

## Balance Sheet

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

As of: 05/31/2023

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	26,581.47
Savings/Reserve Account	100.00
<b>Total Cash</b>	<b>26,681.47</b>
<b>TOTAL ASSETS</b>	<b>26,681.47</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,550.00
<b>Total Liabilities</b>	<b>2,550.00</b>
<b>Capital</b>	
Calculated Retained Earnings	-456.41
Calculated Prior Years Retained Earnings	24,587.88
<b>Total Capital</b>	<b>24,131.47</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>26,681.47</b>

# Income Statement

Welch Randall

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

As of: May 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	2,850.00	100.00	15,450.00	94.50
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	5.50
<b>Total Operating Income</b>	<b>2,850.00</b>	<b>100.00</b>	<b>16,350.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>VO2- Villas on 2nd HOA Expense</b>				
VO2- Insurance	1,097.41	38.51	1,468.57	8.98
VO2- Landscaping	1,500.00	52.63	9,975.00	61.01
VO2- Mailing Reimbursement	0.00	0.00	0.00	0.00
VO2- Secondary Water	0.00	0.00	827.84	5.06
VO2- Property Maintenance	1,975.00	69.30	2,060.00	12.60
<b>Total VO2- Villas on 2nd HOA Expense</b>	<b>4,572.41</b>	<b>160.44</b>	<b>14,331.41</b>	<b>87.65</b>
<b>Property Management</b>				
Management Fee	495.00	17.37	2,475.00	15.14
<b>Total Property Management</b>	<b>495.00</b>	<b>17.37</b>	<b>2,475.00</b>	<b>15.14</b>
<b>Total Operating Expense</b>	<b>5,067.41</b>	<b>177.80</b>	<b>16,806.41</b>	<b>102.79</b>
<b>NOI - Net Operating Income</b>	<b>-2,217.41</b>	<b>-77.80</b>	<b>-456.41</b>	<b>-2.79</b>
Total Income	2,850.00	100.00	16,350.00	100.00
Total Expense	5,067.41	177.80	16,806.41	102.79
<b>Net Income</b>	<b>-2,217.41</b>	<b>-77.80</b>	<b>-456.41</b>	<b>-2.79</b>