Balance Sheet

Properties: Freedom Landing Townhomes HOA - 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	67,496.58
Savings/Reserve Account	80,536.76
Total Cash	**148,033.34**
TOTAL ASSETS	**148,033.34**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,647.50
Total Liabilities	**3,647.50**
Capital	
Retained Earnings	84,527.81
Calculated Retained Earnings	33,353.43
Calculated Prior Years Retained Earnings	26,504.60
Total Capital	**144,385.84**
TOTAL LIABILITIES & CAPITAL	**148,033.34**

Income Statement

Welch Randall LLC

Properties: Freedom Landing Townhomes HOA - 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	10,500.00	97.22	87,990.00	96.82
HOA Reinvestment Fee / Transfer Fee	250.00	2.31	1,500.00	1.65
Fine & Violation	0.00	0.00	50.00	0.06
Interest Income	0.00	0.00	70.51	0.08
Insurance	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	50.00	0.46	1,250.00	1.38
Total Operating Income	**10,800.00**	**100.00**	**90,880.51**	**100.00**
Expense				
Freedom Landing HOA Expense				
FLA- Insurance	0.00	0.00	23,441.00	25.79
FLA- Snow Removal	0.00	0.00	1,400.00	1.54
FLA- Secondary Water	0.00	0.00	2,145.00	2.36
FLA- Landscaping	6,790.94	62.88	20,790.94	22.88
FLA- Office Expense	372.50	3.45	1,027.00	1.13
FLA- Roofing	0.00	0.00	550.00	0.61
FLA- Sprinklers/ Irrigation Repairs	169.50	1.57	169.50	0.19
FLA- General Maintenance	0.00	0.00	2,345.19	2.58
Total Freedom Landing HOA Expense	**7,332.94**	**67.90**	**51,868.63**	**57.07**
Monthly Software Fee	73.08	0.68	584.64	0.64
Property Management				
Management Fee	717.75	6.65	5,742.00	6.32
Total Property Management	**717.75**	**6.65**	**5,742.00**	**6.32**
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	0.00	0.00	30.00	0.03
Total Operating Expense	**8,123.77**	**75.22**	**58,225.27**	**64.07**
NOI - Net Operating Income	**2,676.23**	**24.78**	**32,655.24**	**35.93**
Other Income & Expense				
Other Income				
Insurance Income	0.00	0.00	307.00	0.34

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
(Other)				
Interest on Bank Accounts	102.50	0.95	391.19	0.43
Total Other Income	**102.50**	**0.95**	**698.19**	**0.77**
Net Other Income	**102.50**	**0.95**	**698.19**	**0.77**
Total Income	10,902.50	100.95	91,578.70	100.77
Total Expense	8,123.77	75.22	58,225.27	64.07
Net Income	**2,778.73**	**25.73**	**33,353.43**	**36.70**