

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: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             | Balance    |
|--|------------|
| ASSETS                                   |            |
| Cash                                     |            |
| Checking - Cash in Bank                  | 11,980.55  |
| Savings/Reserve Account                  | 6,906.37   |
| Total Cash                               | 18,886.92  |
| TOTAL ASSETS                             | 18,886.92  |
|  |            |
| LIABILITIES & CAPITAL                    |            |
| Liabilities                              |            |
| Prepaid Rent                             | 6,392.09   |
| Total Liabilities                        | 6,392.09   |
| Capital                                  |            |
| Retained Earnings                        | 23,979.15  |
| Calculated Retained Earnings             | 1,873.44   |
| Calculated Prior Years Retained Earnings | -13,357.76 |
| Total Capital                            | 12,494.83  |
| TOTAL LIABILITIES & CAPITAL              | 18,886.92  |

## 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: Jan 2024

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                           | 2,683.44        | 99.88               | 2,683.44          | 99.88                  |
| Interest Income                            | 3.28            | 0.12                | 3.28              | 0.12                   |
| <b>Total Operating Income</b>              | <b>2,686.72</b> | <b>100.00</b>       | <b>2,686.72</b>   | <b>100.00</b>          |
| <b>Expense</b>                             |                 |                     |                   |                        |
| <b>West Park Village HOA Expense</b>       |                 |                     |                   |                        |
| WPV- Common Water                          | 78.40           | 2.92                | 78.40             | 2.92                   |
| WPV - Landscaping                          | 0.00            | 0.00                | 0.00              | 0.00                   |
| WPV - Office Expenses                      | 0.00            | 0.00                | 0.00              | 0.00                   |
| <b>Total West Park Village HOA Expense</b> | <b>78.40</b>    | <b>2.92</b>         | <b>78.40</b>      | <b>2.92</b>            |
| <b>Property Management</b>                 |                 |                     |                   |                        |
| Management Fee                             | 735.00          | 27.36               | 735.00            | 27.36                  |
| <b>Total Property Management</b>           | <b>735.00</b>   | <b>27.36</b>        | <b>735.00</b>     | <b>27.36</b>           |
| <b>Total Operating Expense</b>             | <b>813.40</b>   | <b>30.27</b>        | <b>813.40</b>     | <b>30.27</b>           |
| <b>NOI - Net Operating Income</b>          | <b>1,873.32</b> | <b>69.73</b>        | <b>1,873.32</b>   | <b>69.73</b>           |
| <b>Other Income &amp; Expense</b>          |                 |                     |                   |                        |
| <b>Other Income</b>                        |                 |                     |                   |                        |
| Interest on Bank Accounts                  | 0.12            | 0.00                | 0.12              | 0.00                   |
| <b>Total Other Income</b>                  | <b>0.12</b>     | <b>0.00</b>         | <b>0.12</b>       | <b>0.00</b>            |
| <b>Net Other Income</b>                    | <b>0.12</b>     | <b>0.00</b>         | <b>0.12</b>       | <b>0.00</b>            |
| Total Income                               | 2,686.84        | 100.00              | 2,686.84          | 100.00                 |
| Total Expense                              | 813.40          | 30.27               | 813.40            | 30.27                  |
| <b>Net Income</b>                          | <b>1,873.44</b> | <b>69.73</b>        | <b>1,873.44</b>   | <b>69.73</b>           |