

Balance Sheet

Properties: Salt Grass Townhomes Homeowner's Association Inc - 5300 S Adams Ave Pkwy #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	1,874.31
Savings/Reserve Account	100.05
Total Cash	1,974.36
TOTAL ASSETS	1,974.36
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,000.00
Total Liabilities	1,000.00
Capital	
Retained Earnings	101.00
Calculated Retained Earnings	873.35
Calculated Prior Years Retained Earnings	0.01
Total Capital	974.36
TOTAL LIABILITIES & CAPITAL	1,974.36

Income Statement

Welch Randall LLC

Properties: Salt Grass Townhomes Homeowner's Association Inc - 5300 S Adams Ave Pkwy #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	303.86	23.30	647.86	17.76
HOA Reinvestment Fee / Transfer Fee	1,000.00	76.70	3,000.00	82.24
Total Operating Income	1,303.86	100.00	3,647.86	100.00
Expense				
Property Management				
Management Fee	790.00	60.59	790.00	21.66
Total Property Management	790.00	60.59	790.00	21.66
Start Up Fee Expense	695.00	53.30	695.00	19.05
Salt Grass Townhomes HOA Expense				
SGT- Insurance	1,246.60	95.61	1,246.60	34.17
SGT- Internet Services	42.95	3.29	42.95	1.18
Total Salt Grass Townhomes HOA Expense	1,289.55	98.90	1,289.55	35.35
Total Operating Expense	2,774.55	212.80	2,774.55	76.06
NOI - Net Operating Income	-1,470.69	-112.80	873.31	23.94
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	1,303.86	100.00	3,647.90	100.00
Total Expense	2,774.55	212.80	2,774.55	76.06
Net Income	-1,470.69	-112.80	873.35	23.94