

## Balance Sheet

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

**As of:** 08/31/2024

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	14,659.88
Savings/Reserve Account	100.00
<b>Total Cash</b>	<b>14,759.88</b>
<b>TOTAL ASSETS</b>	<b>14,759.88</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,050.00
<b>Total Liabilities</b>	<b>1,050.00</b>
<b>Capital</b>	
Calculated Retained Earnings	5,093.18
Calculated Prior Years Retained Earnings	8,616.70
<b>Total Capital</b>	<b>13,709.88</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>14,759.88</b>

# Income Statement

Welch Randall

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

As of: Aug 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	3,297.75	99.93	29,097.75	99.88
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Interest Income	2.25	0.07	33.75	0.12
<b>Total Operating Income</b>	<b>3,300.00</b>	<b>100.00</b>	<b>29,131.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>VO2- Villas on 2nd HOA Expense</b>				
VO2- Insurance	73.41	2.22	1,641.03	5.63
VO2- Landscaping	2,475.00	75.00	14,281.00	49.02
VO2- Mailing Reimbursement	0.00	0.00	59.00	0.20
VO2- Secondary Water	0.00	0.00	827.84	2.84
VO2- Property Maintenance	0.00	0.00	3,135.00	10.76
<b>Total VO2- Villas on 2nd HOA Expense</b>	<b>2,548.41</b>	<b>77.22</b>	<b>19,943.87</b>	<b>68.46</b>
<b>Property Management</b>				
Management Fee	525.00	15.91	4,200.00	14.42
<b>Total Property Management</b>	<b>525.00</b>	<b>15.91</b>	<b>4,200.00</b>	<b>14.42</b>
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>3,073.41</b>	<b>93.13</b>	<b>24,143.87</b>	<b>82.88</b>
<b>NOI - Net Operating Income</b>	<b>226.59</b>	<b>6.87</b>	<b>4,987.63</b>	<b>17.12</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	24.08	0.73	105.55	0.36
<b>Total Other Income</b>	<b>24.08</b>	<b>0.73</b>	<b>105.55</b>	<b>0.36</b>
<b>Net Other Income</b>	<b>24.08</b>	<b>0.73</b>	<b>105.55</b>	<b>0.36</b>
Total Income	3,324.08	100.73	29,237.05	100.36
Total Expense	3,073.41	93.13	24,143.87	82.88
<b>Net Income</b>	<b>250.67</b>	<b>7.60</b>	<b>5,093.18</b>	<b>17.48</b>