

Balance Sheet

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

As of: 06/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	75,475.59
Vanguard	385,543.81
Total Cash	461,019.40
TOTAL ASSETS	461,019.40
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,663.45
Total Liabilities	14,663.45
Capital	
Retained Earnings	441,991.74
Calculated Retained Earnings	-49,363.86
Calculated Prior Years Retained Earnings	53,728.07
Total Capital	446,355.95
TOTAL LIABILITIES & CAPITAL	461,019.40

Income Statement

Welch Randall

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

As of: Jun 2021

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	21,843.00	98.25	126,473.44	95.98
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,700.00	2.05
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	25.00	0.11	125.00	0.09
EDM - Recycle Can Income	363.84	1.64	2,243.74	1.70
EDM - Late Fees	0.00	0.00	25.00	0.02
EDM - Gate Decals Income	0.00	0.00	30.00	0.02
EDM- Misc. Income	0.00	0.00	150.00	0.11
Total Operating Income	22,231.84	100.00	131,767.18	100.00
Expense				
EDM HOA Expense				
EDM- Recycling	364.00	1.64	2,366.00	1.80
EDM- Landscape	3,600.00	16.19	10,960.00	8.32
EDM- Gate Repairs	0.00	0.00	5,504.50	4.18
EDM- Insurance	0.00	0.00	37,983.00	28.83
EDM- Taxes & Licensing	0.00	0.00	2,717.00	2.06
EDM- Reimbursements/Supplies	0.00	0.00	364.77	0.28
EDM - Telephone	80.81	0.36	478.86	0.36
EDM - Water	4,356.78	19.60	7,282.04	5.53
EDM - Electricity	12.31	0.06	86.36	0.07
EDM- Maintenance & Repairs	436.98	1.97	1,289.50	0.98
EDM - Office Supplies	0.00	0.00	84.72	0.06
EDM - Snow Removal	0.00	0.00	11,215.00	8.51
EDM - Snow Removal Extra	0.00	0.00	295.00	0.22
EDM - Landscape Trimming Extra	120.00	0.54	120.00	0.09
EDM - Sprinkler and Irrigation Issues	830.00	3.73	1,130.00	0.86
EDM - Waste Removal	415.00	1.87	2,490.00	1.89
EDM - CapEx Brick Walls	0.00	0.00	2,500.00	1.90
EDM - CapEx Roofing	0.00	0.00	91,691.00	69.59
Total EDM HOA Expense	10,215.88	45.95	178,557.75	135.51
Property Management				
Management Fee	525.00	2.36	3,150.00	2.39
Total Property Management	525.00	2.36	3,150.00	2.39
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	62.00	0.05
Total Administrative	0.00	0.00	62.00	0.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Real Estate	0.00	0.00	62.00	0.05
Total Operating Expense	10,740.88	48.31	181,769.75	137.95
 NOI - Net Operating Income	 11,490.96	 51.69	 -50,002.57	 -37.95
Other Income & Expense				
Other Income				
Mutual Fund Value Increase/ Decrease	93.99	0.42	638.71	0.48
Total Other Income	93.99	0.42	638.71	0.48
 Net Other Income	 93.99	 0.42	 638.71	 0.48
Total Income	22,325.83	100.42	132,405.89	100.48
Total Expense	10,740.88	48.31	181,769.75	137.95
 Net Income	 11,584.95	 52.11	 -49,363.86	 -37.46