

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: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	16,917.93
Savings/Reserve Account	6,905.80
<b>Total Cash</b>	<b>23,823.73</b>
<b>TOTAL ASSETS</b>	<b>23,823.73</b>

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	3,857.41
<b>Total Liabilities</b>	<b>3,857.41</b>

Capital

Retained Earnings	23,979.15
Calculated Retained Earnings	-493.23
Calculated Prior Years Retained Earnings	-3,519.60
<b>Total Capital</b>	<b>19,966.32</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>23,823.73</b>

## 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: Aug 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

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	2,646.35	100.00	22,006.47	99.94
Interest Income	0.00	0.00	13.82	0.06
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>2,646.35</b>	<b>100.00</b>	<b>22,020.29</b>	<b>100.00</b>
<b>Expense</b>				
<b>West Park Village HOA Expense</b>				
WPV- Taxes & Licensing	0.00	0.00	388.00	1.76
WPV- Common Water	1,487.38	56.20	3,446.18	15.65
WPV - Landscaping	4,761.00	179.91	12,078.00	54.85
WPV - Office Expenses	15.00	0.57	100.25	0.46
WPV- Insurance	0.00	0.00	822.00	3.73
<b>Total West Park Village HOA Expense</b>	<b>6,263.38</b>	<b>236.68</b>	<b>16,834.43</b>	<b>76.45</b>
<b>Property Management</b>				
Management Fee	735.00	27.77	5,680.00	25.79
<b>Total Property Management</b>	<b>735.00</b>	<b>27.77</b>	<b>5,680.00</b>	<b>25.79</b>
<b>Total Operating Expense</b>	<b>6,998.38</b>	<b>264.45</b>	<b>22,514.43</b>	<b>102.24</b>
<b>NOI - Net Operating Income</b>	<b>-4,352.03</b>	<b>-164.45</b>	<b>-494.14</b>	<b>-2.24</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.12	0.00	0.91	0.00
<b>Total Other Income</b>	<b>0.12</b>	<b>0.00</b>	<b>0.91</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.12</b>	<b>0.00</b>	<b>0.91</b>	<b>0.00</b>
Total Income	2,646.47	100.00	22,021.20	100.00
Total Expense	6,998.38	264.45	22,514.43	102.24
<b>Net Income</b>	<b>-4,351.91</b>	<b>-164.45</b>	<b>-493.23</b>	<b>-2.24</b>