

**Balance Sheet**

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

**As of:** 12/31/2021

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	10,401.83
Savings/Reserve Account	100.00
<b>Total Cash</b>	<b>10,501.83</b>
<b>TOTAL ASSETS</b>	<b>10,501.83</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,800.00
<b>Total Liabilities</b>	<b>1,800.00</b>
<b>Capital</b>	
Calculated Retained Earnings	8,701.83
<b>Total Capital</b>	<b>8,701.83</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>10,501.83</b>

# Income Statement

Welch Randall

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

As of: Dec 2021

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	2,028.29	52.98	5,090.09	28.77
HOA Reinvestment Fee / Transfer Fee	1,800.00	47.02	12,600.00	71.23
<b>Total Operating Income</b>	<b>3,828.29</b>	<b>100.00</b>	<b>17,690.09</b>	<b>100.00</b>
<b>Expense</b>				
<b>VO2- Villas on 2nd HOA Expense</b>				
VO2- Insurance	110.37	2.88	1,003.26	5.67
VO2- Landscaping	0.00	0.00	5,620.00	31.77
<b>Total VO2- Villas on 2nd HOA Expense</b>	<b>110.37</b>	<b>2.88</b>	<b>6,623.26</b>	<b>37.44</b>
<b>Property Management</b>				
Management Fee	295.00	7.71	1,770.00	10.01
<b>Total Property Management</b>	<b>295.00</b>	<b>7.71</b>	<b>1,770.00</b>	<b>10.01</b>
Start Up Fee Expense	0.00	0.00	595.00	3.36
<b>Total Operating Expense</b>	<b>405.37</b>	<b>10.59</b>	<b>8,988.26</b>	<b>50.81</b>
<b>NOI - Net Operating Income</b>	<b>3,422.92</b>	<b>89.41</b>	<b>8,701.83</b>	<b>49.19</b>
<b>Total Income</b>	<b>3,828.29</b>	<b>100.00</b>	<b>17,690.09</b>	<b>100.00</b>
<b>Total Expense</b>	<b>405.37</b>	<b>10.59</b>	<b>8,988.26</b>	<b>50.81</b>
<b>Net Income</b>	<b>3,422.92</b>	<b>89.41</b>	<b>8,701.83</b>	<b>49.19</b>