

Balance Sheet

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

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	84,127.96
Savings/Reserve Account	105,030.02
Total Cash	189,157.98
TOTAL ASSETS	189,157.98
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,323.54
Total Liabilities	11,323.54
Capital	
Calculated Retained Earnings	26,788.15
Calculated Prior Years Retained Earnings	151,046.29
Total Capital	177,834.44
TOTAL LIABILITIES & CAPITAL	189,157.98

Income Statement

Welch Randall LLC

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

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	22,419.90	99.45	114,574.91	99.00
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	700.00	0.60
Fine & Violation	0.00	0.00	50.00	0.04
Interest Income	0.00	0.00	10.20	0.01
Late Fee	125.00	0.55	400.01	0.35
Total Operating Income	22,544.90	100.00	115,735.12	100.00
Expense				
Sycamore Place HOA Expenses				
SPL - Insurance	3,151.16	13.98	13,979.58	12.08
SPL- Taxes and Licensing	0.00	0.00	368.00	0.32
SPL- Trash Removal	2,303.39	10.22	11,054.67	9.55
SPL- Water & Sewer	7,267.81	32.24	35,066.48	30.30
SPL- Property Maintenance	0.00	0.00	625.00	0.54
SPL- Snow Removal	0.00	0.00	8,550.24	7.39
SPL- Office Supplies	167.75	0.74	185.25	0.16
SPL- Landscape Service	6,007.86	26.65	12,075.72	10.43
SPL- Landscape Improvements	0.00	0.00	0.00	0.00
Total Sycamore Place HOA Expenses	18,897.97	83.82	81,904.94	70.77
Property Management				
Management Fee	1,410.00	6.25	7,050.00	6.09
Total Property Management	1,410.00	6.25	7,050.00	6.09
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	20,307.97	90.08	88,954.94	76.86
NOI - Net Operating Income	2,236.93	9.92	26,780.18	23.14
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.62	0.01	7.97	0.01
Total Other Income	1.62	0.01	7.97	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	1.62	0.01	7.97	0.01
Total Income	22,546.52	100.01	115,743.09	100.01
Total Expense	20,307.97	90.08	88,954.94	76.86
Net Income	2,238.55	9.93	26,788.15	23.15