

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	12,266.70
Savings/Reserve Account	100.00
Total Cash	12,366.70
TOTAL ASSETS	12,366.70
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,750.00
Total Liabilities	3,750.00
Capital	
Calculated Retained Earnings	-15,971.18
Calculated Prior Years Retained Earnings	24,587.88
Total Capital	8,616.70
TOTAL LIABILITIES & CAPITAL	12,366.70

Income Statement

Welch Randall

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

As of: Dec 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	37,200.00	97.64
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	2.36
Total Operating Income	3,300.00	100.00	38,100.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	73.41	2.22	2,003.69	5.26
VO2- Landscaping	0.00	0.00	23,760.00	62.36
VO2- Mailing Reimbursement	0.00	0.00	0.00	0.00
VO2- Secondary Water	0.00	0.00	827.84	2.17
VO2- Property Maintenance	390.00	11.82	21,299.65	55.90
Total VO2- Villas on 2nd HOA Expense	463.41	14.04	47,891.18	125.70
Property Management				
Management Fee	525.00	15.91	6,150.00	16.14
Total Property Management	525.00	15.91	6,150.00	16.14
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	30.00	0.08
Total Administrative	0.00	0.00	30.00	0.08
Total Real Estate	0.00	0.00	30.00	0.08
Total Operating Expense	988.41	29.95	54,071.18	141.92
NOI - Net Operating Income	2,311.59	70.05	-15,971.18	-41.92
Total Income	3,300.00	100.00	38,100.00	100.00
Total Expense	988.41	29.95	54,071.18	141.92
Net Income	2,311.59	70.05	-15,971.18	-41.92