

## Balance Sheet

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

As of: 10/31/2022

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	68,528.89
Savings/Reserve Account	28,576.01
<b>Total Cash</b>	<b>97,104.90</b>
<b>TOTAL ASSETS</b>	<b>97,104.90</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,100.00
<b>Total Liabilities</b>	<b>2,100.00</b>
<b>Capital</b>	
Retained Earnings	40,747.26
Calculated Retained Earnings	25,538.86
Calculated Prior Years Retained Earnings	28,718.78
<b>Total Capital</b>	<b>95,004.90</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>97,104.90</b>

# Income Statement

Welch Randall

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

As of: Oct 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	4,900.00	100.00	49,700.00	99.93
Fine & Violation	0.00	0.00	35.00	0.07
NSF Fees Collected	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>4,900.00</b>	<b>100.00</b>	<b>49,735.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Canyon Place HOA Expense</b>				
CPL- Insurance	510.25	10.41	6,341.45	12.75
CPL- Common Electricity	77.33	1.58	385.48	0.78
CPL- Water, Sewer & Storm	1,153.60	23.54	9,346.62	18.79
CPL- Contract Lawncare	933.75	19.06	9,384.86	18.87
CPL- Printing/Copies	0.00	0.00	128.25	0.26
CPL- General Repairs/Maintenance	0.00	0.00	995.00	2.00
CPL- Roof Repairs	0.00	0.00	195.00	0.39
CPL- Trash	366.56	7.48	3,608.53	7.26
CPL- Legal	0.00	0.00	5,493.50	11.05
<b>Total Canyon Place HOA Expense</b>	<b>3,041.49</b>	<b>62.07</b>	<b>35,878.69</b>	<b>72.14</b>
<b>Property Management</b>				
Management Fee	495.00	10.10	4,950.00	9.95
<b>Total Property Management</b>	<b>495.00</b>	<b>10.10</b>	<b>4,950.00</b>	<b>9.95</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>3,536.49</b>	<b>72.17</b>	<b>40,828.69</b>	<b>82.09</b>
<b>NOI - Net Operating Income</b>	<b>1,363.51</b>	<b>27.83</b>	<b>8,906.31</b>	<b>17.91</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	16,632.55	339.44	16,632.55	33.44
<b>Total Other Income</b>	<b>16,632.55</b>	<b>339.44</b>	<b>16,632.55</b>	<b>33.44</b>
<b>Net Other Income</b>	<b>16,632.55</b>	<b>339.44</b>	<b>16,632.55</b>	<b>33.44</b>
<b>Total Income</b>	<b>21,532.55</b>	<b>439.44</b>	<b>66,367.55</b>	<b>133.44</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	3,536.49	72.17	40,828.69	82.09
Net Income	<u>17,996.06</u>	<u>367.27</u>	<u>25,538.86</u>	<u>51.35</u>