

**ZION RIDGE HOMEOWNERS
FINANCIAL STATEMENTS
DECEMBER 31, 2022**

ZION RIDGE HOMEOWNER ASSOCIATION
BALANCE SHEET
AS OF DECEMBER 31, 2022

***Cash Basis**

ASSETS	Beginning Balance 12/01/2022	Additions to Account	Subtractions to Account	Ending Balance 12/31/2022
Cash in Bank				
Savings -- Road Maintenance	\$ 47,540.40	\$ 2,966.97	\$ -	\$ 50,507.37
Savings -- State Bank of Southern Utah	\$ 78,683.34	\$ 813.47	\$ -	\$ 79,496.81
Checking -- State Bank of Southern Utah	\$ 16,752.97	\$ 4,920.00	\$ 4,660.00	\$ 17,012.97
Total Cash in Bank	\$ 142,976.71	\$ 8,700.44	\$ 4,660.00	\$ 147,017.15
Accounts Receivable	\$ (10,210.00)	\$ 2,810.00	\$ -	\$ (7,400.00)
TOTAL ASSETS	\$ 132,766.71	\$ 11,510.44	\$ 4,660.00	\$ 139,617.15
LIABILITIES & EQUITY				
Liabilities				
Prepaid Dues	\$ 11,210.00	\$ -	\$ 2,640.00	\$ 8,570.00
Visa Credit Card	\$ 259.86	\$ 306.25	\$ -	\$ 566.11
Total Liabilities	\$ 11,469.86	\$ 306.25	\$ 2,640.00	\$ 9,136.11
Equity				
Retained Earnings	\$ 77,007.85	\$ -	\$ -	\$ 77,007.85
Net Income	\$ 44,289.00	\$ 9,184.19	\$ -	\$ 53,473.19
Total Equity	\$ 121,296.85	\$ 9,184.19	\$ -	\$ 130,481.04
TOTAL LIABILITIES & EQUITY	\$ 132,766.71	\$ 9,490.44	\$ 2,640.00	\$ 139,617.15

ZION RIDGE HOMEOWNER ASSOCIATION
INCOME STATEMENT
FOR THE ONE MONTH ENDED DECEMBER 31, 2022

***Cash Basis**

	<u>Dec-22</u>	<u>Dec Budget</u>	<u>Budget Variance</u>	<u>Dec-21</u>	<u>\$ Change</u>
Ordinary Income/Expenses					
Income					
Homeowner Dues	\$ 5,766.00	\$ 4,320.00	\$ 1,446.00	\$ 1,895.00	\$ 3,871.00
Road Maintenance Fee	\$ 2,084.00	\$ 2,880.00	\$ (796.00)	\$ -	\$ 2,084.00
Late Charges	\$ 30.00	\$ 30.00	\$ -	\$ 10.00	\$ 20.00
Plan Review	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Access Road Fee	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 60.44	\$ 10.00	\$ 50.44	\$ 7.21	\$ 53.23
Gate Remotes	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	<u>\$ 7,940.44</u>	<u>\$ 7,240.00</u>	<u>\$ 700.44</u>	<u>\$ 1,912.21</u>	<u>\$ 6,028.23</u>
EXPENSES					
General Operating Expenses					
Bank Service Charges	\$ 6.60	\$ -	\$ (6.60)	\$ -	\$ (6.60)
Constant Contact	\$ 48.64	\$ 50.00	\$ 1.36	\$ 48.64	\$ -
Dues & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -
Licensing	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance Premiums	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 64.84	\$ 20.00	\$ (44.84)	\$ 16.20	\$ (48.64)
Postage	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Management -- Accounting	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	\$ -
Professional Management -- Legal	\$ (600.00)	\$ 200.00	\$ 800.00	\$ 110.00	\$ 710.00
Services In Kind	\$ 180.00	\$ 180.00	\$ -	\$ 180.00	\$ -
Taxes Paid w/Tax Return	\$ -	\$ -	\$ -	\$ -	\$ -
Website Design & Support	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Operating Expenses	<u>\$ 200.08</u>	<u>\$ 950.00</u>	<u>\$ 749.92</u>	<u>\$ 854.84</u>	<u>\$ 654.76</u>
Common Area Expenses					
Front Gate Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Removal & Ground Maintenance	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
Road Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Weed Abatement	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Inspection	\$ -	\$ -	\$ -	\$ -	\$ -
Security Camera	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -
Total Common Area Expenses	<u>\$ -</u>	<u>\$ 1,000.00</u>	<u>\$ 1,000.00</u>	<u>\$ -</u>	<u>\$ -</u>
Utilities Expense					
Trash Collection	\$ 440.00	\$ 500.00	\$ 60.00	\$ 500.00	\$ 60.00
Electricity	\$ 37.49	\$ 50.00	\$ 12.51	\$ 37.49	\$ -
Telephone & Internet for cameras	\$ 148.68	\$ 200.00	\$ 51.32	\$ 148.70	\$ 0.02
Total Utilities Expense	<u>\$ 626.17</u>	<u>\$ 750.00</u>	<u>\$ 123.83</u>	<u>\$ 686.19</u>	<u>\$ 60.02</u>
Total Expenses	<u>\$ 826.25</u>	<u>\$ 2,700.00</u>	<u>\$ 1,873.75</u>	<u>\$ 1,541.03</u>	<u>\$ 714.78</u>
NET INCOME	<u>\$ 7,114.19</u>	<u>\$ 4,540.00</u>	<u>\$ (1,173.31)</u>	<u>\$ 371.18</u>	<u>\$ 5,313.45</u>

ZION RIDGE HOMEOWNER ASSOCIATION
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022

***Cash Basis**

	<u>Jan - Dec 2022</u>	<u>Jan - Dec Budget</u>	<u>Budget Variance</u>	<u>Jan - Dec 2021</u>	<u>\$ Change</u>
Ordinary Income/Expenses					
Income					
Homeowner Dues	\$ 51,345.00	\$ 51,840.00	\$ (495.00)	\$ 47,295.00	\$ 4,050.00
Road Maintenance Fee	\$ 30,600.00	\$ 34,560.00	\$ (3,960.00)	\$ -	\$ 30,600.00
Late Charges	\$ 320.00	\$ 360.00	\$ (40.00)	\$ 500.00	\$ (180.00)
Plan Review	\$ 600.00	\$ 1,500.00	\$ (900.00)	\$ 300.00	\$ 300.00
Construction Access Road Fee	\$ -	\$ 12,500.00	\$ (12,500.00)	\$ 500.00	\$ (500.00)
Interest Income	\$ 254.95	\$ 120.00	\$ 134.95	\$ 94.05	\$ 160.90
Gate Remotes	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 83,119.95	\$ 100,880.00	\$ (17,760.05)	\$ 48,689.05	\$ 34,430.90
EXPENSES					
General Operating Expenses					
Bank Service Charges	\$ 30.57	\$ -	\$ (30.57)	\$ 8.31	\$ (22.26)
Constant Contact	\$ 908.94	\$ 600.00	\$ (308.94)	\$ 817.72	\$ (91.22)
Dues & Subscriptions	\$ 149.90	\$ -	\$ (149.90)	\$ -	\$ (149.90)
Licensing	\$ -	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00
Insurance Premiums	\$ 1,683.00	\$ 1,700.00	\$ 17.00	\$ 1,699.00	\$ 16.00
Office Supplies	\$ 291.68	\$ 240.00	\$ (51.68)	\$ 194.40	\$ (97.28)
Postage	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Management -- Accounting	\$ 6,361.65	\$ 6,500.00	\$ 138.35	\$ 6,375.00	\$ 13.35
Professional Management -- Legal	\$ 817.00	\$ 2,400.00	\$ 1,583.00	\$ 661.00	\$ (156.00)
Services In Kind	\$ 2,160.00	\$ 2,160.00	\$ -	\$ 2,200.00	\$ 40.00
Taxes Paid w/Tax Return	\$ -	\$ 20.00	\$ 20.00	\$ 19.00	\$ 19.00
Website Design & Support	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Operating Expenses	\$ 12,402.74	\$ 13,660.00	\$ 1,257.26	\$ 12,014.43	\$ (388.31)
Common Area Expenses					
Front Gate Maintenance	\$ -	\$ -	\$ -	\$ 90.18	\$ 90.18
Snow Removal & Ground Maintenance	\$ 2,950.00	\$ 3,250.00	\$ 300.00	\$ 2,160.00	\$ (790.00)
Road Maintenance	\$ 12,082.40	\$ 28,810.00	\$ 16,727.60	\$ 42,274.84	\$ 30,192.44
Weed Abatement	\$ -	\$ 500.00	\$ 500.00	\$ -	\$ -
Tree Inspection	\$ -	\$ -	\$ -	\$ -	\$ -
Security Camera	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ 1,469.67	\$ 600.00	\$ (869.67)	\$ 692.92	\$ (776.75)
Total Common Area Expenses	\$ 16,502.07	\$ 33,160.00	\$ 16,657.93	\$ 45,217.94	\$ 28,715.87
Utilities Expense					
Trash Collection	\$ 7,281.94	\$ 6,900.00	\$ (381.94)	\$ 6,047.23	\$ (1,234.71)
Electricity	\$ 597.93	\$ 600.00	\$ 2.07	\$ 459.88	\$ (138.05)
Telephone & Internet for cameras	\$ 2,062.08	\$ 2,400.00	\$ 337.92	\$ 2,261.08	\$ 199.00
Total Utilities Expense	\$ 9,941.95	\$ 9,900.00	\$ (41.95)	\$ 8,768.19	\$ (1,173.76)
Total Expenses	\$ 38,846.76	\$ 56,720.00	\$ 17,873.24	\$ 66,000.56	\$ 27,153.80
NET INCOME	\$ 44,273.19	\$ 44,160.00	\$ 113.19	\$ (17,311.51)	\$ 53,522.15

ZION RIDGE HOMEOWNER ASSOCIATION
ACCTS RECEIVABLE AGING REPORT
12/31/2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Lot #02 -- Partridge, Judd	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00
Lot #03 -- Cecil & Diane Douglas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #04 -- Harry & Jana Hardy	\$ -	\$ 100.00	\$ (1,390.00)	\$ -	\$ -	\$ (1,290.00)
Lot #05 -- Desert Viking LLC	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (200.00)	\$ -
Lot #06 -- Boyd & Sharon Quesenberry	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (200.00)	\$ -
Lot #07 -- Schmidt, Steven	\$ -	\$ -	\$ -	\$ -	\$ (60.00)	\$ (60.00)
Lot #08 -- Gary & Sandy Pierce	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00
Lot #09 -- Ned & Cheri McNabb	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (1,400.00)	\$ (1,200.00)
Lot #10 -- Steven Schmidt	\$ -	\$ -	\$ -	\$ -	\$ (60.00)	\$ (60.00)
Lot #11 -- Erik & Jennifer Sandhu	\$ -	\$ -	\$ -	\$ -	\$ (100.00)	\$ (100.00)
Lot #13A -- Sanders, Larry	\$ (60.00)	\$ -	\$ -	\$ -	\$ -	\$ (60.00)
Lot #14 -- John & Carol Casperson	\$ -	\$ -	\$ -	\$ -	\$ (60.00)	\$ (60.00)
Lot #15 -- Berrett Demke LLC	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (2,130.00)	\$ (1,930.00)
Lot #15 -- MTM Partners	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #16 -- Carrie Grow	\$ 10.00	\$ 100.00	\$ 110.00	\$ -	\$ 100.00	\$ 320.00
Lot #17 -- Michael & Sarah Riding	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ (100.00)	\$ (100.00)
lot #19 -- Heaton, Phylip & Shalyse	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (200.00)	\$ -
Lot #20 -- Ronil & Shelina Chandra	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (200.00)	\$ -
Lot #22 -- Chlebek, Christopher	\$ -	\$ -	\$ -	\$ -	\$ (100.00)	\$ (100.00)
Lot #23 -- M&M Properties LLC	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00
Lot #26 - Corbin & Lori Partridge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #26 - Kris Arritt	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (200.00)	\$ -
Lot #27 -- Robert & Theresa Gouette	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (400.00)	\$ (200.00)
Lot #29 -- Steve & Julie Brown	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ 100.00
Lot #31 -- John Marsala	\$ -	\$ -	\$ -	\$ -	\$ (100.00)	\$ (100.00)
Lot #32 -- Steve Brown	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ 100.00
Lot #33 -- Kashani, Anthony	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #33 -- Yvonne Kaminski	\$ -	\$ 100.00	\$ (400.00)	\$ -	\$ -	\$ (300.00)
Lot #35 -- East Zion Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #35 -- Piece of Zion LLC	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (1,080.00)	\$ (880.00)
Lot #36 -- R Family Square LLC	\$ -	\$ -	\$ -	\$ -	\$ (60.00)	\$ (60.00)
Lot #37 - James & Alicia Riding	\$ -	\$ 100.00	\$ -	\$ -	\$ (100.00)	\$ -
Lot #38 -- Aaron Bonham	\$ -	\$ 50.00	\$ -	\$ -	\$ -	\$ 50.00
Lot #39 -- Ron & Lora Davis	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #41 -- Elevenbee, LLC -- Woodbury	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #41 -- Neidig, Scott	\$ -	\$ -	\$ -	\$ -	\$ (150.00)	\$ (150.00)
Lot #43 -- Frazier, Shane & Heather	\$ -	\$ 100.00	\$ 100.00	\$ (100.00)	\$ (400.00)	\$ (300.00)
Lot #44 -- Jonathan Tanner	\$ -	\$ 100.00	\$ -	\$ -	\$ (200.00)	\$ (100.00)
Lot #46 -- Craig & Lisa Janes	\$ -	\$ 100.00	\$ -	\$ -	\$ (180.00)	\$ (80.00)
Lot #48 -- Tom Karren	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00
Lot #50 -- S & S Zion Real Estate LLC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #51 -- Steve & Youngsuk Cales	\$ -	\$ -	\$ -	\$ -	\$ (300.00)	\$ (300.00)
Lot #52 -- Craig & Lisa Janes	\$ -	\$ 100.00	\$ -	\$ -	\$ (180.00)	\$ (80.00)
Lot #53 -- Glen Tanner	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00
Lot #53 -- Mark & Jenny Edlund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #54 -- Cephas Mubata	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (400.00)	\$ (200.00)
Lot #54 -- Paul Warner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #56 -- David & Julie Harris	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ -	\$ -
Lot #57A - Heaton, Shalyse	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (200.00)	\$ -
Lot #58 -- Heaton, Shalyse	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (200.00)	\$ -
Lot #59 -- Frank Marino	\$ -	\$ 100.00	\$ (100.00)	\$ -	\$ -	\$ -
Lot #62 -- Lawrence & Rosalie Girroir	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #62 - Longo, Anthony & Christy	\$ -	\$ -	\$ -	\$ -	\$ (80.00)	\$ (80.00)
Lot #66 -- Corbin Partridge	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (780.00)	\$ (580.00)
Lot #67 - Greyson Geiler	\$ -	\$ 100.00	\$ 100.00	\$ -	\$ (200.00)	\$ -
Lot #68 -- David & Merilee Rawlings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot #68 -- Norton Consulting Group	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00
Lot #69 -- Kaluna Investment LLC	\$ -	\$ -	\$ -	\$ -	\$ (100.00)	\$ (100.00)
Lot #72 -- Mark & Theresa Ryan	\$ (100.00)	\$ -	\$ -	\$ -	\$ -	\$ (100.00)
	<u>\$ (150.00)</u>	<u>\$ 3,150.00</u>	<u>\$ (280.00)</u>	<u>\$ (100.00)</u>	<u>\$ (10,020.00)</u>	<u>\$ (7,400.00)</u>