

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	81,012.32
Savings/Reserve Account	350,223.84
Total Cash	431,236.16
TOTAL ASSETS	431,236.16
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,357.88
Total Liabilities	15,357.88
Capital	
Retained Earnings	414,599.52
Calculated Retained Earnings	1,278.76
Total Capital	415,878.28
TOTAL LIABILITIES & CAPITAL	431,236.16

Income Statement

Welch Randall LLC

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

As of: Jun 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	4,140.00	8.24	4,140.00	8.24
Association Dues	45,081.12	89.77	45,081.12	89.77
HOA Reinvestment Fee / Transfer Fee	1,000.00	1.99	1,000.00	1.99
Total Operating Income	50,221.12	100.00	50,221.12	100.00
Expense				
Monthly Software Fee	45.36	0.09	45.36	0.09
Property Management				
Management Fee	1,529.28	3.05	1,529.28	3.05
Total Property Management	1,529.28	3.05	1,529.28	3.05
Start Up Fee Expense	695.00	1.38	695.00	1.38
Edinburgh of Holladay HOA Expense				
EOH- Insurance	7,942.66	15.82	7,942.66	15.82
EOH- Trash Removal	1,369.91	2.73	1,369.91	2.73
EOH- Common Area Electricity	748.10	1.49	748.10	1.49
EOH- Pool Gas Service	108.67	0.22	108.67	0.22
EOH- Water Waste & Sewer	6,739.20	13.42	6,739.20	13.42
EOH- Water	3,712.46	7.39	3,712.46	7.39
EOH- Landscaping	23,016.37	45.83	23,016.37	45.83
EOH- Grounds Maintenance	2,450.00	4.88	2,450.00	4.88
EOH- Pool Maintenance	583.12	1.16	583.12	1.16
EOH- Office Supplies	23.19	0.05	23.19	0.05
Total Edinburgh of Holladay HOA Expense	46,693.68	92.98	46,693.68	92.98
Total Operating Expense	48,963.32	97.50	48,963.32	97.50
NOI - Net Operating Income	1,257.80	2.50	1,257.80	2.50
Other Income & Expense				
Other Income				
Interest on Bank	20.96	0.04	20.96	0.04

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	20.96	0.04	20.96	0.04
Net Other Income	20.96	0.04	20.96	0.04
Total Income	50,242.08	100.04	50,242.08	100.04
Total Expense	48,963.32	97.50	48,963.32	97.50
Net Income	1,278.76	2.55	1,278.76	2.55