

Balance Sheet

Properties: Edgemount HOA - 5300 S. Adams Ave Pkway Ste#8 Millcreek, UT 84109

As of: 04/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 51,425.69 |
| Vanguard | 453,396.48 |
| Total Cash | 504,822.17 |
| TOTAL ASSETS | 504,822.17 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 15,126.21 |
| Total Liabilities | 15,126.21 |
| Capital | |
| Retained Earnings | 441,991.74 |
| Calculated Retained Earnings | -6,023.85 |
| Calculated Prior Years Retained Earnings | 53,728.07 |
| Total Capital | 489,695.96 |
| TOTAL LIABILITIES & CAPITAL | 504,822.17 |

Income Statement

Welch Randall

Properties: Edgemount HOA - 5300 S. Adams Ave Pkwy Ste#8 Millcreek, UT 84109

As of: Apr 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 |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Dues | 21,375.00 | 98.26 | 82,835.44 | 95.81 |
| HOA Reinvestment Fee / Transfer Fee | 0.00 | 0.00 | 1,800.00 | 2.08 |
| NSF Fees Collected | 0.00 | 0.00 | 20.00 | 0.02 |
| Late Fee | 0.00 | 0.00 | 100.00 | 0.12 |
| EDM - Recycle Can Income | 379.00 | 1.74 | 1,500.90 | 1.74 |
| EDM - Late Fees | 0.00 | 0.00 | 25.00 | 0.03 |
| EDM - Gate Decals Income | 0.00 | 0.00 | 30.00 | 0.03 |
| EDM- Misc. Income | 0.00 | 0.00 | 150.00 | 0.17 |
| Total Operating Income | 21,754.00 | 100.00 | 86,461.34 | 100.00 |
| Expense | | | | |
| EDM HOA Expense | | | | |
| EDM- Recycling | 546.00 | 2.51 | 1,638.00 | 1.89 |
| EDM- Gate Repairs | 958.50 | 4.41 | 5,504.50 | 6.37 |
| EDM- Insurance | 0.00 | 0.00 | 37,101.00 | 42.91 |
| EDM- Taxes & Licensing | 2,227.00 | 10.24 | 2,227.00 | 2.58 |
| EDM- Reimbursements/ Supplies | 346.27 | 1.59 | 364.77 | 0.42 |
| EDM - Telephone | 80.31 | 0.37 | 316.81 | 0.37 |
| EDM - Water | 1,138.92 | 5.24 | 2,273.75 | 2.63 |
| EDM - Electricity | 13.15 | 0.06 | 61.00 | 0.07 |
| EDM- Maintenance & Repairs | 136.36 | 0.63 | -916.98 | -1.06 |
| EDM - Office Supplies | 84.72 | 0.39 | 84.72 | 0.10 |
| EDM - Snow Removal | 3,760.00 | 17.28 | 14,975.00 | 17.32 |
| EDM - Snow Removal Extra | 0.00 | 0.00 | 295.00 | 0.34 |
| EDM - Waste Removal | 415.00 | 1.91 | 1,660.00 | 1.92 |
| EDM - CapEx Roofing | 0.00 | 0.00 | 25,230.00 | 29.18 |
| Total EDM HOA Expense | 9,706.23 | 44.62 | 90,814.57 | 105.03 |
| Property Management | | | | |
| Management Fee | 525.00 | 2.41 | 2,100.00 | 2.43 |
| Total Property Management | 525.00 | 2.41 | 2,100.00 | 2.43 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-------------------------------------|------------------|---------------------|-------------------|------------------------|
| Real Estate | | | | |
| Administrative | | | | |
| Bank Fees /Interest | 0.00 | 0.00 | 62.00 | 0.07 |
| Total Administrative | 0.00 | 0.00 | 62.00 | 0.07 |
| Total Real Estate | 0.00 | 0.00 | 62.00 | 0.07 |
| Total Operating Expense | 10,231.23 | 47.03 | 92,976.57 | 107.54 |
| NOI - Net Operating Income | 11,522.77 | 52.97 | -6,515.23 | -7.54 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Mutual Fund Value Increase/Decrease | 857.53 | 3.94 | 491.38 | 0.57 |
| Total Other Income | 857.53 | 3.94 | 491.38 | 0.57 |
| Net Other Income | 857.53 | 3.94 | 491.38 | 0.57 |
| Total Income | 22,611.53 | 103.94 | 86,952.72 | 100.57 |
| Total Expense | 10,231.23 | 47.03 | 92,976.57 | 107.54 |
| Net Income | 12,380.30 | 56.91 | -6,023.85 | -6.97 |