Earned	23.00	0.00	23.00	0.00%	218.04	0.00	218.04	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	11,200.00	0.00	11,200.00	0.00%	0.00
<b>Total Other Income</b>	<b>10,842.00</b>	<b>10,019.00</b>	<b>823.00</b>	<b>8.21%</b>	<b>111,608.04</b>	<b>100,190.00</b>	<b>11,418.04</b>	<b>11.40%</b>	<b>120,228.00</b>
<b>Other Expense</b>									
Reserve Expenses	0.00	416.66	416.66	100.00%	44,860.55	4,166.68	-40,693.87	-976.65%	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
<b>Total Other Expense</b>	<b>0.00</b>	<b>416.66</b>	<b>416.66</b>	<b>100.00%</b>	<b>54,724.49</b>	<b>4,166.68</b>	<b>-50,557.81</b>	<b>-1,213.38%</b>	<b>5,000.00</b>
<b>Net Other Income</b>	<b>10,842.00</b>	<b>9,602.34</b>	<b>1,239.66</b>	<b>12.91%</b>	<b>56,883.55</b>	<b>96,023.32</b>	<b>-39,139.77</b>	<b>-40.76%</b>	<b>115,228.00</b>
Total Income	33,061.47	31,451.66	1,609.81	5.12%	328,908.40	314,516.68	14,391.72	4.58%	377,420.00
Total Expense	49,151.24	40,973.44	-8,177.80	-19.96%	266,235.75	223,765.12	-42,470.63	-18.98%	262,192.00
<b>Net Income</b>	<b>-16,089.77</b>	<b>-9,521.78</b>	<b>-6,567.99</b>	<b>-68.98%</b>	<b>62,672.65</b>	<b>90,751.56</b>	<b>-28,078.91</b>	<b>-30.94%</b>	<b>115,228.00</b>

## Balance Sheet

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

As of: 10/31/2022

GL Account Map: Stone Creek HOA

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operations Account - Keybank	50,020.12
Reserve Account - Keybank	489,593.16
Reserve Account - EFCU	19,763.84
Landscape Account - Keybank	8,731.17
<b>Total Cash</b>	<b>568,108.29</b>
<b>TOTAL ASSETS</b>	<b>568,108.29</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	10,146.37
<b>Total Liabilities</b>	<b>10,146.37</b>
<b>Capital</b>	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	62,672.65
Calculated Prior Years Retained Earnings	337,913.82
<b>Total Capital</b>	<b>557,961.92</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>568,108.29</b>

# 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 Oct 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	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
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	210,975.57
Interest Charge	1.79	0.88	1.41	0.35	3.08	1.58	0.70	30.25	17.54	13.26	70.84
Collection Balance	0.00	0.00	0.00	0.00	0.00	0.00	75.00	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	4,198.83
Pool Key	0.00	0.00	35.00	35.00	35.00	0.00	35.00	0.00	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	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	-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	868.00
Rule Violations	50.00	0.00	0.00	50.00	200.00	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	2,529.76
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	0.00	20.00	0.00	0.00	60.00
<b>Total Operating Income</b>	<b>21,797.01</b>	<b>21,234.50</b>	<b>21,731.56</b>	<b>20,736.00</b>	<b>23,395.87</b>	<b>21,514.10</b>	<b>21,359.73</b>	<b>21,260.48</b>	<b>22,051.64</b>	<b>22,219.47</b>	<b>217,300.36</b>
<b>Expense</b>											
<b>Administrative &amp; Professional</b>											
Accounting	0.00	0.00	0.00	156.86	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	18,359.29
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
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	19,322.50
HOA Software/Website	0.00	0.00	0.00	390.19	0.00	0.00	390.19	0.00	0.00	390.19	1,170.57
Postage/Office Supplies	0.00	8.20	176.00	6.95	8.55	18.10	10.94	9.64	2.94	0.00	241.32
<b>Total</b>	<b>1,932.25</b>	<b>1,940.45</b>	<b>2,108.25</b>	<b>2,486.25</b>	<b>1,940.80</b>	<b>1,950.35</b>	<b>2,333.38</b>	<b>1,941.89</b>	<b>1,935.19</b>	<b>20,756.73</b>	<b>39,325.54</b>

## 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	Total
<b>Administrative &amp; Professional</b>											
<b>Operating Expenses</b>											
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	18,589.21
Cleaning	0.00	0.00	0.00	95.00	0.00	0.00	100.00	250.00	250.00	200.00	895.00
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	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	57,053.21
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	16,760.80
<b>Total Operating Expenses</b>	<b>5,635.51</b>	<b>7,214.40</b>	<b>5,572.24</b>	<b>11,039.45</b>	<b>9,102.26</b>	<b>7,325.86</b>	<b>14,901.75</b>	<b>15,408.37</b>	<b>8,931.38</b>	<b>20,706.54</b>	<b>105,837.76</b>
<b>Utilities</b>											
Electricity	313.88	300.69	297.86	288.57	442.85	0.00	1,369.28	814.95	0.00	1,850.79	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	11,935.48
Gas	227.99	191.95	168.89	100.40	76.47	525.38	579.57	290.70	613.33	22.78	2,797.46
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	44,857.83
Internet	3.62	118.30	118.30	118.30	118.30	118.30	246.60	0.00	118.30	118.30	1,078.32
<b>Total Utilities</b>	<b>6,077.66</b>	<b>6,213.60</b>	<b>6,197.93</b>	<b>6,170.71</b>	<b>6,329.91</b>	<b>6,360.25</b>	<b>7,961.69</b>	<b>6,893.44</b>	<b>6,454.80</b>	<b>7,687.97</b>	<b>66,347.96</b>
<b>Total Operating Expense</b>	<b>13,645.42</b>	<b>15,368.45</b>	<b>13,878.42</b>	<b>19,696.41</b>	<b>17,372.97</b>	<b>15,636.46</b>	<b>25,196.82</b>	<b>24,243.70</b>	<b>17,321.37</b>	<b>49,151.24</b>	<b>211,511.26</b>
<b>NOI - Net Operating Income</b>	<b>8,151.59</b>	<b>5,866.05</b>	<b>7,853.14</b>	<b>1,039.59</b>	<b>6,022.90</b>	<b>5,877.64</b>	<b>-3,837.09</b>	<b>-2,983.22</b>	<b>4,730.27</b>	<b>-26,931.77</b>	<b>5,789.10</b>
<b>Other Income &amp; Expense</b>											
<b>Other Income</b>											
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	100,190.00
Interest Earned	20.05	19.07	21.63	2.03	41.93	21.70	22.78	23.08	22.77	23.00	218.04
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	800.00	11,200.00
<b>Total Other Income</b>	<b>12,439.05</b>	<b>11,638.07</b>	<b>11,640.63</b>	<b>10,021.03</b>	<b>10,860.93</b>	<b>11,640.70</b>	<b>10,841.78</b>	<b>10,042.08</b>	<b>11,641.77</b>	<b>10,842.00</b>	<b>111,608.04</b>
<b>Other Expense</b>											
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	44,860.55
Asphalt	0.00	0.00	0.00	0.00	3,562.00	0.00	0.00	0.00	2,661.94	0.00	6,213.94