

Balance Sheet

Properties: Nayon Heights Condominiums - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 05/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	22,183.36
Savings/Reserve Account	32,556.53
Total Cash	54,739.89
TOTAL ASSETS	54,739.89
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,305.00
Total Liabilities	4,305.00
Capital	
Retained Earnings	84,311.84
Calculated Retained Earnings	-20,753.15
Calculated Prior Years Retained Earnings	-13,123.80
Total Capital	50,434.89
TOTAL LIABILITIES & CAPITAL	54,739.89

Income Statement

Welch Randall

Properties: Nayon Heights Condominiums - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: May 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	10,840.72	93.33	50,419.50	96.51
Fine & Violation	0.00	0.00	100.00	0.19
Insurance	100.00	0.86	100.00	0.19
Late Fee	675.00	5.81	1,625.00	3.11
Total Operating Income	11,615.72	100.00	52,244.50	100.00
Expense				
Nayon Heights HOA Expenses				
NYH - Water	2,909.88	25.05	14,386.25	27.54
NYH - Power	204.30	1.76	994.22	1.90
NYH - Snow Removal	0.00	0.00	3,700.00	7.08
NYH - Lawn Care	1,705.00	14.68	1,705.00	3.26
NYH- Water, Sewer & Street Lighting	0.00	0.00	980.00	1.88
NYH- Legal Services	0.00	0.00	275.00	0.53
NYH- Building Maintenance	0.00	0.00	1,010.00	1.93
NYH- Garbage	465.31	4.01	2,684.62	5.14
NYH- Swamp Cooler Maintenance	0.00	0.00	-15.00	-0.03
NYH- Insurance	0.00	0.00	3,590.02	6.87
NYH- Reimbursement	9.64	0.08	48.64	0.09
NYH- Property Maintenance	21,354.86	183.84	40,888.90	78.26
Total Nayon Heights HOA Expenses	26,648.99	229.42	70,247.65	134.46
Property Management				
Management Fee	550.00	4.73	2,750.00	5.26
Total Property Management	550.00	4.73	2,750.00	5.26
Total Operating Expense	27,198.99	234.16	72,997.65	139.72
NOI - Net Operating Income	-15,583.27	-134.16	-20,753.15	-39.72
Total Income	11,615.72	100.00	52,244.50	100.00
Total Expense	27,198.99	234.16	72,997.65	139.72
Net Income	-15,583.27	-134.16	-20,753.15	-39.72