

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,163.52
Savings/Reserve Account	100.00
Total Cash	18,263.52
TOTAL ASSETS	18,263.52
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,450.00
Total Liabilities	3,450.00
Capital	
Calculated Retained Earnings	-9,774.36
Calculated Prior Years Retained Earnings	24,587.88
Total Capital	14,813.52
TOTAL LIABILITIES & CAPITAL	18,263.52

Income Statement

Welch Randall

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

As of: Oct 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	31,050.00	97.18
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	2.82
Total Operating Income	2,850.00	100.00	31,950.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	73.41	2.58	1,856.87	5.81
VO2- Landscaping	0.00	0.00	19,005.00	59.48
VO2- Mailing Reimbursement	0.00	0.00	0.00	0.00
VO2- Secondary Water	0.00	0.00	827.84	2.59
VO2- Property Maintenance	0.00	0.00	14,904.65	46.65
Total VO2- Villas on 2nd HOA Expense	73.41	2.58	36,594.36	114.54
Property Management				
Management Fee	525.00	18.42	5,100.00	15.96
Total Property Management	525.00	18.42	5,100.00	15.96
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	30.00	0.09
Total Administrative	0.00	0.00	30.00	0.09
Total Real Estate	0.00	0.00	30.00	0.09
Total Operating Expense	598.41	21.00	41,724.36	130.59
NOI - Net Operating Income	2,251.59	79.00	-9,774.36	-30.59
Total Income	2,850.00	100.00	31,950.00	100.00
Total Expense	598.41	21.00	41,724.36	130.59
Net Income	2,251.59	79.00	-9,774.36	-30.59