

Balance Sheet

Properties: Sycamore Place Homeowners Association Inc - 2550 S 2300 W West Haven, UT 84401

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 58,069.27 |
| Savings/Reserve Account | 87,067.58 |
| Total Cash | 145,136.85 |
| TOTAL ASSETS | 145,136.85 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 15,737.22 |
| Total Liabilities | 15,737.22 |
| Capital | |
| Calculated Retained Earnings | 33,639.64 |
| Calculated Prior Years Retained Earnings | 95,759.99 |
| Total Capital | 129,399.63 |
| TOTAL LIABILITIES & CAPITAL | 145,136.85 |

Income Statement

Welch Randall

Properties: Sycamore Place Homeowners Association Inc - 2550 S 2300 W West Haven, UT 84401

As of: Sep 2025

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 | 23,257.50 | 98.00 | 207,176.60 | 98.12 |
| HOA Reinvestment Fee / Transfer Fee | 350.00 | 1.47 | 3,150.00 | 1.49 |
| Fine & Violation | 0.00 | 0.00 | 200.00 | 0.09 |
| Interest Income | 0.00 | 0.00 | 43.35 | 0.02 |
| NSF Fees Collected | 0.00 | 0.00 | 20.00 | 0.01 |
| Late Fee | 125.00 | 0.53 | 550.00 | 0.26 |
| Total Operating Income | 23,732.50 | 100.00 | 211,139.95 | 100.00 |
| Expense | | | | |
| Sycamore Place HOA Expenses | | | | |
| SPL - Insurance | 2,554.06 | 10.76 | 22,459.93 | 10.64 |
| SPL- Legal Fees | 0.00 | 0.00 | 292.50 | 0.14 |
| SPL- Taxes and Licensing | 0.00 | 0.00 | 368.00 | 0.17 |
| SPL- Trash Removal | 2,187.82 | 9.22 | 18,927.24 | 8.96 |
| SPL- Water & Sewer | 9,245.91 | 38.96 | 59,402.14 | 28.13 |
| SPL- Property Maintenance | 400.00 | 1.69 | 4,713.32 | 2.23 |
| SPL- Snow Removal | 0.00 | 0.00 | 8,699.09 | 4.12 |
| SPL- Office Supplies | 28.75 | 0.12 | 521.77 | 0.25 |
| SPL- Landscape Service | 6,208.57 | 26.16 | 36,112.42 | 17.10 |
| SPL- Landscape Improvements | 0.00 | 0.00 | 13,300.00 | 6.30 |
| Total Sycamore Place HOA Expenses | 20,625.11 | 86.91 | 164,796.41 | 78.05 |
| Property Management | | | | |
| Management Fee | 1,410.00 | 5.94 | 12,690.00 | 6.01 |
| Total Property Management | 1,410.00 | 5.94 | 12,690.00 | 6.01 |
| Bank Fees / Interest | 0.00 | 0.00 | 25.00 | 0.01 |
| Total Operating Expense | 22,035.11 | 92.85 | 177,511.41 | 84.07 |
| NOI - Net Operating Income | 1,697.39 | 7.15 | 33,628.54 | 15.93 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 1.47 | 0.01 | 11.10 | 0.01 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--------------------|----------------|---------------------|-------------------|------------------------|
| Total Other Income | 1.47 | 0.01 | 11.10 | 0.01 |
| Net Other Income | 1.47 | 0.01 | 11.10 | 0.01 |
| Total Income | 23,733.97 | 100.01 | 211,151.05 | 100.01 |
| Total Expense | 22,035.11 | 92.85 | 177,511.41 | 84.07 |
| Net Income | 1,698.86 | 7.16 | 33,639.64 | 15.93 |