

Balance Sheet

Properties: [REDACTED]

As of: 05/01/2022

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 51,814.91 |
| Savings - Reserve Account | 262,162.71 |
| Total Cash | 313,977.62 |
| TOTAL ASSETS | 313,977.62 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Clearing Account | -285.00 |
| Prepayments | 3,297.00 |
| Total Liabilities | 3,012.00 |
| Capital | |
| Appfolio Opening Balance Equity | 129,643.33 |
| Calculated Retained Earnings | 48,203.82 |
| Calculated Prior Years Retained Earnings | 133,118.47 |
| Total Capital | 310,965.62 |
| TOTAL LIABILITIES & CAPITAL | 313,977.62 |

Income Statement Trailing 3 Months

Utah Management

Properties: [REDACTED]

Fund Type: All

Period Range: Feb 2022 to Apr 2022

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Feb 2022 | Mar 2022 | Apr 2022 | Total |
|---------------------------------------|------------------|------------------|------------------|------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Income | 22,707.40 | 21,605.48 | 21,931.00 | 66,243.88 |
| Legal Fees Collected | 30.96 | 0.00 | 0.00 | 30.96 |
| Interest Income | 3.96 | 4.39 | 4.11 | 12.46 |
| FEES | | | | |
| Reinvestment Fee | 750.00 | 250.00 | 250.00 | 1,250.00 |
| Late Fee | 341.48 | 170.00 | 290.00 | 801.48 |
| Total FEES | 1,091.48 | 420.00 | 540.00 | 2,051.48 |
| Total Operating Income | 23,833.80 | 22,029.87 | 22,475.11 | 68,338.78 |
| Expense | | | | |
| GROUNDINGS | | | | |
| Snow Removal | 1,321.00 | 356.00 | 0.00 | 1,677.00 |
| Total GROUNDINGS | 1,321.00 | 356.00 | 0.00 | 1,677.00 |
| POOL | | | | |
| Pool Maintenance | 0.00 | 0.00 | 419.00 | 419.00 |
| Total POOL | 0.00 | 0.00 | 419.00 | 419.00 |
| INSURANCE | | | | |
| Property Insurance | 4,781.95 | 0.00 | 0.00 | 4,781.95 |
| Total INSURANCE | 4,781.95 | 0.00 | 0.00 | 4,781.95 |
| ADMINISTRATIVE FEES | | | | |
| Office | 560.00 | 0.00 | 0.00 | 560.00 |
| Setup Fee | 300.00 | 0.00 | 100.00 | 400.00 |
| Management Fees | 1,550.00 | 1,550.00 | 1,550.00 | 4,650.00 |
| Total ADMINISTRATIVE FEES | 2,410.00 | 1,550.00 | 1,650.00 | 5,610.00 |
| UTILITIES | | | | |
| Electricity | 23.99 | 24.19 | 24.89 | 73.07 |

Income Statement Trailing 3 Months

| Account Name | Feb 2022 | Mar 2022 | Apr 2022 | Total |
|-----------------------------------|------------------|------------------|------------------|------------------|
| Water | 2,220.05 | 2,306.26 | 2,308.83 | 6,835.14 |
| Sewer | 4,740.00 | 4,740.00 | 4,740.00 | 14,220.00 |
| Garbage | 1,284.23 | 1,292.92 | 1,347.23 | 3,924.38 |
| Gas | 19.57 | 20.58 | 19.57 | 59.72 |
| Total UTILITIES | 8,287.84 | 8,383.95 | 8,440.52 | 25,112.31 |
| Total Operating Expense | 16,800.79 | 10,289.95 | 10,509.52 | 37,600.26 |
| NOI - Net Operating Income | 7,033.01 | 11,739.92 | 11,965.59 | 30,738.52 |
| Total Income | 23,833.80 | 22,029.87 | 22,475.11 | 68,338.78 |
| Total Expense | 16,800.79 | 10,289.95 | 10,509.52 | 37,600.26 |
| Net Income | 7,033.01 | 11,739.92 | 11,965.59 | 30,738.52 |

Check Register Trailing 3 Months

Properties: [REDACTED]

Date Range: 02/01/2022 to 05/01/2022

Bank Accounts: All

Payees: All

Payment Type: All

Include Voided Checks: No

Exclude Cleared Checks: No

| Check # | Check Date | Payee Name | Amount | Check Memo |
|-------------------------------|------------|--------------------------------------|----------|--------------------------|
| Camelot Cove Operating | | | | |
| 3000000053 | 02/03/2022 | United Insurance Group | 3,204.12 | UIB-148-00001 |
| 3000000054 | 02/04/2022 | United Insurance Group | 1,577.83 | UIB-148-00001 |
| 3000000055 | 02/04/2022 | Yard Masters | 1,321.00 | |
| 3000000056 | 02/14/2022 | Ace Disposal | 1,284.23 | 015909 |
| 3000000057 | 02/14/2022 | Bona Vista Water District | 2,220.05 | 45.1818.1 |
| 3000000058 | 02/14/2022 | West Haven Special Services District | 4,740.00 | 14045.01 |
| 2052 | 02/17/2022 | Karen Hayward | 150.00 | Refund for February |
| 3000000059 | 02/17/2022 | Dominion Energy | 19.57 | 1277728660 |
| ACH Transaction #BE73-BBDA | 02/23/2022 | Utah Management | 860.00 | |
| 3000000060 | 02/25/2022 | Rocky Mountain Power | 23.99 | 41755433-001 5 |
| ACH Transaction #419C-8F1C | 02/28/2022 | Utah Management | 1,550.00 | |
| 2053 | 03/02/2022 | Benjamin Colwell | 150.00 | Refund for December 2020 |
| 3000000061 | 03/08/2022 | Yard Masters | 356.00 | |
| 3000000062 | 03/22/2022 | Ace Disposal | 1,292.92 | 015909 |
| 3000000063 | 03/22/2022 | Bona Vista Water District | 2,306.26 | 45.1818.1 |
| 3000000064 | 03/22/2022 | West Haven Special Services District | 4,740.00 | 14045.01 |
| 3000000065 | 03/22/2022 | Dominion Energy | 20.58 | 1277728660 |
| 3000000066 | 03/28/2022 | Rocky Mountain Power | 24.19 | 41755433-001 5 |
| ACH Transaction #BEE3-E668 | 03/31/2022 | Utah Management | 1,550.00 | |
| ACH Transaction #169B-8C72 | 04/11/2022 | Utah Management | 100.00 | |
| 3000000067 | 04/11/2022 | Ace Disposal | 1,347.23 | 015909 |
| 3000000068 | 04/11/2022 | Bona Vista Water District | 2,308.83 | 45.1818.1 |
| 3000000069 | 04/11/2022 | West Haven Special Services District | 4,740.00 | 14045.01 |
| 3000000070 | 04/13/2022 | Ken Rentmeister Plumbing | 419.00 | |

Check Register Trailing 3 Months

| Check # | Check Date | Payee Name | Amount | Check Memo |
|-------------------------------|------------|----------------------|------------------|----------------|
| 3000000071 | 04/21/2022 | Dominion Energy | 19.57 | 11277728660 |
| 3000000072 | 04/21/2022 | Rocky Mountain Power | 24.89 | 41755433-001 5 |
| ACH Transaction #C77F-AADE | 04/30/2022 | Utah Management | 1,550.00 | |
| | | | 37,900.26 | |
| Total | | | 37,900.26 | |