

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,201.68
Savings/Reserve Account	100.00
Total Cash	25,301.68
TOTAL ASSETS	25,301.68
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,000.00
Total Liabilities	3,000.00
Capital	
Calculated Retained Earnings	-2,286.20
Calculated Prior Years Retained Earnings	24,587.88
Total Capital	22,301.68
TOTAL LIABILITIES & CAPITAL	25,301.68

Income Statement

Welch Randall

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

As of: Jul 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	3,300.00	100.00	22,200.00	96.10
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	3.90
Total Operating Income	3,300.00	100.00	23,100.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	73.41	2.22	1,626.64	7.04
VO2- Landscaping	0.00	0.00	9,975.00	43.18
VO2- Mailing Reimbursement	0.00	0.00	0.00	0.00
VO2- Secondary Water	0.00	0.00	827.84	3.58
VO2- Property Maintenance	-1,893.28	-57.37	9,401.72	40.70
Total VO2- Villas on 2nd HOA Expense	-1,819.87	-55.15	21,831.20	94.51
Property Management				
Management Fee	525.00	15.91	3,525.00	15.26
Total Property Management	525.00	15.91	3,525.00	15.26
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	30.00	0.13
Total Administrative	0.00	0.00	30.00	0.13
Total Real Estate	0.00	0.00	30.00	0.13
Total Operating Expense	-1,294.87	-39.24	25,386.20	109.90
NOI - Net Operating Income	4,594.87	139.24	-2,286.20	-9.90
Total Income	3,300.00	100.00	23,100.00	100.00
Total Expense	-1,294.87	-39.24	25,386.20	109.90
Net Income	4,594.87	139.24	-2,286.20	-9.90