

Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #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	36,150.06
Savings/Reserve Account	32,735.50
Total Cash	68,885.56
TOTAL ASSETS	68,885.56
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,096.00
Total Liabilities	15,096.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	10,334.85
Calculated Prior Years Retained Earnings	-3,278.37
Total Capital	53,789.56
TOTAL LIABILITIES & CAPITAL	68,885.56

Income Statement

Welch Randall LLC

Properties: Parkway Village - 5300 S. Adams Ave Pkway #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	15,064.26	99.93	116,021.21	99.75
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	150.00	0.13
Interest Income	0.00	0.00	26.18	0.02
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	10.00	0.07	90.00	0.08
Total Operating Income	15,074.26	100.00	116,307.39	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	517.00	3.43	3,217.00	2.77
PKV- Legal Fees	0.00	0.00	378.00	0.33
PKV- Office Expense	0.00	0.00	139.75	0.12
PKV- Landscape Service	1,950.00	12.94	17,195.00	14.78
PKV- Water, Sewer & Garbage	8,387.21	55.64	57,023.86	49.03
PKV- Garbage	60.00	0.40	421.98	0.36
PKV- Insurance	1,711.15	11.35	20,495.85	17.62
PKV- Roof Repairs	0.00	0.00	625.00	0.54
Total Parkway Village HOA Expenses	12,625.36	83.75	99,496.44	85.55
Property Management				
Management Fee	810.00	5.37	6,480.00	5.57
Total Property Management	810.00	5.37	6,480.00	5.57
Total Operating Expense	13,435.36	89.13	105,976.44	91.12
NOI - Net Operating Income	1,638.90	10.87	10,330.95	8.88
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.54	0.00	3.90	0.00
Total Other Income	0.54	0.00	3.90	0.00
Net Other Income	0.54	0.00	3.90	0.00
Total Income	15,074.80	100.00	116,311.29	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	13,435.36	89.13	105,976.44	91.12
Net Income	1,639.44	10.88	10,334.85	8.89