

Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #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	37,879.66
Savings/Reserve Account	32,006.46
Total Cash	69,886.12
TOTAL ASSETS	69,886.12

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	17,736.00
Total Liabilities	17,736.00

Capital

Retained Earnings	46,733.08
Calculated Retained Earnings	8,695.41
Calculated Prior Years Retained Earnings	-3,278.37
Total Capital	52,150.12
TOTAL LIABILITIES & CAPITAL	69,886.12

Income Statement

Welch Randall LLC

Properties: Parkway Village - 5300 S. Adams Ave Pkway #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				
Association Dues	14,570.00	99.79	100,956.95	99.73
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	150.00	0.15
Interest Income	0.00	0.00	26.18	0.03
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	30.00	0.21	80.00	0.08
Total Operating Income	14,600.00	100.00	101,233.13	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	0.00	0.00	2,700.00	2.67
PKV- Legal Fees	0.00	0.00	378.00	0.37
PKV- Office Expense	0.00	0.00	139.75	0.14
PKV- Landscape Service	2,745.00	18.80	15,245.00	15.06
PKV- Water, Sewer & Garbage	7,085.31	48.53	48,636.65	48.04
PKV- Garbage	120.00	0.82	361.98	0.36
PKV- Insurance	1,711.15	11.72	18,784.70	18.56
PKV- Roof Repairs	0.00	0.00	625.00	0.62
Total Parkway Village HOA Expenses	11,661.46	79.87	86,871.08	85.81
Property Management				
Management Fee	810.00	5.55	5,670.00	5.60
Total Property Management	810.00	5.55	5,670.00	5.60
Total Operating Expense	12,471.46	85.42	92,541.08	91.41
NOI - Net Operating Income	2,128.54	14.58	8,692.05	8.59
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.53	0.00	3.36	0.00
Total Other Income	0.53	0.00	3.36	0.00
Net Other Income	0.53	0.00	3.36	0.00
Total Income	14,600.53	100.00	101,236.49	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	12,471.46	85.42	92,541.08	91.41
Net Income	2,129.07	14.58	8,695.41	8.59