

Balance Sheet

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

As of: 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	30,315.43
Savings/Reserve Account	54,576.01
Total Cash	84,891.44
TOTAL ASSETS	84,891.44
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,500.00
Total Liabilities	3,500.00
Capital	
Retained Earnings	40,747.26
Calculated Retained Earnings	11,925.40
Calculated Prior Years Retained Earnings	28,718.78
Total Capital	81,391.44
TOTAL LIABILITIES & CAPITAL	84,891.44

Income Statement

Welch Randall

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

As of: Dec 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	4,900.00	100.00	59,500.00	99.94
Fine & Violation	0.00	0.00	35.00	0.06
NSF Fees Collected	0.00	0.00	0.00	0.00
Total Operating Income	4,900.00	100.00	59,535.00	100.00
Expense				
Canyon Place HOA Expense				
CPL- Insurance	515.25	10.52	7,366.95	12.37
CPL- Common Electricity	39.78	0.81	463.70	0.78
CPL- Water, Sewer & Storm	905.63	18.48	11,179.60	18.78
CPL- Contract Lawncare	933.75	19.06	11,252.36	18.90
CPL- Printing/Copies	0.00	0.00	128.25	0.22
CPL- General Repairs/Maintenance	15,914.73	324.79	16,909.73	28.40
CPL- Roof Repairs	0.00	0.00	195.00	0.33
CPL- Trash	375.07	7.65	4,353.06	7.31
CPL- Legal	960.00	19.59	6,453.50	10.84
Total Canyon Place HOA Expense	19,644.21	400.90	58,302.15	97.93
Property Management				
Management Fee	495.00	10.10	5,940.00	9.98
Total Property Management	495.00	10.10	5,940.00	9.98
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	20,139.21	411.00	64,242.15	107.91
NOI - Net Operating Income	-15,239.21	-311.00	-4,707.15	-7.91
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	16,632.55	27.94
Total Other Income	0.00	0.00	16,632.55	27.94
Net Other Income	0.00	0.00	16,632.55	27.94
Total Income	4,900.00	100.00	76,167.55	127.94

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	20,139.21	411.00	64,242.15	107.91
Net Income	<u>-15,239.21</u>	<u>-311.00</u>	<u>11,925.40</u>	<u>20.03</u>