

Balance Sheet

Properties: West Park Village HOA - 5300 S. Adams Ave Pkway Ste#8 5300 S. Adams Ave Pkway Ste#8 Clearfield, UT 84015

As of: 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,637.77
Savings/Reserve Account	184.50
Total Cash	15,822.27
TOTAL ASSETS	15,822.27
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,742.06
Total Liabilities	4,742.06
Capital	
Retained Earnings	-23,979.15
Calculated Retained Earnings	-9,948.38
Calculated Prior Years Retained Earnings	-2,950.56
Total Capital	11,080.21
TOTAL LIABILITIES & CAPITAL	15,822.27

Income Statement

Welch Randall

Properties: West Park Village HOA - 5300 S. Adams Ave Pkway Ste#8 5300 S. Adams Ave Pkway Ste#8 Clearfield, UT 84015

As of: Dec 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	2,246.56	99.71	23,602.22	99.18
Interest Income	2.70	0.12	80.61	0.34
NSF Fees Collected	0.00	0.00	100.00	0.42
Late Fee	3.90	0.17	15.07	0.06
Total Operating Income	2,253.16	100.00	23,797.90	100.00
Expense				
West Park Village HOA Expense				
WPV- Reimbursement	0.00	0.00	131.00	0.55
WPV- Taxes & Licensing	0.00	0.00	325.00	1.37
WPV- Common Water	149.24	6.62	3,108.78	13.06
WPV - Landscaping	1,565.00	69.46	20,673.50	86.87
WPV - Office Expenses	0.00	0.00	120.00	0.50
WPV- Insurance	0.00	0.00	840.00	3.53
WPV- Maintenance & Repairs	0.00	0.00	220.00	0.92
Total West Park Village HOA Expense	1,714.24	76.08	25,418.28	106.81
Property Management				
Management Fee	695.00	30.85	8,340.00	35.05
Total Property Management	695.00	30.85	8,340.00	35.05
Start Up Fee Expense	0.00	0.00	0.00	0.00
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	-12.00	-0.05
Total Administrative	0.00	0.00	-12.00	-0.05
Total Real Estate	0.00	0.00	-12.00	-0.05
Total Operating Expense	2,409.24	106.93	33,746.28	141.80
NOI - Net Operating Income	-156.08	-6.93	-9,948.38	-41.80
Total Income	2,253.16	100.00	23,797.90	100.00
Total Expense	2,409.24	106.93	33,746.28	141.80
Net Income	-156.08	-6.93	-9,948.38	-41.80