

Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	26,616.88
Savings/Reserve Account	29,858.43
Total Cash	56,475.31
TOTAL ASSETS	56,475.31
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,466.00
Total Liabilities	10,466.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	2,554.60
Calculated Prior Years Retained Earnings	-3,278.37
Total Capital	46,009.31
TOTAL LIABILITIES & CAPITAL	56,475.31

Income Statement

Welch Randall

Properties: Parkway Village - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Apr 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	14,260.00	100.00	57,716.95	99.84
Interest Income	0.00	0.00	26.18	0.05
NSF Fees Collected	0.00	0.00	20.00	0.03
Late Fee	0.00	0.00	45.00	0.08
Total Operating Income	14,260.00	100.00	57,808.13	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	0.00	0.00	900.00	1.56
PKV- Legal Fees	0.00	0.00	378.00	0.65
PKV- Office Expense	0.00	0.00	12.50	0.02
PKV- Landscape Service	0.00	0.00	8,600.00	14.88
PKV- Water, Sewer & Garbage	6,799.75	47.68	27,696.96	47.91
PKV- Garbage	0.00	0.00	151.65	0.26
PKV- Insurance	1,711.15	12.00	13,651.25	23.61
PKV- Roof Repairs	0.00	0.00	625.00	1.08
Total Parkway Village HOA Expenses	8,510.90	59.68	52,015.36	89.98
Property Management				
Management Fee	810.00	5.68	3,240.00	5.60
Total Property Management	810.00	5.68	3,240.00	5.60
Total Operating Expense	9,320.90	65.36	55,255.36	95.58
NOI - Net Operating Income	4,939.10	34.64	2,552.77	4.42
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.48	0.00	1.83	0.00
Total Other Income	0.48	0.00	1.83	0.00
Net Other Income	0.48	0.00	1.83	0.00
Total Income	14,260.48	100.00	57,809.96	100.00
Total Expense	9,320.90	65.36	55,255.36	95.58

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	4,939.58	34.64	2,554.60	4.42