

Balance Sheet

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

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	82,985.08
Savings/Reserve Account	111,110.46
Total Cash	194,095.54
TOTAL ASSETS	194,095.54
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,965.44
Total Liabilities	9,965.44
Capital	
Calculated Retained Earnings	33,083.81
Calculated Prior Years Retained Earnings	151,046.29
Total Capital	184,130.10
TOTAL LIABILITIES & CAPITAL	194,095.54

Income Statement

Welch Randall LLC

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

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	23,076.89	99.48	183,332.81	99.23
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	700.00	0.38
Fine & Violation	0.00	0.00	50.00	0.03
Interest Income	10.20	0.04	20.40	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	111.01	0.48	650.01	0.35
Total Operating Income	23,198.10	100.00	184,753.22	100.00
Expense				
Sycamore Place HOA Expenses				
SPL - Insurance	3,151.16	13.58	23,433.06	12.68
SPL- Legal Fees	0.00	0.00	0.00	0.00
SPL- Taxes and Licensing	0.00	0.00	368.00	0.20
SPL- Trash Removal	2,187.82	9.43	17,502.56	9.47
SPL- Water & Sewer	7,242.52	31.22	56,670.09	30.67
SPL- Property Maintenance	1,650.00	7.11	2,524.32	1.37
SPL- Snow Removal	0.00	0.00	8,550.24	4.63
SPL- Office Supplies	0.00	0.00	185.25	0.10
SPL- Landscape Service	5,842.86	25.19	31,169.30	16.87
SPL- Landscape Improvements	0.00	0.00	0.00	0.00
Total Sycamore Place HOA Expenses	20,074.36	86.53	140,402.82	75.99
Property Management				
Management Fee	1,410.00	6.08	11,280.00	6.11
Total Property Management	1,410.00	6.08	11,280.00	6.11
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	21,484.36	92.61	151,682.82	82.10
NOI - Net Operating Income	1,713.74	7.39	33,070.40	17.90
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.83	0.01	13.41	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	1.83	0.01	13.41	0.01
Net Other Income	1.83	0.01	13.41	0.01
Total Income	23,199.93	100.01	184,766.63	100.01
Total Expense	21,484.36	92.61	151,682.82	82.10
Net Income	1,715.57	7.40	33,083.81	17.91