

Balance Sheet

Properties: Salt Grass Townhomes Homeowner's Association Inc - 5300 S Adams Ave Pkwy #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	704.26
Savings/Reserve Account	100.05
Total Cash	804.31
TOTAL ASSETS	804.31
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	375.25
Total Liabilities	375.25
Capital	
Retained Earnings	101.00
Calculated Retained Earnings	328.05
Calculated Prior Years Retained Earnings	0.01
Total Capital	429.06
TOTAL LIABILITIES & CAPITAL	804.31

Income Statement

Welch Randall LLC

Properties: Salt Grass Townhomes Homeowner's Association Inc - 5300 S Adams Ave Pkwy #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	763.00	43.28	1,880.99	27.34
HOA Reinvestment Fee / Transfer Fee	1,000.00	56.72	5,000.00	72.66
Total Operating Income	1,763.00	100.00	6,880.99	100.00
Expense				
Property Management				
Management Fee	395.00	22.40	1,580.00	22.96
Total Property Management	395.00	22.40	1,580.00	22.96
Start Up Fee Expense	0.00	0.00	695.00	10.10
Salt Grass Townhomes HOA Expense				
SGT- Office Expense	0.00	0.00	175.00	2.54
SGT- Insurance	623.30	35.35	3,249.50	47.22
SGT- Internet Services	167.95	9.53	432.70	6.29
SGT- Secondary Water	255.77	14.51	420.78	6.12
Total Salt Grass Townhomes HOA Expense	1,047.02	59.39	4,277.98	62.17
Total Operating Expense	1,442.02	81.79	6,552.98	95.23
NOI - Net Operating Income	320.98	18.21	328.01	4.77
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	0.04	0.00
Total Other Income	0.00	0.00	0.04	0.00
Net Other Income	0.00	0.00	0.04	0.00
Total Income	1,763.00	100.00	6,881.03	100.00
Total Expense	1,442.02	81.79	6,552.98	95.23
Net Income	320.98	18.21	328.05	4.77