

Balance Sheet

Properties: Dylan's Townhomes Owners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,028.88
Savings/Reserve Account	100.00
Total Cash	3,128.88
TOTAL ASSETS	3,128.88
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,275.00
Total Liabilities	1,275.00
Capital	
Retained Earnings	5,000.00
Calculated Retained Earnings	-3,146.12
Total Capital	1,853.88
TOTAL LIABILITIES & CAPITAL	3,128.88

Income Statement

Welch Randall LLC

Properties: Dylan's Townhomes Owners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Aug 2026

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	150.00	100.00	692.50	100.00
Total Operating Income	150.00	100.00	692.50	100.00
Expense				
Property Management				
Management Fee	450.00	300.00	2,250.00	324.91
Total Property Management	450.00	300.00	2,250.00	324.91
Start Up Fee Expense	0.00	0.00	495.00	71.48
Dylan's Townhomes HOA Expense				
DTH- Trash Removal	26.51	17.67	122.59	17.70
DTH- Legal Fees	0.00	0.00	100.00	14.44
DTH- Insurance	174.30	116.20	871.50	125.85
Total Dylan's Townhomes HOA Expense	200.81	133.87	1,094.09	157.99
Total Operating Expense	650.81	433.87	3,839.09	554.38
NOI - Net Operating Income	-500.81	-333.87	-3,146.59	-454.38
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.14	0.09	0.47	0.07
Total Other Income	0.14	0.09	0.47	0.07
Net Other Income	0.14	0.09	0.47	0.07
Total Income	150.14	100.09	692.97	100.07
Total Expense	650.81	433.87	3,839.09	554.38
Net Income	-500.67	-333.78	-3,146.12	-454.31