

## Balance Sheet

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

As of: 01/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	138,215.84
Vanguard	385,964.38
<b>Total Cash</b>	<b>524,180.22</b>
<b>TOTAL ASSETS</b>	<b>524,180.22</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	17,487.72
<b>Total Liabilities</b>	<b>17,487.72</b>
<b>Capital</b>	
Retained Earnings	441,991.74
Calculated Retained Earnings	442.22
Calculated Prior Years Retained Earnings	64,258.54
<b>Total Capital</b>	<b>506,692.50</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>524,180.22</b>

# Income Statement

Welch Randall

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

As of: Jan 2022

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	21,375.00	98.19	21,375.00	98.19
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
EDM - Recycle Can Income	394.16	1.81	394.16	1.81
EDM - Late Fees	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>21,769.16</b>	<b>100.00</b>	<b>21,769.16</b>	<b>100.00</b>
<b>Expense</b>				
<b>EDM HOA Expense</b>				
EDM- Recycling	392.00	1.80	392.00	1.80
EDM- Gate Repairs	0.00	0.00	0.00	0.00
EDM- Insurance	16,899.00	77.63	16,899.00	77.63
EDM - Telephone	79.91	0.37	79.91	0.37
EDM - Water	516.61	2.37	516.61	2.37
EDM - Electricity	17.99	0.08	17.99	0.08
EDM- Maintenance & Repairs	0.00	0.00	0.00	0.00
EDM - Snow Removal	0.00	0.00	0.00	0.00
EDM - Snow Removal Extra	0.00	0.00	0.00	0.00
EDM - Waste Removal	415.00	1.91	415.00	1.91
EDM - CapEx Roofing	0.00	0.00	0.00	0.00
EDM- Other Expense	5,682.26	26.10	5,682.26	26.10
<b>Total EDM HOA Expense</b>	<b>24,002.77</b>	<b>110.26</b>	<b>24,002.77</b>	<b>110.26</b>
<b>Property Management</b>				
Management Fee	525.00	2.41	525.00	2.41
<b>Total Property Management</b>	<b>525.00</b>	<b>2.41</b>	<b>525.00</b>	<b>2.41</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	0.00	0.00
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>24,527.77</b>	<b>112.67</b>	<b>24,527.77</b>	<b>112.67</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>NOI - Net Operating Income</b>	<b>-2,758.61</b>	<b>-12.67</b>	<b>-2,758.61</b>	<b>-12.67</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	3,003.00	13.79	3,003.00	13.79
Mutual Fund Value Increase/Decrease	197.83	0.91	197.83	0.91
<b>Total Other Income</b>	<b>3,200.83</b>	<b>14.70</b>	<b>3,200.83</b>	<b>14.70</b>
<b>Net Other Income</b>	<b>3,200.83</b>	<b>14.70</b>	<b>3,200.83</b>	<b>14.70</b>
Total Income	24,969.99	114.70	24,969.99	114.70
Total Expense	24,527.77	112.67	24,527.77	112.67
<b>Net Income</b>	<b>442.22</b>	<b>2.03</b>	<b>442.22</b>	<b>2.03</b>