

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	9,805.11
Savings/Reserve Account	100.00
Total Cash	9,905.11
TOTAL ASSETS	9,905.11
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,600.00
Total Liabilities	3,600.00
Capital	
Calculated Retained Earnings	-18,282.77
Calculated Prior Years Retained Earnings	24,587.88
Total Capital	6,305.11
TOTAL LIABILITIES & CAPITAL	9,905.11

Income Statement

Welch Randall

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

As of: Nov 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	33,900.00	97.41
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	2.59
Total Operating Income	2,850.00	100.00	34,800.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	73.41	2.58	1,930.28	5.55
VO2- Landscaping	4,755.00	166.84	23,760.00	68.28
VO2- Mailing Reimbursement	0.00	0.00	0.00	0.00
VO2- Secondary Water	0.00	0.00	827.84	2.38
VO2- Property Maintenance	6,005.00	210.70	20,909.65	60.09
Total VO2- Villas on 2nd HOA Expense	10,833.41	380.12	47,427.77	136.29
Property Management				
Management Fee	525.00	18.42	5,625.00	16.16
Total Property Management	525.00	18.42	5,625.00	16.16
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	11,358.41	398.54	53,082.77	152.54
NOI - Net Operating Income	-8,508.41	-298.54	-18,282.77	-52.54
Total Income	2,850.00	100.00	34,800.00	100.00
Total Expense	11,358.41	398.54	53,082.77	152.54
Net Income	-8,508.41	-298.54	-18,282.77	-52.54