

Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	12,558.75
Savings/Reserve Account	62,639.77
Total Cash	75,198.52
TOTAL ASSETS	75,198.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,070.00
Total Liabilities	4,070.00
Capital	
Retained Earnings	40,747.26
Calculated Retained Earnings	8,303.38
Calculated Prior Years Retained Earnings	22,077.88
Total Capital	71,128.52
TOTAL LIABILITIES & CAPITAL	75,198.52

Income Statement

Welch Randall

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

As of: Apr 2024

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	6,025.00	92.34	21,350.00	97.49
HOA Reinvestment Fee / Transfer Fee	500.00	7.66	500.00	2.28
Fine & Violation	0.00	0.00	50.00	0.23
Total Operating Income	6,525.00	100.00	21,900.00	100.00
Expense				
Canyon Place HOA Expense				
CPL- Insurance	830.08	12.72	2,696.83	12.31
CPL- Common Electricity	82.29	1.26	204.38	0.93
CPL- Water, Sewer & Storm	1,099.95	16.86	4,425.60	20.21
CPL- Contract Lawncare	0.00	0.00	0.00	0.00
CPL- Printing/Copies	10.00	0.15	119.25	0.54
CPL- General Repairs/Maintenance	0.00	0.00	350.00	1.60
CPL- Trash	75.00	1.15	764.32	3.49
CPL- Snow Removal	0.00	0.00	2,920.00	13.33
CPL- Legal	0.00	0.00	0.00	0.00
Total Canyon Place HOA Expense	2,097.32	32.14	11,480.38	52.42
Property Management				
Management Fee	545.00	8.35	2,180.00	9.95
Total Property Management	545.00	8.35	2,180.00	9.95
Total Operating Expense	2,642.32	40.50	13,660.38	62.38
NOI - Net Operating Income	3,882.68	59.50	8,239.62	37.62
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	63.76	0.98	63.76	0.29
Total Other Income	63.76	0.98	63.76	0.29
Net Other Income	63.76	0.98	63.76	0.29

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	6,588.76	100.98	21,963.76	100.29
Total Expense	2,642.32	40.50	13,660.38	62.38
Net Income	<u>3,946.44</u>	<u>60.48</u>	<u>8,303.38</u>	<u>37.91</u>