

**Balance Sheet**

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

As of: 01/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	33,799.16
Savings/Reserve Account	32,556.53
<b>Total Cash</b>	<b>66,355.69</b>
<b>TOTAL ASSETS</b>	<b>66,355.69</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,848.47
<b>Total Liabilities</b>	<b>4,848.47</b>
<b>Capital</b>	
Retained Earnings	84,311.84
Calculated Retained Earnings	3,623.70
Calculated Prior Years Retained Earnings	-26,428.32
<b>Total Capital</b>	<b>61,507.22</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>66,355.69</b>

# Income Statement

Welch Randall

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

As of: Jan 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	8,165.00	99.39	8,165.00	99.39
Late Fee	50.00	0.61	50.00	0.61
<b>Total Operating Income</b>	<b>8,215.00</b>	<b>100.00</b>	<b>8,215.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Nayon Heights HOA Expenses</b>				
NYH - Water	3,035.58	36.95	3,035.58	36.95
NYH - Power	204.59	2.49	204.59	2.49
NYH - Snow Removal	0.00	0.00	0.00	0.00
NYH- Garbage	0.00	0.00	0.00	0.00
NYH- Insurance	801.13	9.75	801.13	9.75
NYH- Property Maintenance	0.00	0.00	0.00	0.00
<b>Total Nayon Heights HOA Expenses</b>	<b>4,041.30</b>	<b>49.19</b>	<b>4,041.30</b>	<b>49.19</b>
<b>Property Management</b>				
Management Fee	550.00	6.70	550.00	6.70
<b>Total Property Management</b>	<b>550.00</b>	<b>6.70</b>	<b>550.00</b>	<b>6.70</b>
<b>Total Operating Expense</b>	<b>4,591.30</b>	<b>55.89</b>	<b>4,591.30</b>	<b>55.89</b>
<b>NOI - Net Operating Income</b>	<b>3,623.70</b>	<b>44.11</b>	<b>3,623.70</b>	<b>44.11</b>
<b>Total Income</b>	<b>8,215.00</b>	<b>100.00</b>	<b>8,215.00</b>	<b>100.00</b>
<b>Total Expense</b>	<b>4,591.30</b>	<b>55.89</b>	<b>4,591.30</b>	<b>55.89</b>
<b>Net Income</b>	<b>3,623.70</b>	<b>44.11</b>	<b>3,623.70</b>	<b>44.11</b>