

Balance Sheet

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

As of: 08/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	101,239.28
Vanguard	385,477.35
Total Cash	486,716.63
TOTAL ASSETS	486,716.63
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,683.97
Total Liabilities	15,683.97
Capital	
Retained Earnings	441,991.74
Calculated Retained Earnings	-24,687.15
Calculated Prior Years Retained Earnings	53,728.07
Total Capital	471,032.66
TOTAL LIABILITIES & CAPITAL	486,716.63

Income Statement

Welch Randall

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

As of: Aug 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	21,857.00	98.30	169,705.44	96.54
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,700.00	1.54
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	0.00	0.00	150.00	0.09
EDM - Recycle Can Income	379.00	1.70	3,001.74	1.71
EDM - Late Fees	0.00	0.00	25.00	0.01
EDM - Gate Decals Income	0.00	0.00	30.00	0.02
EDM- Misc. Income	0.00	0.00	150.00	0.09
Total Operating Income	22,236.00	100.00	175,782.18	100.00
Expense				
EDM HOA Expense				
EDM- Recycling	364.00	1.64	3,094.00	1.76
EDM- Landscape	0.00	0.00	14,560.00	8.28
EDM- Gate Repairs	118.00	0.53	5,622.50	3.20
EDM- Insurance	0.00	0.00	37,983.00	21.61
EDM- Taxes & Licensing	0.00	0.00	2,717.00	1.55
EDM- Reimbursements/ Supplies	10,245.33	46.08	10,625.10	6.04
EDM - Telephone	80.72	0.36	640.59	0.36
EDM - Water	2,152.12	9.68	9,434.16	5.37
EDM - Electricity	13.13	0.06	112.01	0.06
EDM- Maintenance & Repairs	0.00	0.00	1,289.50	0.73
EDM - Office Supplies	0.00	0.00	84.72	0.05
EDM - Pest Control	0.00	0.00	0.00	0.00
EDM - Electrical Issues	0.00	0.00	0.00	0.00
EDM - Snow Removal	0.00	0.00	11,215.00	6.38
EDM - Snow Removal Extra	0.00	0.00	295.00	0.17
EDM - Landscape Trimming Extra	0.00	0.00	190.00	0.11
EDM - Sprinkler and Irrigation Issues	3,860.00	17.36	5,640.00	3.21
EDM - Trees	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
EDM - Water Issues	0.00	0.00	0.00	0.00
EDM - Waste Removal	415.00	1.87	3,320.00	1.89
EDM - CapEx Brick Walls	0.00	0.00	2,500.00	1.42
EDM - CapEx Roofing	0.00	0.00	91,691.00	52.16
EDM - CapEx Stucco Repair	0.00	0.00	0.00	0.00
EDM - Professional Fees	0.00	0.00	0.00	0.00
Total EDM HOA Expense	17,248.30	77.57	201,013.58	114.35
Property Management				
Management Fee	525.00	2.36	4,200.00	2.39
Total Property Management	525.00	2.36	4,200.00	2.39
Start Up Fee Expense	0.00	0.00	0.00	0.00
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	62.00	0.04
Total Administrative	0.00	0.00	62.00	0.04
Total Real Estate	0.00	0.00	62.00	0.04
Total Operating Expense	17,773.30	79.93	205,275.58	116.78
NOI - Net Operating Income	4,462.70	20.07	-29,493.40	-16.78
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	4,234.00	2.41
Mutual Fund Value Increase/Decrease	-144.33	-0.65	572.25	0.33
Total Other Income	-144.33	-0.65	4,806.25	2.73
Net Other Income	-144.33	-0.65	4,806.25	2.73
Total Income	22,091.67	99.35	180,588.43	102.73
Total Expense	17,773.30	79.93	205,275.58	116.78
Net Income	4,318.37	19.42	-24,687.15	-14.04