

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,010.81
Savings/Reserve Account	17,466.50
Total Cash	21,477.31
TOTAL ASSETS	21,477.31
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,986.00
Total Liabilities	12,986.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	-10,628.21
Calculated Prior Years Retained Earnings	-27,613.56
Total Capital	8,491.31
TOTAL LIABILITIES & CAPITAL	21,477.31

Income Statement

Welch Randall

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

As of: Feb 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	11,960.00	99.87	24,180.00	99.88
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	15.00	0.13	30.00	0.12
Total Operating Income	11,975.00	100.00	24,210.00	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	0.00	0.00	376.19	1.55
PKV- Legal Fees	0.00	0.00	0.00	0.00
PKV- Office Expense	20.00	0.17	20.00	0.08
PKV- Water, Sewer & Garbage	6,045.72	50.49	11,466.04	47.36
PKV- Garbage	0.00	0.00	78.00	0.32
PKV- Insurance	5,701.66	47.61	7,835.66	32.37
PKV-Snow Removal	0.00	0.00	13,443.00	55.53
Total Parkway Village HOA Expenses	11,767.38	98.27	33,218.89	137.21
Property Management				
Management Fee	810.00	6.76	1,620.00	6.69
Total Property Management	810.00	6.76	1,620.00	6.69
Total Operating Expense	12,577.38	105.03	34,838.89	143.90
NOI - Net Operating Income	-602.38	-5.03	-10,628.89	-43.90
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.32	0.00	0.68	0.00
Total Other Income	0.32	0.00	0.68	0.00
Net Other Income	0.32	0.00	0.68	0.00
Total Income	11,975.32	100.00	24,210.68	100.00
Total Expense	12,577.38	105.03	34,838.89	143.90

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-602.06</u>	<u>-5.03</u>	<u>-10,628.21</u>	<u>-43.90</u>