

## Balance Sheet

Properties: The Villas on 2nd HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 02/28/2023

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                  | 21,985.70        |
| Savings/Reserve Account                  | 100.00           |
| <b>Total Cash</b>                        | <b>22,085.70</b> |
| <b>TOTAL ASSETS</b>                      | <b>22,085.70</b> |
| <br>                                     |                  |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 1,950.00         |
| <b>Total Liabilities</b>                 | <b>1,950.00</b>  |
| <b>Capital</b>                           |                  |
| Calculated Retained Earnings             | -4,452.18        |
| Calculated Prior Years Retained Earnings | 24,587.88        |
| <b>Total Capital</b>                     | <b>20,135.70</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>22,085.70</b> |

## Income Statement

Welch Randall

Properties: The Villas on 2nd HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Feb 2023

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                            | 3,300.00         | 100.00              | 6,150.00          | 100.00                 |
| HOA Reinvestment Fee / Transfer Fee         | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Operating Income</b>               | <b>3,300.00</b>  | <b>100.00</b>       | <b>6,150.00</b>   | <b>100.00</b>          |
| <b>Expense</b>                              |                  |                     |                   |                        |
| <b>VO2- Villas on 2nd HOA Expense</b>       |                  |                     |                   |                        |
| VO2- Insurance                              | 110.92           | 3.36                | 224.34            | 3.65                   |
| VO2- Landscaping                            | 7,125.00         | 215.91              | 8,475.00          | 137.80                 |
| VO2- Secondary Water                        | 827.84           | 25.09               | 827.84            | 13.46                  |
| VO2- Property Maintenance                   | 85.00            | 2.58                | 85.00             | 1.38                   |
| <b>Total VO2- Villas on 2nd HOA Expense</b> | <b>8,148.76</b>  | <b>246.93</b>       | <b>9,612.18</b>   | <b>156.30</b>          |
| <b>Property Management</b>                  |                  |                     |                   |                        |
| Management Fee                              | 495.00           | 15.00               | 990.00            | 16.10                  |
| <b>Total Property Management</b>            | <b>495.00</b>    | <b>15.00</b>        | <b>990.00</b>     | <b>16.10</b>           |
| <b>Total Operating Expense</b>              | <b>8,643.76</b>  | <b>261.93</b>       | <b>10,602.18</b>  | <b>172.39</b>          |
| <b>NOI - Net Operating Income</b>           | <b>-5,343.76</b> | <b>-161.93</b>      | <b>-4,452.18</b>  | <b>-72.39</b>          |
| Total Income                                | 3,300.00         | 100.00              | 6,150.00          | 100.00                 |
| Total Expense                               | 8,643.76         | 261.93              | 10,602.18         | 172.39                 |
| <b>Net Income</b>                           | <b>-5,343.76</b> | <b>-161.93</b>      | <b>-4,452.18</b>  | <b>-72.39</b>          |