

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,431.79
Savings/Reserve Account	10,100.00
Total Cash	27,531.79
TOTAL ASSETS	27,531.79
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,241.70
Total Liabilities	1,241.70
Capital	
Calculated Retained Earnings	5,146.21
Calculated Prior Years Retained Earnings	21,143.88
Total Capital	26,290.09
TOTAL LIABILITIES & CAPITAL	27,531.79

Income Statement

Welch Randall LLC

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

As of: Jun 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	4,909.50	98.46	21,975.00	96.85
Fine & Violation	0.00	0.00	600.00	2.64
Interest Income	76.96	1.54	114.10	0.50
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	4,986.46	100.00	22,689.10	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	0.00	0.00	1,643.50	7.24
VO2- Landscaping	2,667.86	53.50	8,133.58	35.85
VO2- Mailing Reimbursement	0.00	0.00	-12.00	-0.05
VO2- Secondary Water	0.00	0.00	827.84	3.65
VO2- Property Maintenance	0.00	0.00	0.00	0.00
VO2- Snow Removal	0.00	0.00	3,245.00	14.30
VO2- Office Expense	-12.50	-0.25	162.75	0.72
VO2- Professional Fees	0.00	0.00	393.00	1.73
Total VO2- Villas on 2nd HOA Expense	2,655.36	53.25	14,393.67	63.44
Property Management				
Management Fee	525.00	10.53	3,150.00	13.88
Total Property Management	525.00	10.53	3,150.00	13.88
Total Operating Expense	3,180.36	63.78	17,543.67	77.32
NOI - Net Operating Income	1,806.10	36.22	5,145.43	22.68
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.15	0.00	0.78	0.00
Total Other Income	0.15	0.00	0.78	0.00
Net Other Income	0.15	0.00	0.78	0.00
Total Income	4,986.61	100.00	22,689.88	100.00
Total Expense	3,180.36	63.78	17,543.67	77.32

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	1,806.25	36.22	5,146.21	22.68