

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: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-----------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 9,141.26 |
| Savings/Reserve Account | 6,906.25 |
| Total Cash | 16,047.51 |
| TOTAL ASSETS | 16,047.51 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 5,426.12 |
| Total Liabilities | 5,426.12 |
| Capital | |
| Retained Earnings | 23,979.15 |
| Calculated Retained Earnings | -9,838.16 |
| Calculated Prior Years Retained Earnings | -3,519.60 |
| Total Capital | 10,621.39 |
| TOTAL LIABILITIES & CAPITAL | 16,047.51 |

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: Dec 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 |
|--|-----------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Dues | 2,773.77 | 99.81 | 33,164.92 | 99.77 |
| Interest Income | 5.27 | 0.19 | 75.99 | 0.23 |
| NSF Fees Collected | 0.00 | 0.00 | 0.00 | 0.00 |
| Late Fee | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating Income | 2,779.04 | 100.00 | 33,240.91 | 100.00 |
| Expense | | | | |
| West Park Village HOA Expense | | | | |
| WPV- Taxes & Licensing | 0.00 | 0.00 | 388.00 | 1.17 |
| WPV- Common Water | 103.07 | 3.71 | 7,020.18 | 21.12 |
| WPV - Landscaping | 1,636.00 | 58.87 | 26,130.00 | 78.61 |
| WPV - Office Expenses | 0.00 | 0.00 | 100.25 | 0.30 |
| WPV- Insurance | 0.00 | 0.00 | 822.00 | 2.47 |
| Total West Park Village HOA Expense | 1,739.07 | 62.58 | 34,460.43 | 103.67 |
| Property Management | | | | |
| Management Fee | 735.00 | 26.45 | 8,620.00 | 25.93 |
| Total Property Management | 735.00 | 26.45 | 8,620.00 | 25.93 |
| Total Operating Expense | 2,474.07 | 89.03 | 43,080.43 | 129.60 |
| NOI - Net Operating Income | 304.97 | 10.97 | -9,839.52 | -29.60 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 0.11 | 0.00 | 1.36 | 0.00 |
| Total Other Income | 0.11 | 0.00 | 1.36 | 0.00 |
| Net Other Income | 0.11 | 0.00 | 1.36 | 0.00 |
| Total Income | 2,779.15 | 100.00 | 33,242.27 | 100.00 |
| Total Expense | 2,474.07 | 89.03 | 43,080.43 | 129.60 |
| Net Income | 305.08 | 10.98 | -9,838.16 | -29.60 |