

**Balance Sheet**

Properties: Canyon Place HOA - 5300 S. Adams Ave Pkway Ste#8 Ogden, UT 84404

As of: 02/28/2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	36,938.88
Savings/Reserve Account	18,576.01
<b>Total Cash</b>	<b>55,514.89</b>
<b>TOTAL ASSETS</b>	<b>55,514.89</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,325.00
<b>Total Liabilities</b>	<b>3,325.00</b>
<b>Capital</b>	
Retained Earnings	40,747.26
Calculated Retained Earnings	-4,752.30
Calculated Prior Years Retained Earnings	16,194.93
<b>Total Capital</b>	<b>52,189.89</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>55,514.89</b>

# Income Statement

Welch Randall

Properties: Canyon Place HOA - 5300 S. Adams Ave Pkway Ste#8 Ogden, UT 84404

As of: Feb 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	4,900.00	100.00	9,600.00	99.59
NSF Fees Collected	0.00	0.00	40.00	0.41
<b>Total Operating Income</b>	<b>4,900.00</b>	<b>100.00</b>	<b>9,640.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Canyon Place HOA Expense</b>				
CPL- Insurance	589.94	12.04	3,269.88	33.92
CPL- Common Electricity	44.07	0.90	124.46	1.29
CPL- Water, Sewer & Storm	3,514.42	71.72	5,493.85	56.99
CPL- Contract Lawncare	633.11	12.92	1,963.11	20.36
CPL- Trash	644.00	13.14	966.00	10.02
<b>Total Canyon Place HOA Expense</b>	<b>5,425.54</b>	<b>110.73</b>	<b>11,817.30</b>	<b>122.59</b>
<b>Property Management</b>				
Management Fee	1,980.00	40.41	1,980.00	20.54
<b>Total Property Management</b>	<b>1,980.00</b>	<b>40.41</b>	<b>1,980.00</b>	<b>20.54</b>
Start Up Fee Expense	595.00	12.14	595.00	6.17
<b>Total Operating Expense</b>	<b>8,000.54</b>	<b>163.28</b>	<b>14,392.30</b>	<b>149.30</b>
<b>NOI - Net Operating Income</b>	<b>-3,100.54</b>	<b>-63.28</b>	<b>-4,752.30</b>	<b>-49.30</b>
Total Income	4,900.00	100.00	9,640.00	100.00
Total Expense	8,000.54	163.28	14,392.30	149.30
<b>Net Income</b>	<b>-3,100.54</b>	<b>-63.28</b>	<b>-4,752.30</b>	<b>-49.30</b>