

Balance Sheet

Properties: Canyon Park HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 04/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	59,718.72
Savings/Reserve Account	25,857.50
Canyon Park HOA Insurance Reserve	8,002.31
Total Cash	93,578.53
TOTAL ASSETS	93,578.53
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,695.00
Total Liabilities	7,695.00
Capital	
Calculated Retained Earnings	35,484.80
Calculated Prior Years Retained Earnings	50,398.73
Total Capital	85,883.53
TOTAL LIABILITIES & CAPITAL	93,578.53

Income Statement

Welch Randall

Properties: Canyon Park HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Apr 2020

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	14,135.00	97.07	59,060.00	94.52
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,250.00	2.00
Fine & Violation	0.00	0.00	0.00	0.00
Parking Permit	30.00	0.21	160.00	0.26
NSF Fees Collected	0.00	0.00	40.00	0.06
Late Fee	117.00	0.80	857.00	1.37
CPA - RV Parking	280.00	1.92	1,120.00	1.79
Total Operating Income	14,562.00	100.00	62,487.00	100.00
Expense				
Canyon Park HOA Expenses				
CPA- Roof Repair	0.00	0.00	1,097.50	1.76
CPA- Pool Maintenance	7.67	0.05	435.68	0.70
CPA- Landscape Maintenance	2,300.00	15.79	2,300.00	3.68
CPA- Building Maintenance	0.00	0.00	0.00	0.00
CPA- Garbage	0.00	0.00	1,388.00	2.22
CPA- Common Electricity	56.02	0.38	220.16	0.35
CPA- Water & Sewer	2,931.44	20.13	11,102.39	17.77
CPA- Utility Line Repair	0.00	0.00	0.00	0.00
CPA- Reimbursement	18.00	0.12	50.00	0.08
CPA- Snow Removal Services	0.00	0.00	3,650.00	5.84
CPA- Insurance	0.00	0.00	2,960.54	4.74
CPA- Irrigation	0.00	0.00	346.82	0.56
CPA- Taxes & Accounting	275.00	1.89	275.00	0.44
CPA- Legal Fees	0.00	0.00	500.00	0.80
Total Canyon Park HOA Expenses	5,588.13	38.37	24,326.09	38.93
Property Management				
Management Fee	670.00	4.60	2,680.00	4.29
Total Property Management	670.00	4.60	2,680.00	4.29
Maintenance & Repairs				
Supplies	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Maintenance & Repairs	0.00	0.00	0.00	0.00
Total Operating Expense	6,258.13	42.98	27,006.09	43.22
NOI - Net Operating Income	8,303.87	57.02	35,480.91	56.78
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.53	0.00	3.89	0.01
Total Other Income	0.53	0.00	3.89	0.01
Net Other Income	0.53	0.00	3.89	0.01
Total Income	14,562.53	100.00	62,490.89	100.01
Total Expense	6,258.13	42.98	27,006.09	43.22
Net Income	8,304.40	57.03	35,484.80	56.79