

**Balance Sheet**

**Properties:** Edgemount HOA - 5300 S. Adams Ave Pkway Ste#8 Millcreek, UT 84109

**As of:** 05/31/2021

**Accounting Basis:** Cash

**Level of Detail:** Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	61,616.93
Vanguard	385,449.82
<b>Total Cash</b>	<b>447,066.75</b>
<b>TOTAL ASSETS</b>	<b>447,066.75</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	12,763.75
<b>Total Liabilities</b>	<b>12,763.75</b>
<b>Capital</b>	
Retained Earnings	441,991.74
Calculated Retained Earnings	-61,416.81
Calculated Prior Years Retained Earnings	53,728.07
<b>Total Capital</b>	<b>434,303.00</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>447,066.75</b>

**Income Statement**

**Welch Randall**

**Properties:** Edgemount HOA - 5300 S. Adams Ave Pkwy Ste#8 Millcreek, UT 84109

**As of:** May 2021

**Accounting Basis:** Cash

**Level of Detail:** Detail View

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	21,320.00	94.31	104,155.44	95.50
HOA Reinvestment Fee / Transfer Fee	900.00	3.98	2,700.00	2.48
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	0.00	0.00	100.00	0.09
EDM - Recycle Can Income	386.00	1.71	1,886.90	1.73
EDM - Late Fees	0.00	0.00	25.00	0.02
EDM - Gate Decals Income	0.00	0.00	30.00	0.03
EDM- Misc. Income	0.00	0.00	150.00	0.14
<b>Total Operating Income</b>	<b>22,606.00</b>	<b>100.00</b>	<b>109,067.34</b>	<b>100.00</b>
<b>Expense</b>				
<b>EDM HOA Expense</b>				
EDM- Recycling	364.00	1.61	2,002.00	1.84
EDM- Landscape	3,600.00	15.92	7,360.00	6.75
EDM- Gate Repairs	0.00	0.00	5,504.50	5.05
EDM- Insurance	882.00	3.90	37,983.00	34.83
EDM- Taxes & Licensing	490.00	2.17	2,717.00	2.49
EDM- Reimbursements/ Supplies	0.00	0.00	364.77	0.33
EDM - Telephone	81.24	0.36	398.05	0.36
EDM - Water	651.51	2.88	2,925.26	2.68
EDM - Electricity	13.05	0.06	74.05	0.07
EDM- Maintenance & Repairs	1,769.50	7.83	852.52	0.78
EDM - Office Supplies	0.00	0.00	84.72	0.08
EDM - Snow Removal	0.00	0.00	11,215.00	10.28
EDM - Snow Removal Extra	0.00	0.00	295.00	0.27
EDM - Sprinkler and Irrigation Issues	300.00	1.33	300.00	0.28
EDM - Waste Removal	415.00	1.84	2,075.00	1.90
EDM - CapEx Brick Walls	2,500.00	11.06	2,500.00	2.29
EDM - CapEx Roofing	66,461.00	294.00	91,691.00	84.07
<b>Total EDM HOA Expense</b>	<b>77,527.30</b>	<b>342.95</b>	<b>168,341.87</b>	<b>154.35</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Property Management</b>				
Management Fee	525.00	2.32	2,625.00	2.41
<b>Total Property Management</b>	<b>525.00</b>	<b>2.32</b>	<b>2,625.00</b>	<b>2.41</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	62.00	0.06
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>62.00</b>	<b>0.06</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>62.00</b>	<b>0.06</b>
<b>Total Operating Expense</b>	<b>78,052.30</b>	<b>345.27</b>	<b>171,028.87</b>	<b>156.81</b>
<b>NOI - Net Operating Income</b>	<b>-55,446.30</b>	<b>-245.27</b>	<b>-61,961.53</b>	<b>-56.81</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Mutual Fund Value Increase/Decrease	53.34	0.24	544.72	0.50
<b>Total Other Income</b>	<b>53.34</b>	<b>0.24</b>	<b>544.72</b>	<b>0.50</b>
<b>Net Other Income</b>	<b>53.34</b>	<b>0.24</b>	<b>544.72</b>	<b>0.50</b>
Total Income	22,659.34	100.24	109,612.06	100.50
Total Expense	78,052.30	345.27	171,028.87	156.81
<b>Net Income</b>	<b>-55,392.96</b>	<b>-245.04</b>	<b>-61,416.81</b>	<b>-56.31</b>