

Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #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	18,519.00
Savings/Reserve Account	24,774.73
Total Cash	43,293.73
TOTAL ASSETS	43,293.73
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,741.00
Total Liabilities	10,741.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	13,349.66
Calculated Prior Years Retained Earnings	-27,530.01
Total Capital	32,552.73
TOTAL LIABILITIES & CAPITAL	43,293.73

Income Statement

Welch Randall

Properties: Parkway Village - 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	14,280.00	100.00	130,420.00	99.94
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	75.00	0.06
Total Operating Income	14,280.00	100.00	130,495.00	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	0.00	0.00	1,549.35	1.19
PKV- Legal Fees	0.00	0.00	378.00	0.29
PKV- Office Expense	2.50	0.02	329.75	0.25
PKV- Landscape Service	2,330.00	16.32	24,344.00	18.66
PKV- Water, Sewer & Garbage	8,699.55	60.92	63,959.40	49.01
PKV- Garbage	0.00	0.00	253.00	0.19
PKV- Insurance	1,442.78	10.10	19,045.00	14.59
PKV-Snow Removal	0.00	0.00	0.00	0.00
Total Parkway Village HOA Expenses	12,474.83	87.36	109,858.50	84.19
Property Management				
Management Fee	810.00	5.67	7,290.00	5.59
Total Property Management	810.00	5.67	7,290.00	5.59
Total Operating Expense	13,284.83	93.03	117,148.50	89.77
NOI - Net Operating Income				
	995.17	6.97	13,346.50	10.23
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.42	0.00	3.16	0.00
Total Other Income	0.42	0.00	3.16	0.00
Net Other Income	0.42	0.00	3.16	0.00
Total Income	14,280.42	100.00	130,498.16	100.00
Total Expense	13,284.83	93.03	117,148.50	89.77

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	995.59	6.97	13,349.66	10.23