

## Balance Sheet

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

**As of:** 05/31/2024

**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	14,640.34
Savings/Reserve Account	100.00
<b>Total Cash</b>	<b>14,740.34</b>
<b>TOTAL ASSETS</b>	<b>14,740.34</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,200.00
<b>Total Liabilities</b>	<b>1,200.00</b>
<b>Capital</b>	
Calculated Retained Earnings	4,923.64
Calculated Prior Years Retained Earnings	8,616.70
<b>Total Capital</b>	<b>13,540.34</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>14,740.34</b>

# Income Statement

Welch Randall

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

As of: May 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	3,000.00	100.00	19,650.00	99.84
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	31.50	0.16
<b>Total Operating Income</b>	<b>3,000.00</b>	<b>100.00</b>	<b>19,681.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>VO2- Villas on 2nd HOA Expense</b>				
VO2- Insurance	726.66	24.22	1,420.80	7.22
VO2- Landscaping	2,811.00	93.70	6,731.00	34.20
VO2- Mailing Reimbursement	0.00	0.00	59.00	0.30
VO2- Secondary Water	0.00	0.00	827.84	4.21
VO2- Property Maintenance	0.00	0.00	3,135.00	15.93
<b>Total VO2- Villas on 2nd HOA Expense</b>	<b>3,537.66</b>	<b>117.92</b>	<b>12,173.64</b>	<b>61.85</b>
<b>Property Management</b>				
Management Fee	525.00	17.50	2,625.00	13.34
<b>Total Property Management</b>	<b>525.00</b>	<b>17.50</b>	<b>2,625.00</b>	<b>13.34</b>
<b>Total Operating Expense</b>	<b>4,062.66</b>	<b>135.42</b>	<b>14,798.64</b>	<b>75.19</b>
<b>NOI - Net Operating Income</b>	<b>-1,062.66</b>	<b>-35.42</b>	<b>4,882.86</b>	<b>24.81</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	25.24	0.84	40.78	0.21
<b>Total Other Income</b>	<b>25.24</b>	<b>0.84</b>	<b>40.78</b>	<b>0.21</b>
<b>Net Other Income</b>	<b>25.24</b>	<b>0.84</b>	<b>40.78</b>	<b>0.21</b>
Total Income	3,025.24	100.84	19,722.28	100.21
Total Expense	4,062.66	135.42	14,798.64	75.19
<b>Net Income</b>	<b>-1,037.42</b>	<b>-34.58</b>	<b>4,923.64</b>	<b>25.02</b>