

## Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 04/30/2023

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                  | 4,869.25         |
| Savings/Reserve Account                  | 34,713.52        |
| <b>Total Cash</b>                        | <b>39,582.77</b> |
| <b>TOTAL ASSETS</b>                      | <b>39,582.77</b> |
| <br>                                     |                  |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 9,351.00         |
| <b>Total Liabilities</b>                 | <b>9,351.00</b>  |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 46,733.08        |
| Calculated Retained Earnings             | -2,634.16        |
| Calculated Prior Years Retained Earnings | -13,867.15       |
| <b>Total Capital</b>                     | <b>30,231.77</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>39,582.77</b> |

## Income Statement

Welch Randall

Properties: Parkway Village - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Apr 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 |
|---|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>     |                  |                     |                   |                        |
| <b>Income</b>                             |                  |                     |                   |                        |
| Association Dues                          | 12,394.85        | 99.76               | 49,152.00         | 99.84                  |
| HOA Reinvestment Fee / Transfer Fee       | 0.00             | 0.00                | 50.00             | 0.10                   |
| Late Fee                                  | 30.00            | 0.24                | 30.00             | 0.06                   |
| <b>Total Operating Income</b>             | <b>12,424.85</b> | <b>100.00</b>       | <b>49,232.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                            |                  |                     |                   |                        |
| <b>Parkway Village HOA Expenses</b>       |                  |                     |                   |                        |
| PKV- Property Maintenance                 | 75.00            | 0.60                | 758.00            | 1.54                   |
| PKV- Legal Fees                           | 372.00           | 2.99                | 2,068.50          | 4.20                   |
| PKV- Office Expense                       | 0.00             | 0.00                | 35.50             | 0.07                   |
| PKV- Landscape Service                    | 0.00             | 0.00                | 5,282.00          | 10.73                  |
| PKV- Water, Sewer & Garbage               | 6,199.12         | 49.89               | 24,893.24         | 50.56                  |
| PKV- Insurance                            | 1,017.19         | 8.19                | 8,916.07          | 18.11                  |
| PKV-Snow Removal                          | 3,020.00         | 24.31               | 6,903.00          | 14.02                  |
| <b>Total Parkway Village HOA Expenses</b> | <b>10,683.31</b> | <b>85.98</b>        | <b>48,856.31</b>  | <b>99.24</b>           |
| <b>Property Management</b>                |                  |                     |                   |                        |
| Management Fee                            | 810.00           | 6.52                | 3,240.00          | 6.58                   |
| <b>Total Property Management</b>          | <b>810.00</b>    | <b>6.52</b>         | <b>3,240.00</b>   | <b>6.58</b>            |
| <b>Total Operating Expense</b>            | <b>11,493.31</b> | <b>92.50</b>        | <b>52,096.31</b>  | <b>105.82</b>          |
| <b>NOI - Net Operating Income</b>         | <b>931.54</b>    | <b>7.50</b>         | <b>-2,864.31</b>  | <b>-5.82</b>           |
| <b>Other Income &amp; Expense</b>         |                  |                     |                   |                        |
| <b>Other Income</b>                       |                  |                     |                   |                        |
| Insurance Income (Other)                  | 0.00             | 0.00                | 228.00            | 0.46                   |
| Interest on Bank Accounts                 | 0.52             | 0.00                | 2.15              | 0.00                   |
| <b>Total Other Income</b>                 | <b>0.52</b>      | <b>0.00</b>         | <b>230.15</b>     | <b>0.47</b>            |
| <b>Net Other Income</b>                   | <b>0.52</b>      | <b>0.00</b>         | <b>230.15</b>     | <b>0.47</b>            |
| Total Income                              | 12,425.37        | 100.00              | 49,462.15         | 100.47                 |
| Total Expense                             | 11,493.31        | 92.50               | 52,096.31         | 105.82                 |

## Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--------------|----------------|---------------------|-------------------|------------------------|
| Net Income   | <u>932.06</u>  | <u>7.50</u>         | <u>-2,634.16</u>  | <u>-5.35</u>           |