

## Balance Sheet

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

As of: 06/30/2024

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	14,610.91
Savings/Reserve Account	100.00
<b>Total Cash</b>	<b>14,710.91</b>
<b>TOTAL ASSETS</b>	<b>14,710.91</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	4,894.21
Calculated Prior Years Retained Earnings	8,616.70
<b>Total Capital</b>	<b>13,510.91</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>14,710.91</b>

# Income Statement

Welch Randall

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

As of: Jun 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	3,150.00	100.00	22,800.00	99.86
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	31.50	0.14
<b>Total Operating Income</b>	<b>3,150.00</b>	<b>100.00</b>	<b>22,831.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>VO2- Villas on 2nd HOA Expense</b>				
VO2- Insurance	73.41	2.33	1,494.21	6.54
VO2- Landscaping	2,600.00	82.54	9,331.00	40.87
VO2- Mailing Reimbursement	0.00	0.00	59.00	0.26
VO2- Secondary Water	0.00	0.00	827.84	3.63
VO2- Property Maintenance	0.00	0.00	3,135.00	13.73
<b>Total VO2- Villas on 2nd HOA Expense</b>	<b>2,673.41</b>	<b>84.87</b>	<b>14,847.05</b>	<b>65.03</b>
<b>Property Management</b>				
Management Fee	525.00	16.67	3,150.00	13.80
<b>Total Property Management</b>	<b>525.00</b>	<b>16.67</b>	<b>3,150.00</b>	<b>13.80</b>
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>3,198.41</b>	<b>101.54</b>	<b>17,997.05</b>	<b>78.83</b>
<b>NOI - Net Operating Income</b>	<b>-48.41</b>	<b>-1.54</b>	<b>4,834.45</b>	<b>21.17</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	18.98	0.60	59.76	0.26
<b>Total Other Income</b>	<b>18.98</b>	<b>0.60</b>	<b>59.76</b>	<b>0.26</b>
<b>Net Other Income</b>	<b>18.98</b>	<b>0.60</b>	<b>59.76</b>	<b>0.26</b>
Total Income	3,168.98	100.60	22,891.26	100.26
Total Expense	3,198.41	101.54	17,997.05	78.83
<b>Net Income</b>	<b>-29.43</b>	<b>-0.93</b>	<b>4,894.21</b>	<b>21.44</b>