

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,456.81
Savings/Reserve Account	100.00
Total Cash	20,556.81
TOTAL ASSETS	20,556.81
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,850.00
Total Liabilities	2,850.00
Capital	
Calculated Retained Earnings	-6,881.07
Calculated Prior Years Retained Earnings	24,587.88
Total Capital	17,706.81
TOTAL LIABILITIES & CAPITAL	20,556.81

Income Statement

Welch Randall

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

As of: Jun 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	3,450.00	100.00	18,900.00	95.45
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	4.55
Total Operating Income	3,450.00	100.00	19,800.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	705.66	20.45	1,553.23	7.84
VO2- Landscaping	0.00	0.00	9,975.00	50.38
VO2- Mailing Reimbursement	0.00	0.00	0.00	0.00
VO2- Secondary Water	0.00	0.00	827.84	4.18
VO2- Property Maintenance	9,235.00	267.68	11,295.00	57.05
Total VO2- Villas on 2nd HOA Expense	9,940.66	288.14	23,651.07	119.45
Property Management				
Management Fee	525.00	15.22	3,000.00	15.15
Total Property Management	525.00	15.22	3,000.00	15.15
Real Estate				
Administrative				
Bank Fees /Interest	30.00	0.87	30.00	0.15
Total Administrative	30.00	0.87	30.00	0.15
Total Real Estate	30.00	0.87	30.00	0.15
Total Operating Expense	10,495.66	304.22	26,681.07	134.75
NOI - Net Operating Income	-7,045.66	-204.22	-6,881.07	-34.75
Total Income	3,450.00	100.00	19,800.00	100.00
Total Expense	10,495.66	304.22	26,681.07	134.75
Net Income	-7,045.66	-204.22	-6,881.07	-34.75