

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,850.34
Savings/Reserve Account	100.00
Total Cash	17,950.34
TOTAL ASSETS	17,950.34
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,150.00
Total Liabilities	3,150.00
Capital	
Calculated Retained Earnings	-9,787.54
Calculated Prior Years Retained Earnings	24,587.88
Total Capital	14,800.34
TOTAL LIABILITIES & CAPITAL	17,950.34

Income Statement

Welch Randall

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

As of: Aug 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	2,850.00	100.00	25,050.00	96.53
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	3.47
Total Operating Income	2,850.00	100.00	25,950.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	73.41	2.58	1,700.05	6.55
VO2- Landscaping	4,625.00	162.28	14,600.00	56.26
VO2- Mailing Reimbursement	0.00	0.00	0.00	0.00
VO2- Secondary Water	0.00	0.00	827.84	3.19
VO2- Property Maintenance	5,127.93	179.93	14,529.65	55.99
Total VO2- Villas on 2nd HOA Expense	9,826.34	344.78	31,657.54	121.99
Property Management				
Management Fee	525.00	18.42	4,050.00	15.61
Total Property Management	525.00	18.42	4,050.00	15.61
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	30.00	0.12
Total Administrative	0.00	0.00	30.00	0.12
Total Real Estate	0.00	0.00	30.00	0.12
Total Operating Expense	10,351.34	363.20	35,737.54	137.72
NOI - Net Operating Income	-7,501.34	-263.20	-9,787.54	-37.72
Total Income	2,850.00	100.00	25,950.00	100.00
Total Expense	10,351.34	363.20	35,737.54	137.72
Net Income	-7,501.34	-263.20	-9,787.54	-37.72