

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,703.84
Savings/Reserve Account	10,100.00
Total Cash	25,803.84
TOTAL ASSETS	25,803.84
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,320.00
Total Liabilities	1,320.00
Capital	
Calculated Retained Earnings	3,339.96
Calculated Prior Years Retained Earnings	21,143.88
Total Capital	24,483.84
TOTAL LIABILITIES & CAPITAL	25,803.84

Income Statement

Welch Randall LLC

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

As of: May 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	4,240.50	99.36	17,065.50	96.40
Fine & Violation	0.00	0.00	600.00	3.39
Interest Income	27.46	0.64	37.14	0.21
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	4,267.96	100.00	17,702.64	100.00
Expense				
VO2- Villas on 2nd HOA Expense				
VO2- Insurance	683.00	16.00	1,643.50	9.28
VO2- Landscaping	2,797.86	65.55	5,465.72	30.88
VO2- Mailing Reimbursement	-12.00	-0.28	-12.00	-0.07
VO2- Secondary Water	0.00	0.00	827.84	4.68
VO2- Property Maintenance	0.00	0.00	0.00	0.00
VO2- Snow Removal	0.00	0.00	3,245.00	18.33
VO2- Office Expense	137.75	3.23	175.25	0.99
VO2- Professional Fees	0.00	0.00	393.00	2.22
Total VO2- Villas on 2nd HOA Expense	3,606.61	84.50	11,738.31	66.31
Property Management				
Management Fee	525.00	12.30	2,625.00	14.83
Total Property Management	525.00	12.30	2,625.00	14.83
Total Operating Expense	4,131.61	96.81	14,363.31	81.14
NOI - Net Operating Income	136.35	3.19	3,339.33	18.86
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.14	0.00	0.63	0.00
Total Other Income	0.14	0.00	0.63	0.00
Net Other Income	0.14	0.00	0.63	0.00
Total Income	4,268.10	100.00	17,703.27	100.00
Total Expense	4,131.61	96.81	14,363.31	81.14

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	136.49	3.20	3,339.96	18.87