

Monthly Income Statement

Alliance Property Management

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

As of: Dec 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	21,278.59
Reimbursed Expenses	0.00
Interest Charge	14.17
Collection Balance	0.00
Parking	420.00
Pool Key	25.00
Discount/Promotion	0.00
Opening Balance	0.00
Adjustment	0.00
Clubhouse Rental Fee	450.00
Rule Violations	50.00
Late Fees	259.53
NSF Charge	20.00
Total Operating Income	22,517.29
Expense	
Administrative & Professional	
Accounting	0.00
Insurance	0.00
Legal and Professional	0.00
Licenses	0.00
Management Fees	1,932.25
Property Manager Hourly	0.00
HOA Software/Website	0.00
Postage/Office Supplies	254.52
Total Administrative & Professional	2,186.77
Operating Expenses	
Swimming Pool	0.00
Cleaning	250.00
Sprinkler Repairs/Maintenance	0.00
Yard Care Services	5,857.67
Maintenance/Repair	3,228.47
Total Operating Expenses	9,336.14
Utilities	
Electricity	0.00
Garbage Removal	1,233.95
Gas	212.27
Secondary Water	0.00
Water & Sewer	4,469.49
Internet	118.30

Monthly Income Statement

Account Name	Selected Month
Total Utilities	6,034.01
Miscellaneous	0.00
Total Operating Expense	17,556.92
NOI - Net Operating Income	4,960.37
Other Income & Expense	
Other Income	
Reserve Account Revenue	10,019.00
Interest Earned	23.53
Reinvestment Fee	800.00
Total Other Income	10,842.53
Other Expense	
Reserve Expenses	0.00
Asphalt Maintenance	0.00
Reserve Study	0.00
Pool Repairs/Maintenance	0.00
Total Other Expense	0.00
Net Other Income	10,842.53
Total Income	33,359.82
Total Expense	17,556.92
Net Income	15,802.90

Annual Budget - Comparative

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

As of: Dec 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	21,278.59	20,766.00	512.59	2.47%	253,034.20	249,192.00	3,842.20	1.54%	249,192.00
Interest Charge	14.17	0.00	14.17	0.00%	97.33	0.00	97.33	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%	5,038.83	8,000.00	-2,961.17	-37.01%	8,000.00
Pool Key	25.00	0.00	25.00	0.00%	165.00	0.00	165.00	0.00%	0.00
Discount/Promotion	0.00	0.00	0.00	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	450.00	0.00	450.00	0.00%	1,363.00	0.00	1,363.00	0.00%	0.00
Rule Violations	50.00	0.00	50.00	0.00%	350.00	0.00	350.00	0.00%	0.00
Late Fees	259.53	0.00	259.53	0.00%	2,886.76	0.00	2,886.76	0.00%	0.00
NSF Charge	20.00	0.00	20.00	0.00%	120.00	0.00	120.00	0.00%	0.00
Total Operating Income	22,517.29	21,432.66	1,084.63	5.06%	261,187.48	257,192.00	3,995.48	1.55%	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%	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	500.00	425.00	85.00%	500.00
Licenses	0.00	0.00	0.00	0.00%	10.00	10.00	0.00	0.00%	10.00
Management Fees	1,932.25	1,932.25	0.00	0.00%	23,187.00	23,187.00	0.00	0.00%	23,187.00
Bank Fees	0.00	2.08	2.08	100.00%	0.00	25.00	25.00	100.00%	25.00
HOA Software/	0.00	1,500.00	1,500.00	100.00%	1,170.57	1,500.00	329.43	21.96%	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	254.52	66.66	-187.86	-281.82%	508.62	800.00	291.38	36.42%	800.00
Total Administrative & Professional	2,186.77	3,542.65	1,355.88	38.27%	43,464.34	45,142.00	1,677.66	3.72%	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	250.00	183.33	-66.67	-36.37%	1,345.00	2,200.00	855.00	38.86%	2,200.00
Sprinkler Repairs/ Maintenance	0.00	0.00	0.00	0.00%	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%	68,768.55	70,292.06	1,523.51	2.17%	70,292.06
Maintenance/ Repair	3,228.47	1,708.32	-1,520.15	-88.99%	21,209.29	20,500.00	-709.29	-3.46%	20,500.00
Total Operating Expenses	9,336.14	7,749.32	-1,586.82	-20.48%	122,451.59	128,492.06	6,040.47	4.70%	128,492.06
Utilities									
Electricity	0.00	541.66	541.66	100.00%	5,678.87	6,500.00	821.13	12.63%	6,500.00
Garbage Removal	1,233.95	1,125.00	-108.95	-9.68%	14,384.95	13,500.00	-884.95	-6.56%	13,500.00
Gas	212.27	291.66	79.39	27.22%	3,032.74	3,500.00	467.26	13.35%	3,500.00
Secondary Water	0.00	0.00	0.00	0.00%	2,291.41	2,500.00	208.59	8.34%	2,500.00
Water & Sewer	4,469.49	4,583.33	113.84	2.48%	53,794.28	55,000.00	1,205.72	2.19%	55,000.00
Internet	118.30	125.00	6.70	5.36%	1,314.92	1,500.00	185.08	12.34%	1,500.00
Total Utilities	6,034.01	6,666.65	632.64	9.49%	80,497.17	82,500.00	2,002.83	2.43%	82,500.00
Miscellaneous	0.00	88.16	88.16	100.00%	0.00	1,057.94	1,057.94	100.00%	1,057.94
Total Operating Expense	17,556.92	18,046.78	489.86	2.71%	246,413.10	257,192.00	10,778.90	4.19%	257,192.00
Total Operating Income	22,517.29	21,432.66	1,084.63	5.06%	261,187.48	257,192.00	3,995.48	1.55%	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	17,556.92	18,046.78	489.86	2.71%	246,413.10	257,192.00	10,778.90	4.19%	257,192.00
NOI - Net Operating Income	4,960.37	3,385.88	1,574.49	46.50%	14,774.38	0.00	14,774.38	0.00%	0.00
Other Income									
Reserve Account Revenue	10,019.00	10,019.00	0.00	0.00%	120,228.00	120,228.00	0.00	0.00%	120,228.00
Interest Earned	23.53	0.00	23.53	0.00%	263.89	0.00	263.89	0.00%	0.00
Reinvestment Fee	800.00	0.00	800.00	0.00%	12,800.00	0.00	12,800.00	0.00%	0.00
Total Other Income	10,842.53	10,019.00	823.53	8.22%	133,291.89	120,228.00	13,063.89	10.87%	120,228.00
Other Expense									
Reserve Expenses	0.00	416.66	416.66	100.00%	44,860.55	5,000.00	-39,860.55	-797.21%	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	0.00	416.66	416.66	100.00%	54,724.49	5,000.00	-49,724.49	-994.49%	5,000.00
Net Other Income									
Net Other Income	10,842.53	9,602.34	1,240.19	12.92%	78,567.40	115,228.00	-36,660.60	-31.82%	115,228.00
Total Income									
Total Income	33,359.82	31,451.66	1,908.16	6.07%	394,479.37	377,420.00	17,059.37	4.52%	377,420.00
Total Expense									
Total Expense	17,556.92	18,463.44	906.52	4.91%	301,137.59	262,192.00	-38,945.59	-14.85%	262,192.00
Net Income									
Net Income	15,802.90	12,988.22	2,814.68	21.67%	93,341.78	115,228.00	-21,886.22	-18.99%	115,228.00

Balance Sheet

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

As of: 12/31/2022

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	46,918.22
Reserve Account - Keybank	510,473.42
Reserve Account - EFCU	19,767.14
Landscape Account - Keybank	25,000.00
Total Cash	602,158.78
TOTAL ASSETS	602,158.78
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	13,527.73
Total Liabilities	13,527.73
Capital	
Opening Balance Equity	157,375.45
Calculated Retained Earnings	93,341.78
Calculated Prior Years Retained Earnings	337,913.82
Total Capital	588,631.05
TOTAL LIABILITIES & CAPITAL	602,158.78

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 Dec 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	Dec 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	21,278.59	253,034.20
Interest Charge	1.79	0.88	1.41	0.35	3.08	1.58	0.70	30.25	17.54	13.26	12.32	14.17	97.33
Collection Balance	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	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	420.00	5,038.83
Pool Key	0.00	0.00	35.00	35.00	35.00	0.00	35.00	0.00	0.00	0.00	0.00	25.00	165.00
Discount/Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-35.00	0.00	-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	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	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	450.00	1,363.00
Rule Violations	50.00	0.00	0.00	50.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	350.00
Late Fees	396.52	198.00	267.00	31.24	456.00	223.00	190.65	228.00	282.35	257.00	97.47	259.53	2,886.76
NSF Charge	0.00	0.00	0.00	0.00	0.00	40.00	0.00	20.00	0.00	0.00	40.00	20.00	120.00
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	22,517.29	261,187.48
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	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	0.00	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	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	0.00	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	1,932.25	23,187.00

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	Dec 2022	Total
HOA Software/Website	0.00	0.00	0.00	390.19	0.00	0.00	390.19	0.00	0.00	390.19	0.00	0.00	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	12.78	254.52	508.62
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	2,186.77	43,464.34
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	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	250.00	1,345.00
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	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	5,857.67	68,768.55
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	1,220.02	3,228.47	21,209.29
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	7,277.69	9,336.14	122,451.59
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	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	1,233.95	14,384.95
Gas	227.99	191.95	168.89	100.40	76.47	525.38	579.57	290.70	613.33	22.78	23.01	212.27	3,032.74
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	0.00	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	4,469.49	53,794.28
Internet	3.62	118.30	118.30	118.30	118.30	118.30	246.60	0.00	118.30	118.30	118.30	118.30	1,314.92
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	6,034.01	80,497.17
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	17,344.92	17,556.92	246,413.10
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	4,024.91	4,960.37	14,774.38
Other Income &													

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	Dec 2022	Total
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	10,019.00	120,228.00
Interest Earned	20.05	19.07	21.63	2.03	41.93	21.70	22.78	23.08	22.77	23.00	22.32	23.53	263.89
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	800.00	12,800.00
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	10,842.53	133,291.89
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	0.00	0.00	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	0.00	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	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	0.00	0.00	54,724.49
Net Other Income													
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	10,841.32	10,842.53	78,567.40
Total Income													
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	33,359.82	394,479.37
Total Expense													
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	17,556.92	301,137.59
Net Income													
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	15,802.90	93,341.78