

## Balance Sheet

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

As of: 03/31/2023

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	25,767.29
Savings/Reserve Account	100.00
<b>Total Cash</b>	<b>25,867.29</b>
<b>TOTAL ASSETS</b>	<b>25,867.29</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,100.00
<b>Total Liabilities</b>	<b>2,100.00</b>
<b>Capital</b>	
Calculated Retained Earnings	-820.59
Calculated Prior Years Retained Earnings	24,587.88
<b>Total Capital</b>	<b>23,767.29</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>25,867.29</b>

## Income Statement

Welch Randall

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

As of: Mar 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	78.57	9,450.00	91.30
HOA Reinvestment Fee / Transfer Fee	900.00	21.43	900.00	8.70
<b>Total Operating Income</b>	<b>4,200.00</b>	<b>100.00</b>	<b>10,350.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>VO2- Villas on 2nd HOA Expense</b>				
VO2- Insurance	73.41	1.75	297.75	2.88
VO2- Landscaping	0.00	0.00	8,475.00	81.88
VO2- Secondary Water	0.00	0.00	827.84	8.00
VO2- Property Maintenance	0.00	0.00	85.00	0.82
<b>Total VO2- Villas on 2nd HOA Expense</b>	<b>73.41</b>	<b>1.75</b>	<b>9,685.59</b>	<b>93.58</b>
<b>Property Management</b>				
Management Fee	495.00	11.79	1,485.00	14.35
<b>Total Property Management</b>	<b>495.00</b>	<b>11.79</b>	<b>1,485.00</b>	<b>14.35</b>
<b>Total Operating Expense</b>	<b>568.41</b>	<b>13.53</b>	<b>11,170.59</b>	<b>107.93</b>
<b>NOI - Net Operating Income</b>	<b>3,631.59</b>	<b>86.47</b>	<b>-820.59</b>	<b>-7.93</b>
Total Income	4,200.00	100.00	10,350.00	100.00
Total Expense	568.41	13.53	11,170.59	107.93
<b>Net Income</b>	<b>3,631.59</b>	<b>86.47</b>	<b>-820.59</b>	<b>-7.93</b>