

## Monthly Income Statement

### Alliance Property Management

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

As of: Jul 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	20,888.38
Reimbursed Expenses	0.00
Interest Charge	0.70
Collection Balance	75.00
Parking	360.00
Pool Key	35.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	-190.00
Rule Violations	0.00
Late Fees	190.65
NSF Charge	0.00
<b>Total Operating Income</b>	<b>21,359.73</b>
<b>Expense</b>	
<b>Administrative &amp; Professional</b>	
Accounting	0.00
Legal and Professional	0.00
Management Fees	1,932.25
Property Manager Hourly	0.00
HOA Software/Website	390.19
Postage/Office Supplies	10.94
<b>Total Administrative &amp; Professional</b>	<b>2,333.38</b>
<b>Operating Expenses</b>	
Swimming Pool	5,047.17
Cleaning	100.00
Sprinkler Repairs/Maintenance	937.14
Yard Care Services	5,857.67
Maintenance/Repair	2,959.77
<b>Total Operating Expenses</b>	<b>14,901.75</b>
<b>Utilities</b>	
Electricity	1,369.28
Garbage Removal	1,258.67
Gas	579.57
Water & Sewer	4,507.57
Internet	246.60
<b>Total Utilities</b>	<b>7,961.69</b>
Miscellaneous	0.00
<b>Total Operating Expense</b>	<b>25,196.82</b>

## Monthly Income Statement

Account Name	Selected Month
<b>NOI - Net Operating Income</b>	<b>-3,837.09</b>
<b>Other Income &amp; Expense</b>	
<b>Other Income</b>	
Reserve Account Revenue	10,019.00
Interest Earned	22.78
Reinvestment Fee	800.00
<b>Total Other Income</b>	<b>10,841.78</b>
<b>Other Expense</b>	
Reserve Expenses	0.00
Asphalt Maintenance	0.00
<b>Total Other Expense</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>10,841.78</b>
Total Income	32,201.51
Total Expense	25,196.82
<b>Net Income</b>	<b>7,004.69</b>

## Annual Budget - Comparative

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

As of: Jul 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	20,888.38	20,766.00	122.38	0.59%	148,128.69	145,362.00	2,766.69	1.90%	249,192.00
Interest Charge	0.70	0.00	0.70	0.00%	9.79	0.00	9.79	0.00%	0.00
Collection Balance	75.00	0.00	75.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Parking	360.00	666.67	-306.67	-46.00%	2,805.52	4,666.69	-1,861.17	-39.88%	8,000.00
Pool Key	35.00	0.00	35.00	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	-190.00	0.00	-190.00	0.00%	415.00	0.00	415.00	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	190.65	0.00	190.65	0.00%	1,762.41	0.00	1,762.41	0.00%	0.00
NSF Charge	0.00	0.00	0.00	0.00%	40.00	0.00	40.00	0.00%	0.00
<b>Total Operating Income</b>	<b>21,359.73</b>	<b>21,432.67</b>	<b>-72.94</b>	<b>-0.34%</b>	<b>151,768.77</b>	<b>150,028.69</b>	<b>1,740.08</b>	<b>1.16%</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	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	19,000.00
Legal and Professional	0.00	41.67	41.67	100.00%	0.00	291.69	291.69	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%	13,525.75	13,525.75	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	14.60	14.60	100.00%	25.00
HOA Software/Website	390.19	0.00	-390.19	0.00%	780.38	0.00	-780.38	0.00%	1,500.00
Postage/	10.94	66.67	55.73	83.59%	228.74	466.69	237.95	50.99%	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>2,333.38</b>	<b>2,042.67</b>	<b>-290.71</b>	<b>-14.23%</b>	<b>14,691.73</b>	<b>14,418.73</b>	<b>-273.00</b>	<b>-1.89%</b>	<b>45,142.00</b>
<b>Operating Expenses</b>									
Swimming Pool	5,047.17	5,000.00	-47.17	-0.94%	5,897.17	9,000.00	3,102.83	34.48%	22,000.00
Cleaning	100.00	183.33	83.33	45.45%	195.00	1,283.35	1,088.35	84.81%	2,200.00
Sprinkler Repairs/ Maintenance	937.14	2,000.00	1,062.86	53.14%	4,204.57	7,000.00	2,795.43	39.93%	13,500.00
Yard Care Services	5,857.67	5,857.67	0.00	0.00%	39,480.20	41,003.71	1,523.51	3.72%	70,292.06
Maintenance/ Repair	2,959.77	1,708.34	-1,251.43	-73.25%	11,014.53	11,958.38	943.85	7.89%	20,500.00
<b>Total Operating Expenses</b>	<b>14,901.75</b>	<b>14,749.34</b>	<b>-152.41</b>	<b>-1.03%</b>	<b>60,791.47</b>	<b>70,245.44</b>	<b>9,453.97</b>	<b>13.46%</b>	<b>128,492.06</b>
<b>Utilities</b>									
Electricity	1,369.28	541.67	-827.61	-152.79%	3,013.13	3,791.69	778.56	20.53%	6,500.00
Garbage Removal	1,258.67	1,125.00	-133.67	-11.88%	8,261.39	7,875.00	-386.39	-4.91%	13,500.00
Gas	579.57	291.67	-287.90	-98.71%	1,870.65	2,041.69	171.04	8.38%	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	4,507.57	4,583.33	75.76	1.65%	31,324.86	32,083.35	758.49	2.36%	55,000.00
Internet	246.60	125.00	-121.60	-97.28%	841.72	875.00	33.28	3.80%	1,500.00
<b>Total Utilities</b>	<b>7,961.69</b>	<b>6,666.67</b>	<b>-1,295.02</b>	<b>-19.43%</b>	<b>45,311.75</b>	<b>46,666.73</b>	<b>1,354.98</b>	<b>2.90%</b>	<b>82,500.00</b>
Miscellaneous	0.00	88.16	88.16	100.00%	0.00	617.14	617.14	100.00%	1,057.94
<b>Total Operating Expense</b>	<b>25,196.82</b>	<b>23,546.84</b>	<b>-1,649.98</b>	<b>-7.01%</b>	<b>120,794.95</b>	<b>131,948.04</b>	<b>11,153.09</b>	<b>8.45%</b>	<b>257,192.00</b>
Total Operating Income	21,359.73	21,432.67	-72.94	-0.34%	151,768.77	150,028.69	1,740.08	1.16%	257,192.00
Total Operating Expense	25,196.82	23,546.84	-1,649.98	-7.01%	120,794.95	131,948.04	11,153.09	8.45%	257,192.00
<b>NOI - Net Operating</b>	<b>-3,837.09</b>	<b>-2,114.17</b>	<b>-1,722.92</b>	<b>-81.49%</b>	<b>30,973.82</b>	<b>18,080.65</b>	<b>12,893.17</b>	<b>71.31%</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%	70,133.00	70,133.00	0.00	0.00%	120,228.00
Interest Earned	22.78	0.00	22.78	0.00%	149.19	0.00	149.19	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	8,800.00	0.00	8,800.00	0.00%	0.00
<b>Total Other Income</b>	<b>10,841.78</b>	<b>10,019.00</b>	<b>822.78</b>	<b>8.21%</b>	<b>79,082.19</b>	<b>70,133.00</b>	<b>8,949.19</b>	<b>12.76%</b>	<b>120,228.00</b>
<b>Other Expense</b>									
Reserve Expenses	0.00	416.67	416.67	100.00%	3,820.30	2,916.69	-903.61	-30.98%	5,000.00
Asphalt Maintenance	0.00	0.00	0.00	0.00%	3,552.00	0.00	-3,552.00	0.00%	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>416.67</b>	<b>416.67</b>	<b>100.00%</b>	<b>7,372.30</b>	<b>2,916.69</b>	<b>-4,455.61</b>	<b>-152.76%</b>	<b>5,000.00</b>
<b>Net Other Income</b>	<b>10,841.78</b>	<b>9,602.33</b>	<b>1,239.45</b>	<b>12.91%</b>	<b>71,709.89</b>	<b>67,216.31</b>	<b>4,493.58</b>	<b>6.69%</b>	<b>115,228.00</b>
Total Income	32,201.51	31,451.67	749.84	2.38%	230,850.96	220,161.69	10,689.27	4.86%	377,420.00
Total Expense	25,196.82	23,963.51	-1,233.31	-5.15%	128,167.25	134,864.73	6,697.48	4.97%	262,192.00
<b>Net Income</b>	<b>7,004.69</b>	<b>7,488.16</b>	<b>-483.47</b>	<b>-6.46%</b>	<b>102,683.71</b>	<b>85,296.96</b>	<b>17,386.75</b>	<b>20.38%</b>	<b>115,228.00</b>

## Balance Sheet

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

As of: 07/31/2022

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	81,044.45
Reserve Account - Keybank	483,188.55
Reserve Account - EFCU	19,758.86
Landscape Account - Keybank	25,006.38
<b>Total Cash</b>	<b>608,998.24</b>
<b>TOTAL ASSETS</b>	<b>608,998.24</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	11,025.26
<b>Total Liabilities</b>	<b>11,025.26</b>
<b>Capital</b>	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	102,683.71
Calculated Prior Years Retained Earnings	337,913.82
<b>Total Capital</b>	<b>597,972.98</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>608,998.24</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 Jul 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	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	148,128.69
Interest Charge	1.79	0.88	1.41	0.35	3.08	1.58	0.70	9.79
Collection Balance	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
Parking	445.00	445.00	325.00	385.00	400.52	445.00	360.00	2,805.52
Pool Key	0.00	0.00	35.00	35.00	35.00	0.00	35.00	140.00
Opening Balance	1,105.00	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	-3,012.64
Clubhouse Rental Fee	-65.00	55.00	170.00	170.00	310.00	-35.00	-190.00	415.00
Rule Violations	50.00	0.00	0.00	50.00	200.00	0.00	0.00	300.00
Late Fees	396.52	198.00	267.00	31.24	456.00	223.00	190.65	1,762.41
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	0.00	40.00
<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>151,768.77</b>
<b>Expense</b>								
<b>Administrative &amp; Professional</b>								
Accounting	0.00	0.00	0.00	156.86	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	13,525.75
HOA Software/Website	0.00	0.00	0.00	390.19	0.00	0.00	390.19	780.38
Postage/Office Supplies	0.00	8.20	176.00	6.95	8.55	18.10	10.94	228.74
<b>Total Administrative &amp; Professional</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>14,691.73</b>
<b>Operating Expenses</b>								
Swimming Pool	0.00	790.00	0.00	0.00	60.00	0.00	5,047.17	5,897.17
Cleaning	0.00	0.00	0.00	95.00	0.00	0.00	100.00	195.00
Sprinkler Repairs/Maintenance	0.00	0.00	0.00	0.00	872.74	2,394.69	937.14	4,204.57
Yard Care Services	5,037.73	5,037.73	5,037.73	6,794.00	5,857.67	5,857.67	5,857.67	39,480.20

## HOA Income Statement - 12 Month

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Total
Maintenance/Repair	597.78	1,386.67	534.51	4,150.45	2,311.85	-926.50	2,959.77	11,014.53
<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>60,791.47</b>
<b>Utilities</b>								
Electricity	313.88	300.69	297.86	288.57	442.85	0.00	1,369.28	3,013.13
Garbage Removal	1,067.39	1,135.70	1,143.39	1,191.42	1,222.80	1,242.02	1,258.67	8,261.39
Gas	227.99	191.95	168.89	100.40	76.47	525.38	579.57	1,870.65
Water & Sewer	4,464.78	4,466.96	4,469.49	4,472.02	4,469.49	4,474.55	4,507.57	31,324.86
Internet	3.62	118.30	118.30	118.30	118.30	118.30	246.60	841.72
<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>45,311.75</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>120,794.95</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>30,973.82</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	70,133.00
Interest Earned	20.05	19.07	21.63	2.03	41.93	21.70	22.78	149.19
Reinvestment Fee	2,400.00	1,600.00	1,600.00	0.00	800.00	1,600.00	800.00	8,800.00
<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>79,082.19</b>
<b>Other Expense</b>								
Reserve Expenses	0.00	0.00	0.00	0.00	3,820.30	0.00	0.00	3,820.30
Asphalt Maintenance	0.00	0.00	0.00	0.00	3,552.00	0.00	0.00	3,552.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,372.30</b>	<b>0.00</b>	<b>0.00</b>	<b>7,372.30</b>
<b>Net Other Income</b>	<b>12,439.05</b>	<b>11,638.07</b>	<b>11,640.63</b>	<b>10,021.03</b>	<b>3,488.63</b>	<b>11,640.70</b>	<b>10,841.78</b>	<b>71,709.89</b>
<b>Total Income</b>	<b>34,236.06</b>	<b>32,872.57</b>	<b>33,372.19</b>	<b>30,757.03</b>	<b>34,256.80</b>	<b>33,154.80</b>	<b>32,201.51</b>	<b>230,850.96</b>
<b>Total Expense</b>	<b>13,645.42</b>	<b>15,368.45</b>	<b>13,878.42</b>	<b>19,696.41</b>	<b>24,745.27</b>	<b>15,636.46</b>	<b>25,196.82</b>	<b>128,167.25</b>
<b>Net Income</b>	<b>20,590.64</b>	<b>17,504.12</b>	<b>19,493.77</b>	<b>11,060.62</b>	<b>9,511.53</b>	<b>17,518.34</b>	<b>7,004.69</b>	<b>102,683.71</b>