

Balance Sheet

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

As of: 12/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	137,970.55
Vanguard	385,766.55
Total Cash	523,737.10
TOTAL ASSETS	523,737.10
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	17,486.82
Total Liabilities	17,486.82
Capital	
Retained Earnings	441,991.74
Calculated Retained Earnings	10,530.47
Calculated Prior Years Retained Earnings	53,728.07
Total Capital	506,250.28
TOTAL LIABILITIES & CAPITAL	523,737.10

Income Statement

Welch Randall

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

As of: Dec 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	22,325.00	98.13	257,160.44	96.42
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	4,500.00	1.69
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	0.00	0.00	200.00	0.07
EDM - Recycle Can Income	424.48	1.87	4,618.54	1.73
EDM - Late Fees	0.00	0.00	25.00	0.01
EDM - Gate Decals Income	0.00	0.00	30.00	0.01
EDM- Misc. Income	0.00	0.00	150.00	0.06
Total Operating Income	22,749.48	100.00	266,703.98	100.00
Expense				
EDM HOA Expense				
EDM- Recycling	417.00	1.83	4,824.00	1.81
EDM- Landscape	3,600.00	15.82	27,030.00	10.13
EDM- Gate Repairs	0.00	0.00	5,622.50	2.11
EDM- Insurance	0.00	0.00	37,983.00	14.24
EDM- Taxes & Licensing	0.00	0.00	2,717.00	1.02
EDM- Reimbursements/ Supplies	0.00	0.00	410.10	0.15
EDM - Telephone	79.97	0.35	960.88	0.36
EDM - Water	409.44	1.80	13,981.52	5.24
EDM - Electricity	13.61	0.06	162.50	0.06
EDM- Maintenance & Repairs	185.00	0.81	1,494.83	0.56
EDM - Legal Fees	2,230.51	9.80	2,230.51	0.84
EDM - Office Supplies	0.00	0.00	159.72	0.06
EDM - Pest Control	0.00	0.00	1,002.00	0.38
EDM - Electrical Issues	0.00	0.00	1,161.84	0.44
EDM - Snow Removal	0.00	0.00	11,215.00	4.21
EDM - Snow Removal Extra	0.00	0.00	295.00	0.11
EDM - Landscape Trimming Extra	0.00	0.00	190.00	0.07
EDM - Repairs	450.00	1.98	450.00	0.17
EDM - Sprinkler and Irrigation Issues	0.00	0.00	5,640.00	2.11

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
EDM - Trees	0.00	0.00	0.00	0.00
EDM - Water Issues	2,744.56	12.06	2,744.56	1.03
EDM - Waste Removal	830.00	3.65	4,980.00	1.87
EDM - CapEx Brick Walls	0.00	0.00	2,500.00	0.94
EDM - CapEx Painting	0.00	0.00	22,000.00	8.25
EDM - CapEx Rain Gutters / Leaf Guards	0.00	0.00	5,050.00	1.89
EDM - CapEx Roofing	0.00	0.00	92,821.00	34.80
EDM - CapEx Stucco Repair	0.00	0.00	0.00	0.00
EDM - Professional Fees	0.00	0.00	0.00	0.00
EDM - CapEx Sewer Repair	3,625.00	15.93	7,250.00	2.72
Total EDM HOA Expense	14,585.09	64.11	254,875.96	95.57
Property Management				
Management Fee	525.00	2.31	6,300.00	2.36
Total Property Management	525.00	2.31	6,300.00	2.36
Start Up Fee Expense	0.00	0.00	0.00	0.00
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	93.00	0.03
Total Administrative	0.00	0.00	93.00	0.03
Total Real Estate	0.00	0.00	93.00	0.03
Total Operating Expense	15,110.09	66.42	261,268.96	97.96
NOI - Net Operating Income	7,639.39	33.58	5,435.02	2.04
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	4,234.00	1.59
Mutual Fund Value Increase/Decrease	-67.40	-0.30	861.45	0.32
Total Other Income	-67.40	-0.30	5,095.45	1.91
Net Other Income	-67.40	-0.30	5,095.45	1.91
Total Income	22,682.08	99.70	271,799.43	101.91
Total Expense	15,110.09	66.42	261,268.96	97.96
Net Income	7,571.99	33.28	10,530.47	3.95