

Balance Sheet

Properties: Freedom Landing Townhomes HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

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	45,829.69
Savings/Reserve Account	49,992.35
Total Cash	95,822.04
TOTAL ASSETS	95,822.04
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,175.00
Total Liabilities	3,175.00
Capital	
Retained Earnings	84,527.81
Calculated Retained Earnings	8,119.23
Total Capital	92,647.04
TOTAL LIABILITIES & CAPITAL	95,822.04

Income Statement

Welch Randall

Properties: Freedom Landing Townhomes HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

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	10,700.50	96.79	71,751.00	93.38
HOA Reinvestment Fee / Transfer Fee	250.00	2.26	1,750.00	2.28
Interest Income	4.50	0.04	26.25	0.03
Insurance	0.00	0.00	2,461.83	3.20
Late Fee	100.00	0.90	850.00	1.11
Total Operating Income	11,055.00	100.00	76,839.08	100.00
Expense				
Freedom Landing HOA Expense				
FLA- Insurance	1,000.00	9.05	34,758.76	45.24
FLA- Snow Removal	0.00	0.00	4,132.00	5.38
FLA- Secondary Water	0.00	0.00	2,145.00	2.79
FLA- Landscaping	22,329.49	201.99	23,373.49	30.42
FLA- Office Expense	207.50	1.88	772.25	1.01
FLA- Roofing	250.00	2.26	873.04	1.14
Total Freedom Landing HOA Expense	23,786.99	215.17	66,054.54	85.96
Monthly Software Fee	73.08	0.66	584.64	0.76
Property Management				
Management Fee	717.75	6.49	5,742.00	7.47
Total Property Management	717.75	6.49	5,742.00	7.47
Start Up Fee Expense	0.00	0.00	347.50	0.45
Total Operating Expense	24,577.82	222.32	72,728.68	94.65
NOI - Net Operating Income	-13,522.82	-122.32	4,110.40	5.35
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	3,647.38	4.75
Interest on Bank Accounts	49.60	0.45	361.45	0.47
Total Other Income	49.60	0.45	4,008.83	5.22
Net Other Income	49.60	0.45	4,008.83	5.22
Total Income	11,104.60	100.45	80,847.91	105.22
Total Expense	24,577.82	222.32	72,728.68	94.65
Net Income	-13,473.22	-121.87	8,119.23	10.57