

Balance Sheet

Properties: Edinburgh of Holladay Homeowners 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	104,393.26
Savings/Reserve Account	370,658.75
Total Cash	475,052.01
TOTAL ASSETS	475,052.01
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	18,773.89
Total Liabilities	18,773.89
Capital	
Retained Earnings	414,599.52
Calculated Retained Earnings	41,678.60
Total Capital	456,278.12
TOTAL LIABILITIES & CAPITAL	475,052.01

Income Statement

Welch Randall LLC

Properties: Edinburgh of Holladay Homeowners 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				
HOA - Special Assessment	1,260.00	3.56	12,483.33	9.87
Association Dues	31,608.23	89.24	109,449.50	86.53
HOA Reinvestment Fee / Transfer Fee	2,500.00	7.06	4,500.00	3.56
Interest Income	30.48	0.09	30.48	0.02
Late Fee	20.00	0.06	20.00	0.02
Total Operating Income	35,418.71	100.00	126,483.31	100.00
Expense				
Monthly Software Fee	45.36	0.13	136.08	0.11
Property Management				
Management Fee	764.64	2.16	3,058.56	2.42
Total Property Management	764.64	2.16	3,058.56	2.42
Start Up Fee Expense	0.00	0.00	695.00	0.55
Bank Fees / Interest	0.00	0.00	2.70	0.00
Edinburgh of Holladay HOA Expense				
EOH- Insurance	2,712.46	7.66	13,930.78	11.01
EOH- Trash Removal	664.29	1.88	2,709.44	2.14
EOH- Common Area Electricity	351.98	0.99	1,504.07	1.19
EOH- Pool Gas Service	1,012.94	2.86	1,121.61	0.89
EOH- Water Waste & Sewer	3,240.00	9.15	9,979.20	7.89
EOH- Water	2,887.48	8.15	10,590.30	8.37
EOH- Landscaping	0.00	0.00	30,336.37	23.98
EOH- Grounds Maintenance	6,159.21	17.39	8,609.21	6.81
EOH- Building Maintenance	0.00	0.00	838.00	0.66
EOH- Pool Maintenance	561.32	1.58	1,339.44	1.06
EOH- Office Supplies	0.00	0.00	23.19	0.02
Total Edinburgh of Holladay HOA Expense	17,589.68	49.66	80,981.61	64.03
Total Operating Expense	18,399.68	51.95	84,873.95	67.10
NOI - Net Operating	17,019.03	48.05	41,609.36	32.90

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Other Income & Expense				
Other Income				
Interest on Bank Accounts	24.81	0.07	69.24	0.05
Total Other Income	24.81	0.07	69.24	0.05
Net Other Income	24.81	0.07	69.24	0.05
Total Income	35,443.52	100.07	126,552.55	100.05
Total Expense	18,399.68	51.95	84,873.95	67.10
Net Income	17,043.84	48.12	41,678.60	32.95