

## Balance Sheet

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

As of: 05/31/2024

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	12,460.68
Savings/Reserve Account	63,238.90
<b>Total Cash</b>	<b>75,699.58</b>
<b>TOTAL ASSETS</b>	<b>75,699.58</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,875.00
<b>Total Liabilities</b>	<b>3,875.00</b>
<b>Capital</b>	
Retained Earnings	40,747.26
Calculated Retained Earnings	8,999.44
Calculated Prior Years Retained Earnings	22,077.88
<b>Total Capital</b>	<b>71,824.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>75,699.58</b>

# Income Statement

Welch Randall

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

As of: May 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	4,315.00	98.85	25,665.00	97.72
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	500.00	1.90
Fine & Violation	50.00	1.15	100.00	0.38
<b>Total Operating Income</b>	<b>4,365.00</b>	<b>100.00</b>	<b>26,265.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Canyon Place HOA Expense</b>				
CPL- Insurance	830.08	19.02	3,526.91	13.43
CPL- Common Electricity	40.51	0.93	244.89	0.93
CPL- Water, Sewer & Storm	1,129.60	25.88	5,555.20	21.15
CPL- Contract Lawncare	0.00	0.00	0.00	0.00
CPL- Printing/Copies	18.75	0.43	138.00	0.53
CPL- General Repairs/Maintenance	250.00	5.73	600.00	2.28
CPL- Trash	779.13	17.85	1,543.45	5.88
CPL- Snow Removal	0.00	0.00	2,920.00	11.12
CPL- Legal	175.00	4.01	175.00	0.67
<b>Total Canyon Place HOA Expense</b>	<b>3,223.07</b>	<b>73.84</b>	<b>14,703.45</b>	<b>55.98</b>
<b>Property Management</b>				
Management Fee	545.00	12.49	2,725.00	10.38
<b>Total Property Management</b>	<b>545.00</b>	<b>12.49</b>	<b>2,725.00</b>	<b>10.38</b>
<b>Total Operating Expense</b>	<b>3,768.07</b>	<b>86.32</b>	<b>17,428.45</b>	<b>66.36</b>
<b>NOI - Net Operating Income</b>	<b>596.93</b>	<b>13.68</b>	<b>8,836.55</b>	<b>33.64</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	99.13	2.27	162.89	0.62
<b>Total Other Income</b>	<b>99.13</b>	<b>2.27</b>	<b>162.89</b>	<b>0.62</b>
<b>Net Other Income</b>	<b>99.13</b>	<b>2.27</b>	<b>162.89</b>	<b>0.62</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	4,464.13	102.27	26,427.89	100.62
Total Expense	3,768.07	86.32	17,428.45	66.36
Net Income	<u>696.06</u>	<u>15.95</u>	<u>8,999.44</u>	<u>34.26</u>