Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	82,810.15
Savings/Reserve Account	107,056.84
Total Cash	**189,866.99**
TOTAL ASSETS	**189,866.99**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,133.54
Total Liabilities	**10,133.54**
Capital	
Calculated Retained Earnings	28,687.16
Calculated Prior Years Retained Earnings	151,046.29
Total Capital	**179,733.45**
TOTAL LIABILITIES & CAPITAL	**189,866.99**

Income Statement

Welch Randall LLC

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

As of: Jun 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	23,025.00	99.63	137,599.91	99.10
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	700.00	0.50
Fine & Violation	0.00	0.00	50.00	0.04
Interest Income	0.00	0.00	10.20	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	85.00	0.37	485.01	0.35
Total Operating Income	**23,110.00**	**100.00**	**138,845.12**	**100.00**
Expense				
Sycamore Place HOA Expenes				
SPL - Insurance	3,151.16	13.64	17,130.74	12.34
SPL- Legal Fees	0.00	0.00	0.00	0.00
SPL- Taxes and Licensing	0.00	0.00	368.00	0.27
SPL- Trash Removal	2,072.25	8.97	13,126.92	9.45
SPL- Water & Sewer	7,171.54	31.03	42,238.02	30.42
SPL- Property Maintenance	0.00	0.00	625.00	0.45
SPL- Snow Removal	0.00	0.00	8,550.24	6.16
SPL- Office Supplies	0.00	0.00	185.25	0.13
SPL- Landscape Service	7,407.86	32.05	19,483.58	14.03
SPL- Landscape Improvements	0.00	0.00	0.00	0.00
Total Sycamore Place HOA Expenes	**19,802.81**	**85.69**	**101,707.75**	**73.25**
Property Management				
Management Fee	1,410.00	6.10	8,460.00	6.09
Total Property Management	**1,410.00**	**6.10**	**8,460.00**	**6.09**
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	**21,212.81**	**91.79**	**110,167.75**	**79.35**
NOI - Net Operating Income	**1,897.19**	**8.21**	**28,677.37**	**20.65**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.82	0.01	9.79	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	**1.82**	**0.01**	**9.79**	**0.01**
Net Other Income	**1.82**	**0.01**	**9.79**	**0.01**
Total Income	23,111.82	100.01	138,854.91	100.01
Total Expense	21,212.81	91.79	110,167.75	79.35
Net Income	**1,899.01**	**8.22**	**28,687.16**	**20.66**