

## 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:** 10/31/2023

**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	8,572.05
Savings/Reserve Account	6,906.03
<b>Total Cash</b>	<b>15,478.08</b>
<b>TOTAL ASSETS</b>	<b>15,478.08</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,164.37
<b>Total Liabilities</b>	<b>3,164.37</b>
<b>Capital</b>	
Retained Earnings	23,979.15
Calculated Retained Earnings	-8,145.84
Calculated Prior Years Retained Earnings	-3,519.60
<b>Total Capital</b>	<b>12,313.71</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>15,478.08</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: Oct 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	2,806.83	99.77	27,819.10	99.75
Interest Income	6.39	0.23	70.72	0.25
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>2,813.22</b>	<b>100.00</b>	<b>27,889.82</b>	<b>100.00</b>
<b>Expense</b>				
<b>West Park Village HOA Expense</b>				
WPV- Taxes & Licensing	0.00	0.00	388.00	1.39
WPV- Common Water	1,048.08	37.26	6,193.55	22.21
WPV - Landscaping	9,305.00	330.76	21,383.00	76.67
WPV - Office Expenses	0.00	0.00	100.25	0.36
WPV- Insurance	0.00	0.00	822.00	2.95
<b>Total West Park Village HOA Expense</b>	<b>10,353.08</b>	<b>368.02</b>	<b>28,886.80</b>	<b>103.57</b>
<b>Property Management</b>				
Management Fee	735.00	26.13	7,150.00	25.64
<b>Total Property Management</b>	<b>735.00</b>	<b>26.13</b>	<b>7,150.00</b>	<b>25.64</b>
<b>Total Operating Expense</b>	<b>11,088.08</b>	<b>394.14</b>	<b>36,036.80</b>	<b>129.21</b>
<b>NOI - Net Operating Income</b>	<b>-8,274.86</b>	<b>-294.14</b>	<b>-8,146.98</b>	<b>-29.21</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.12	0.00	1.14	0.00
<b>Total Other Income</b>	<b>0.12</b>	<b>0.00</b>	<b>1.14</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.12</b>	<b>0.00</b>	<b>1.14</b>	<b>0.00</b>
Total Income	2,813.34	100.00	27,890.96	100.00
Total Expense	11,088.08	394.14	36,036.80	129.21
<b>Net Income</b>	<b>-8,274.74</b>	<b>-294.14</b>	<b>-8,145.84</b>	<b>-29.21</b>