

Balance Sheet

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

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	84,144.44
Savings/Reserve Account	109,083.63
Total Cash	193,228.07
TOTAL ASSETS	193,228.07
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,813.54
Total Liabilities	10,813.54
Capital	
Calculated Retained Earnings	31,368.24
Calculated Prior Years Retained Earnings	151,046.29
Total Capital	182,414.53
TOTAL LIABILITIES & CAPITAL	193,228.07

Income Statement

Welch Randall LLC

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

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	22,656.01	99.76	160,255.92	99.20
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	700.00	0.43
Fine & Violation	0.00	0.00	50.00	0.03
Interest Income	0.00	0.00	10.20	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	53.99	0.24	539.00	0.33
Total Operating Income	22,710.00	100.00	161,555.12	100.00
Expense				
Sycamore Place HOA Expenses				
SPL - Insurance	3,151.16	13.88	20,281.90	12.55
SPL- Legal Fees	0.00	0.00	0.00	0.00
SPL- Taxes and Licensing	0.00	0.00	368.00	0.23
SPL- Trash Removal	2,187.82	9.63	15,314.74	9.48
SPL- Water & Sewer	7,189.55	31.66	49,427.57	30.59
SPL- Property Maintenance	249.32	1.10	874.32	0.54
SPL- Snow Removal	0.00	0.00	8,550.24	5.29
SPL- Office Supplies	0.00	0.00	185.25	0.11
SPL- Landscape Service	5,842.86	25.73	25,326.44	15.68
SPL- Landscape Improvements	0.00	0.00	0.00	0.00
Total Sycamore Place HOA Expenses	18,620.71	81.99	120,328.46	74.48
Property Management				
Management Fee	1,410.00	6.21	9,870.00	6.11
Total Property Management	1,410.00	6.21	9,870.00	6.11
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	20,030.71	88.20	130,198.46	80.59
NOI - Net Operating Income	2,679.29	11.80	31,356.66	19.41
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.79	0.01	11.58	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	1.79	0.01	11.58	0.01
Net Other Income	1.79	0.01	11.58	0.01
Total Income	22,711.79	100.01	161,566.70	100.01
Total Expense	20,030.71	88.20	130,198.46	80.59
Net Income	2,681.08	11.81	31,368.24	19.42