

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,294.60
Savings/Reserve Account	19,626.01
Total Cash	22,920.61
TOTAL ASSETS	22,920.61
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,136.00
Total Liabilities	7,136.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	-17,081.32
Calculated Prior Years Retained Earnings	-13,867.15
Total Capital	15,784.61
TOTAL LIABILITIES & CAPITAL	22,920.61

Income Statement

Welch Randall

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

As of: Nov 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	12,350.00	99.88	134,692.00	99.49
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	500.00	0.37
Fine & Violation	0.00	0.00	50.00	0.04
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	15.00	0.12	135.00	0.10
Total Operating Income	12,365.00	100.00	135,377.00	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	4,915.00	39.75	6,513.00	4.81
PKV- Legal Fees	0.00	0.00	2,068.50	1.53
PKV- Office Expense	0.00	0.00	214.71	0.16
PKV- Landscape Service	5,295.00	42.82	25,833.61	19.08
PKV- Water, Sewer & Garbage	8,108.28	65.57	74,255.44	54.85
PKV- Garbage	78.00	0.63	156.00	0.12
PKV- Insurance	0.00	0.00	14,002.00	10.34
PKV- Seal Coat Roadways	0.00	0.00	0.00	0.00
PKV- Cement Lifting	0.00	0.00	2,966.00	2.19
PKV- Landscape Additions	0.00	0.00	0.00	0.00
PKV-Snow Removal	0.00	0.00	17,298.00	12.78
PKV- Roof Repairs	0.00	0.00	475.00	0.35
Total Parkway Village HOA Expenses	18,396.28	148.78	143,782.26	106.21
Property Management				
Management Fee	810.00	6.55	8,910.00	6.58
Total Property Management	810.00	6.55	8,910.00	6.58
Total Operating Expense	19,206.28	155.33	152,692.26	112.79
NOI - Net Operating Income	-6,841.28	-55.33	-17,315.26	-12.79
Other Income & Expense				
Other Income				
Insurance Income	0.00	0.00	228.00	0.17

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
(Other)				
Interest on Bank Accounts	0.42	0.00	5.94	0.00
Total Other Income	<u>0.42</u>	<u>0.00</u>	<u>233.94</u>	<u>0.17</u>
Net Other Income	<u>0.42</u>	<u>0.00</u>	<u>233.94</u>	<u>0.17</u>
Total Income	12,365.42	100.00	135,610.94	100.17
Total Expense	19,206.28	155.33	152,692.26	112.79
Net Income	<u><u>-6,840.86</u></u>	<u><u>-55.32</u></u>	<u><u>-17,081.32</u></u>	<u><u>-12.62</u></u>