

Balance Sheet

Properties: Sycamore Place Homeowners Association Inc - 2550 S 2300 W West Haven, UT 84401

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	84,535.93
Savings/Reserve Account	103,003.40
Total Cash	187,539.33
TOTAL ASSETS	187,539.33
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,943.44
Total Liabilities	11,943.44
Capital	
Calculated Retained Earnings	24,549.60
Calculated Prior Years Retained Earnings	151,046.29
Total Capital	175,595.89
TOTAL LIABILITIES & CAPITAL	187,539.33

Income Statement

Welch Randall

Properties: Sycamore Place Homeowners Association Inc - 2550 S 2300 W West Haven, UT 84401

As of: Apr 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	22,991.90	99.57	92,155.01	98.89
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	700.00	0.75
Fine & Violation	0.00	0.00	50.00	0.05
Interest Income	10.20	0.04	10.20	0.01
Late Fee	88.00	0.38	275.01	0.30
Total Operating Income	23,090.10	100.00	93,190.22	100.00
Expense				
Sycamore Place HOA Expenses				
SPL - Insurance	3,166.24	13.71	10,828.42	11.62
SPL- Taxes and Licensing	368.00	1.59	368.00	0.39
SPL- Trash Removal	2,187.82	9.48	8,751.28	9.39
SPL- Water & Sewer	6,953.73	30.12	27,798.67	29.83
SPL- Property Maintenance	625.00	2.71	625.00	0.67
SPL- Snow Removal	1,004.00	4.35	8,550.24	9.18
SPL- Office Supplies	0.00	0.00	17.50	0.02
SPL- Landscape Service	6,067.86	26.28	6,067.86	6.51
SPL- Landscape Improvements	0.00	0.00	0.00	0.00
Total Sycamore Place HOA Expenses	20,372.65	88.23	63,006.97	67.61
Property Management				
Management Fee	1,410.00	6.11	5,640.00	6.05
Total Property Management	1,410.00	6.11	5,640.00	6.05
Total Operating Expense	21,782.65	94.34	68,646.97	73.66
NOI - Net Operating Income	1,307.45	5.66	24,543.25	26.34
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.65	0.01	6.35	0.01
Total Other Income	1.65	0.01	6.35	0.01
Net Other Income	1.65	0.01	6.35	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	23,091.75	100.01	93,196.57	100.01
Total Expense	21,782.65	94.34	68,646.97	73.66
Net Income	1,309.10	5.67	24,549.60	26.34