

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	11,533.29
Savings/Reserve Account	100.00
Total Cash	11,633.29
TOTAL ASSETS	11,633.29
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,200.00
Total Liabilities	1,200.00
Capital	
Calculated Retained Earnings	1,816.59
Calculated Prior Years Retained Earnings	8,616.70
Total Capital	10,433.29
TOTAL LIABILITIES & CAPITAL	11,633.29

Income Statement

Welch Randall

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

As of: Jan 2024

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	5,550.00	100.00	5,550.00	100.00
Total Operating Income	5,550.00	100.00	5,550.00	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	73.41	1.32	73.41	1.32
VO2- Landscaping	0.00	0.00	0.00	0.00
VO2- Property Maintenance	3,135.00	56.49	3,135.00	56.49
Total VO2- Villas on 2nd HOA Expense	3,208.41	57.81	3,208.41	57.81
Property Management				
Management Fee	525.00	9.46	525.00	9.46
Total Property Management	525.00	9.46	525.00	9.46
Total Operating Expense	3,733.41	67.27	3,733.41	67.27
NOI - Net Operating Income	1,816.59	32.73	1,816.59	32.73
Total Income	5,550.00	100.00	5,550.00	100.00
Total Expense	3,733.41	67.27	3,733.41	67.27
Net Income	1,816.59	32.73	1,816.59	32.73