

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,015.19
Savings/Reserve Account	10,100.00
Total Cash	27,115.19
TOTAL ASSETS	27,115.19
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	990.00
Total Liabilities	990.00
Capital	
Calculated Retained Earnings	4,981.31
Calculated Prior Years Retained Earnings	21,143.88
Total Capital	26,125.19
TOTAL LIABILITIES & CAPITAL	27,115.19

Income Statement

Welch Randall LLC

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

As of: Aug 2026

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	3,155.04	99.92	28,445.04	97.54
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	600.00	2.06
Interest Income	2.48	0.08	116.58	0.40
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	3,157.52	100.00	29,161.62	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	0.00	0.00	1,643.50	5.64
VO2- Landscaping	2,897.86	91.78	13,699.30	46.98
VO2- Mailing Reimbursement	0.00	0.00	-12.00	-0.04
VO2- Secondary Water	0.00	0.00	827.84	2.84
VO2- Property Maintenance	0.00	0.00	0.00	0.00
VO2- Snow Removal	0.00	0.00	3,245.00	11.13
VO2- Office Expense	0.00	0.00	162.75	0.56
VO2- Professional Fees	0.00	0.00	393.00	1.35
Total VO2- Villas on 2nd HOA Expense	2,897.86	91.78	19,959.39	68.44
Monthly Appfolio E-Check Coverage Fee	22.00	0.70	22.00	0.08
Property Management				
Management Fee	525.00	16.63	4,200.00	14.40
Total Property Management	525.00	16.63	4,200.00	14.40
Total Operating Expense	3,444.86	109.10	24,181.39	82.92
NOI - Net Operating Income	-287.34	-9.10	4,980.23	17.08
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.14	0.00	1.08	0.00
Total Other Income	0.14	0.00	1.08	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	0.14	0.00	1.08	0.00
Total Income	3,157.66	100.00	29,162.70	100.00
Total Expense	3,444.86	109.10	24,181.39	82.92
Net Income	-287.20	-9.10	4,981.31	17.08