

Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #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	3,174.19
Savings/Reserve Account	20,855.18
Total Cash	24,029.37
TOTAL ASSETS	24,029.37
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,936.00
Total Liabilities	14,936.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	-10,026.15
Calculated Prior Years Retained Earnings	-27,613.56
Total Capital	9,093.37
TOTAL LIABILITIES & CAPITAL	24,029.37

Income Statement

Welch Randall

Properties: Parkway Village - 5300 S. Adams Ave Pkway #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	12,220.00	99.88	12,220.00	99.88
Late Fee	15.00	0.12	15.00	0.12
Total Operating Income	12,235.00	100.00	12,235.00	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	376.19	3.07	376.19	3.07
PKV- Office Expense	0.00	0.00	0.00	0.00
PKV- Landscape Service	3,987.00	32.59	3,987.00	32.59
PKV- Water, Sewer & Garbage	5,420.32	44.30	5,420.32	44.30
PKV- Garbage	78.00	0.64	78.00	0.64
PKV- Insurance	2,134.00	17.44	2,134.00	17.44
PKV-Snow Removal	9,456.00	77.29	9,456.00	77.29
Total Parkway Village HOA Expenses	21,451.51	175.33	21,451.51	175.33
Property Management				
Management Fee	810.00	6.62	810.00	6.62
Total Property Management	810.00	6.62	810.00	6.62
Total Operating Expense	22,261.51	181.95	22,261.51	181.95
NOI - Net Operating Income	-10,026.51	-81.95	-10,026.51	-81.95
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.36	0.00	0.36	0.00
Total Other Income	0.36	0.00	0.36	0.00
Net Other Income	0.36	0.00	0.36	0.00
Total Income	12,235.36	100.00	12,235.36	100.00
Total Expense	22,261.51	181.95	22,261.51	181.95
Net Income	-10,026.15	-81.95	-10,026.15	-81.95