

Balance Sheet

Properties: Salt Grass Townhomes Homeowner's Association Inc - 5300 S Adams Ave Pkwy #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		3,517.06
Savings/Reserve Account		100.06
Total Cash		3,617.12
TOTAL ASSETS		3,617.12
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		1,751.25
Total Liabilities		1,751.25
Capital		
Retained Earnings		101.00
Calculated Retained Earnings		1,764.86
Calculated Prior Years Retained Earnings		0.01
Total Capital		1,865.87
TOTAL LIABILITIES & CAPITAL		3,617.12

Income Statement

Welch Randall LLC

Properties: Salt Grass Townhomes Homeowner's Association Inc - 5300 S Adams Ave Pkwy #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	939.72	31.97	2,820.71	28.72
HOA Reinvestment Fee / Transfer Fee	2,000.00	68.03	7,000.00	71.28
Total Operating Income	2,939.72	100.00	9,820.71	100.00
Expense				
Property Management				
Management Fee	395.00	13.44	1,975.00	20.11
Total Property Management	395.00	13.44	1,975.00	20.11
Start Up Fee Expense	0.00	0.00	695.00	7.08
Salt Grass Townhomes HOA Expense				
SGT- Office Expense	0.00	0.00	175.00	1.78
SGT- Insurance	623.30	21.20	3,872.80	39.44
SGT- Internet Services	228.85	7.78	661.55	6.74
SGT- Secondary Water	255.77	8.70	676.55	6.89
Total Salt Grass Townhomes HOA Expense	1,107.92	37.69	5,385.90	54.84
Total Operating Expense	1,502.92	51.12	8,055.90	82.03
NOI - Net Operating Income	1,436.80	48.88	1,764.81	17.97
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.01	0.00	0.05	0.00
Total Other Income	0.01	0.00	0.05	0.00
Net Other Income	0.01	0.00	0.05	0.00
Total Income	2,939.73	100.00	9,820.76	100.00
Total Expense	1,502.92	51.12	8,055.90	82.03
Net Income	1,436.81	48.88	1,764.86	17.97