Balance Sheet

Properties: Edinburgh of Holladay Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	104,452.62
Savings/Reserve Account	350,238.71
Total Cash	**454,691.33**
TOTAL ASSETS	**454,691.33**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,667.05
Total Liabilities	**15,667.05**
Capital	
Retained Earnings	414,599.52
Calculated Retained Earnings	24,424.76
Total Capital	**439,024.28**
TOTAL LIABILITIES & CAPITAL	**454,691.33**

Income Statement

Welch Randall LLC

Properties: Edinburgh of Holladay Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Jul 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	7,083.33	17.43	11,223.33	12.35
Association Dues	32,550.15	80.11	77,631.27	85.45
HOA Reinvestment Fee / Transfer Fee	1,000.00	2.46	2,000.00	2.20
Total Operating Income	**40,633.48**	**100.00**	**90,854.60**	**100.00**
Expense				
Monthly Software Fee	45.36	0.11	90.72	0.10
Property Management				
Management Fee	764.64	1.88	2,293.92	2.52
Total Property Management	**764.64**	**1.88**	**2,293.92**	**2.52**
Start Up Fee Expense	0.00	0.00	695.00	0.76
Bank Fees / Interest	2.70	0.01	2.70	0.00
Edinburgh of Holladay HOA Expense				
EOH- Insurance	3,275.66	8.06	11,218.32	12.35
EOH- Trash Removal	675.24	1.66	2,045.15	2.25
EOH- Common Area Electricity	403.99	0.99	1,152.09	1.27
EOH- Pool Gas Service	0.00	0.00	108.67	0.12
EOH- Water Waste & Sewer	0.00	0.00	6,739.20	7.42
EOH- Water	3,990.36	9.82	7,702.82	8.48
EOH- Landscaping	7,320.00	18.01	30,336.37	33.39
EOH- Grounds Maintenance	0.00	0.00	2,450.00	2.70
EOH- Building Maintenance	838.00	2.06	838.00	0.92
EOH- Pool Maintenance	195.00	0.48	778.12	0.86
EOH- Office Supplies	0.00	0.00	23.19	0.03
Total Edinburgh of Holladay HOA Expense	**16,698.25**	**41.09**	**63,391.93**	**69.77**
Total Operating Expense	**17,510.95**	**43.09**	**66,474.27**	**73.17**
NOI - Net Operating Income	**23,122.53**	**56.91**	**24,380.33**	**26.83**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	23.47	0.06	44.43	0.05
Total Other Income	**23.47**	**0.06**	**44.43**	**0.05**
Net Other Income	**23.47**	**0.06**	**44.43**	**0.05**
Total Income	40,656.95	100.06	90,899.03	100.05
Total Expense	17,510.95	43.09	66,474.27	73.17
Net Income	**23,146.00**	**56.96**	**24,424.76**	**26.88**