

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,371.28
Savings/Reserve Account	30,571.90
Total Cash	55,943.18
TOTAL ASSETS	55,943.18
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,811.00
Total Liabilities	5,811.00
Capital	
Retained Earnings	46,733.08
Calculated Retained Earnings	6,677.47
Calculated Prior Years Retained Earnings	-3,278.37
Total Capital	50,132.18
TOTAL LIABILITIES & CAPITAL	55,943.18

Income Statement

Welch Randall LLC

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

As of: May 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	13,950.00	99.64	71,666.95	99.80
HOA Reinvestment Fee / Transfer Fee	50.00	0.36	50.00	0.07
Interest Income	0.00	0.00	26.18	0.04
NSF Fees Collected	0.00	0.00	20.00	0.03
Late Fee	0.00	0.00	45.00	0.06
Total Operating Income	14,000.00	100.00	71,808.13	100.00
Expense				
Parkway Village HOA Expenses				
PKV- Property Maintenance	300.00	2.14	1,200.00	1.67
PKV- Legal Fees	0.00	0.00	378.00	0.53
PKV- Office Expense	127.25	0.91	139.75	0.19
PKV- Landscape Service	0.00	0.00	8,600.00	11.98
PKV- Water, Sewer & Garbage	6,898.87	49.28	34,595.83	48.18
PKV- Garbage	30.33	0.22	181.98	0.25
PKV- Insurance	1,711.15	12.22	15,362.40	21.39
PKV- Roof Repairs	0.00	0.00	625.00	0.87
Total Parkway Village HOA Expenses	9,067.60	64.77	61,082.96	85.06
Property Management				
Management Fee	810.00	5.79	4,050.00	5.64
Total Property Management	810.00	5.79	4,050.00	5.64
Total Operating Expense	9,877.60	70.55	65,132.96	90.70
NOI - Net Operating Income	4,122.40	29.45	6,675.17	9.30
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.47	0.00	2.30	0.00
Total Other Income	0.47	0.00	2.30	0.00
Net Other Income	0.47	0.00	2.30	0.00
Total Income	14,000.47	100.00	71,810.43	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	9,877.60	70.55	65,132.96	90.70
Net Income	4,122.87	29.45	6,677.47	9.30