

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,761.93
Savings/Reserve Account	100.00
Total Cash	15,861.93
TOTAL ASSETS	15,861.93
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,300.00
Total Liabilities	3,300.00
Capital	
Calculated Retained Earnings	-12,025.95
Calculated Prior Years Retained Earnings	24,587.88
Total Capital	12,561.93
TOTAL LIABILITIES & CAPITAL	15,861.93

Income Statement

Welch Randall

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

As of: Sep 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	3,150.00	100.00	28,200.00	96.91
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	900.00	3.09
Total Operating Income	3,150.00	100.00	29,100.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	83.41	2.65	1,783.46	6.13
VO2- Landscaping	4,405.00	139.84	19,005.00	65.31
VO2- Mailing Reimbursement	0.00	0.00	0.00	0.00
VO2- Secondary Water	0.00	0.00	827.84	2.84
VO2- Property Maintenance	375.00	11.90	14,904.65	51.22
Total VO2- Villas on 2nd HOA Expense	4,863.41	154.39	36,520.95	125.50
Property Management				
Management Fee	525.00	16.67	4,575.00	15.72
Total Property Management	525.00	16.67	4,575.00	15.72
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	30.00	0.10
Total Administrative	0.00	0.00	30.00	0.10
Total Real Estate	0.00	0.00	30.00	0.10
Total Operating Expense	5,388.41	171.06	41,125.95	141.33
NOI - Net Operating Income	-2,238.41	-71.06	-12,025.95	-41.33
Total Income	3,150.00	100.00	29,100.00	100.00
Total Expense	5,388.41	171.06	41,125.95	141.33
Net Income	-2,238.41	-71.06	-12,025.95	-41.33