

## Balance Sheet

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

As of: 08/31/2023

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	7,253.82
Savings/Reserve Account	33,668.50
<b>Total Cash</b>	<b>40,922.32</b>
<b>TOTAL ASSETS</b>	<b>40,922.32</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	13,116.00
<b>Total Liabilities</b>	<b>13,116.00</b>
<b>Capital</b>	
Retained Earnings	46,733.08
Calculated Retained Earnings	-5,059.61
Calculated Prior Years Retained Earnings	-13,867.15
<b>Total Capital</b>	<b>27,806.32</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>40,922.32</b>

# Income Statement

Welch Randall

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

As of: Aug 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	12,220.00	97.53	98,032.00	99.49
HOA Reinvestment Fee / Transfer Fee	310.00	2.47	410.00	0.42
Late Fee	0.00	0.00	90.00	0.09
<b>Total Operating Income</b>	<b>12,530.00</b>	<b>100.00</b>	<b>98,532.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Parkway Village HOA Expenses</b>				
PKV- Property Maintenance	310.00	2.47	1,598.00	1.62
PKV- Legal Fees	0.00	0.00	2,068.50	2.10
PKV- Office Expense	0.00	0.00	214.71	0.22
PKV- Landscape Service	0.00	0.00	11,512.61	11.68
PKV- Water, Sewer & Garbage	7,006.24	55.92	51,667.40	52.44
PKV- Garbage	0.00	0.00	0.00	0.00
PKV- Insurance	1,017.18	8.12	12,984.82	13.18
PKV- Seal Coat Roadways	0.00	0.00	0.00	0.00
PKV- Cement Lifting	0.00	0.00	0.00	0.00
PKV- Landscape Additions	0.00	0.00	0.00	0.00
PKV-Snow Removal	0.00	0.00	17,298.00	17.56
<b>Total Parkway Village HOA Expenses</b>	<b>8,333.42</b>	<b>66.51</b>	<b>97,344.04</b>	<b>98.79</b>
<b>Property Management</b>				
Management Fee	810.00	6.46	6,480.00	6.58
<b>Total Property Management</b>	<b>810.00</b>	<b>6.46</b>	<b>6,480.00</b>	<b>6.58</b>
<b>Total Operating Expense</b>	<b>9,143.42</b>	<b>72.97</b>	<b>103,824.04</b>	<b>105.37</b>
<b>NOI - Net Operating Income</b>	<b>3,386.58</b>	<b>27.03</b>	<b>-5,292.04</b>	<b>-5.37</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	228.00	0.23
Interest on Bank Accounts	0.56	0.00	4.43	0.00
<b>Total Other Income</b>	<b>0.56</b>	<b>0.00</b>	<b>232.43</b>	<b>0.24</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	<u>0.56</u>	<u>0.00</u>	<u>232.43</u>	<u>0.24</u>
Total Income	12,530.56	100.00	98,764.43	100.24
Total Expense	9,143.42	72.97	103,824.04	105.37
Net Income	<u><u>3,387.14</u></u>	<u><u>27.03</u></u>	<u><u>-5,059.61</u></u>	<u><u>-5.13</u></u>