

Balance Sheet

Properties: Canyon Place HOA - 5300 S. Adams Ave Pkway Ste#8 Ogden, UT 84404

As of: 02/28/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 52,484.74 |
| Savings/Reserve Account | 24,576.01 |
| Total Cash | 77,060.75 |
| TOTAL ASSETS | 77,060.75 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 3,150.00 |
| Total Liabilities | 3,150.00 |
| Capital | |
| Retained Earnings | 40,747.26 |
| Calculated Retained Earnings | 4,444.71 |
| Calculated Prior Years Retained Earnings | 28,718.78 |
| Total Capital | 73,910.75 |
| TOTAL LIABILITIES & CAPITAL | 77,060.75 |

Income Statement

Welch Randall

Properties: Canyon Place HOA - 5300 S. Adams Ave Pkway Ste#8 Ogden, UT 84404

As of: Feb 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 |
|---------------------------------------|-----------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Dues | 5,075.00 | 100.00 | 10,325.00 | 100.00 |
| NSF Fees Collected | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating Income | 5,075.00 | 100.00 | 10,325.00 | 100.00 |
| Expense | | | | |
| Canyon Place HOA Expense | | | | |
| CPL- Insurance | 289.97 | 5.71 | 884.91 | 8.57 |
| CPL- Common Electricity | 39.23 | 0.77 | 39.23 | 0.38 |
| CPL- Water, Sewer & Storm | 845.10 | 16.65 | 1,664.33 | 16.12 |
| CPL- Contract Lawncare | 0.00 | 0.00 | 1,637.21 | 15.86 |
| CPL- Trash | 342.61 | 6.75 | 664.61 | 6.44 |
| Total Canyon Place HOA Expense | 1,516.91 | 29.89 | 4,890.29 | 47.36 |
| Property Management | | | | |
| Management Fee | 495.00 | 9.75 | 990.00 | 9.59 |
| Total Property Management | 495.00 | 9.75 | 990.00 | 9.59 |
| Start Up Fee Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating Expense | 2,011.91 | 39.64 | 5,880.29 | 56.95 |
| NOI - Net Operating Income | 3,063.09 | 60.36 | 4,444.71 | 43.05 |
| Total Income | 5,075.00 | 100.00 | 10,325.00 | 100.00 |
| Total Expense | 2,011.91 | 39.64 | 5,880.29 | 56.95 |
| Net Income | 3,063.09 | 60.36 | 4,444.71 | 43.05 |