

Balance Sheet

Properties: Parkway Village - 5300 S. Adams Ave Pkway #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	24,867.12
Savings/Reserve Account	31,269.93
Total Cash	56,137.05
TOTAL ASSETS	56,137.05
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,116.00
Total Liabilities	6,116.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	6,566.34
Calculated Prior Years Retained Earnings	-3,278.37
Total Capital	50,021.05
TOTAL LIABILITIES & CAPITAL	56,137.05

Income Statement

Welch Randall LLC

Properties: Parkway Village - 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				
Association Dues	14,720.00	99.29	86,386.95	99.72
HOA Reinvestment Fee / Transfer Fee	100.00	0.67	150.00	0.17
Interest Income	0.00	0.00	26.18	0.03
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	5.00	0.03	50.00	0.06
Total Operating Income	14,825.00	100.00	86,633.13	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	1,500.00	10.12	2,700.00	3.12
PKV- Legal Fees	0.00	0.00	378.00	0.44
PKV- Office Expense	0.00	0.00	139.75	0.16
PKV- Landscape Service	3,900.00	26.31	12,500.00	14.43
PKV- Water, Sewer & Garbage	6,955.51	46.92	41,551.34	47.96
PKV- Garbage	60.00	0.40	241.98	0.28
PKV- Insurance	1,711.15	11.54	17,073.55	19.71
PKV- Roof Repairs	0.00	0.00	625.00	0.72
Total Parkway Village HOA Expenses	14,126.66	95.29	75,209.62	86.81
Property Management				
Management Fee	810.00	5.46	4,860.00	5.61
Total Property Management	810.00	5.46	4,860.00	5.61
Total Operating Expense	14,936.66	100.75	80,069.62	92.42
NOI - Net Operating Income	-111.66	-0.75	6,563.51	7.58
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.53	0.00	2.83	0.00
Total Other Income	0.53	0.00	2.83	0.00
Net Other Income	0.53	0.00	2.83	0.00
Total Income	14,825.53	100.00	86,635.96	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	14,936.66	100.75	80,069.62	92.42
Net Income	-111.13	-0.75	6,566.34	7.58