

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	28,648.88
Savings/Reserve Account	100.00
Total Cash	28,748.88
TOTAL ASSETS	28,748.88
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,400.00
Total Liabilities	2,400.00
Capital	
Calculated Retained Earnings	1,761.00
Calculated Prior Years Retained Earnings	24,587.88
Total Capital	26,348.88
TOTAL LIABILITIES & CAPITAL	28,748.88

Income Statement

Welch Randall

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

As of: Apr 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
Operating Income & Expense				
Income				
Association Dues	3,150.00	100.00	12,600.00	93.33
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	6.67
Total Operating Income	3,150.00	100.00	13,500.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	73.41	2.33	371.16	2.75
VO2- Landscaping	0.00	0.00	8,475.00	62.78
VO2- Secondary Water	0.00	0.00	827.84	6.13
VO2- Property Maintenance	0.00	0.00	85.00	0.63
Total VO2- Villas on 2nd HOA Expense	73.41	2.33	9,759.00	72.29
Property Management				
Management Fee	495.00	15.71	1,980.00	14.67
Total Property Management	495.00	15.71	1,980.00	14.67
Total Operating Expense	568.41	18.04	11,739.00	86.96
NOI - Net Operating Income	2,581.59	81.96	1,761.00	13.04
Total Income	3,150.00	100.00	13,500.00	100.00
Total Expense	568.41	18.04	11,739.00	86.96
Net Income	2,581.59	81.96	1,761.00	13.04