

Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,499.80
Savings/Reserve Account	14,176.02
Total Cash	18,675.82
TOTAL ASSETS	18,675.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,346.00
Total Liabilities	9,346.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	-9,789.70
Calculated Prior Years Retained Earnings	-27,613.56
Total Capital	9,329.82
TOTAL LIABILITIES & CAPITAL	18,675.82

Income Statement

Welch Randall

Properties: Parkway Village - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Apr 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
Operating Income & Expense				
Income				
Association Dues	12,220.00	99.76	48,620.00	99.85
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	30.00	0.24	75.00	0.15
Total Operating Income	12,250.00	100.00	48,695.00	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	140.00	1.14	516.19	1.06
PKV- Legal Fees	378.00	3.09	378.00	0.78
PKV- Office Expense	0.00	0.00	110.25	0.23
PKV- Water, Sewer & Garbage	6,975.56	56.94	24,631.28	50.58
PKV- Garbage	0.00	0.00	78.00	0.16
PKV- Insurance	1,207.76	9.86	10,251.18	21.05
PKV-Snow Removal	1,961.00	16.01	19,281.00	39.60
Total Parkway Village HOA Expenses	10,662.32	87.04	55,245.90	113.45
Property Management				
Management Fee	810.00	6.61	3,240.00	6.65
Total Property Management	810.00	6.61	3,240.00	6.65
Total Operating Expense	11,472.32	93.65	58,485.90	120.11
NOI - Net Operating Income	777.68	6.35	-9,790.90	-20.11
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.26	0.00	1.20	0.00
Total Other Income	0.26	0.00	1.20	0.00
Net Other Income	0.26	0.00	1.20	0.00
Total Income	12,250.26	100.00	48,696.20	100.00
Total Expense	11,472.32	93.65	58,485.90	120.11

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>777.94</u>	<u>6.35</u>	<u>-9,789.70</u>	<u>-20.10</u>