

Balance Sheet

Properties: Sequoia Cottages Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

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	7,498.00
Savings/Reserve Account	1,680.47
Total Cash	9,178.47
TOTAL ASSETS	9,178.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,900.00
Total Liabilities	1,900.00
Capital	
Retained Earnings	10,962.79
Calculated Retained Earnings	4,347.08
Calculated Prior Years Retained Earnings	-8,031.40
Total Capital	7,278.47
TOTAL LIABILITIES & CAPITAL	9,178.47

Income Statement

Welch Randall

Properties: Sequoia Cottages Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

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	2,200.00	100.00	9,474.00	100.00
Total Operating Income	2,200.00	100.00	9,474.00	100.00
Expense				
Sequoia Cottages				
SQC- Insurance	89.83	4.08	359.32	3.79
SQC- Snow Removal	134.00	6.09	134.00	1.41
SQC- Garbage	498.79	22.67	1,901.03	20.07
SQC- Office Expense	0.00	0.00	38.75	0.41
SQC- Common Area Water	108.20	4.92	432.80	4.57
SQC- Tax Preparation	345.00	15.68	345.00	3.64
Total Sequoia Cottages	1,175.82	53.45	3,210.90	33.89
Monthly Software Fee	20.16	0.92	80.64	0.85
Property Management				
Management Fee	460.00	20.91	1,840.00	19.42
Total Property Management	460.00	20.91	1,840.00	19.42
Total Operating Expense	1,655.98	75.27	5,131.54	54.16
NOI - Net Operating Income	544.02	24.73	4,342.46	45.84
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.04	0.05	4.62	0.05
Total Other Income	1.04	0.05	4.62	0.05
Net Other Income	1.04	0.05	4.62	0.05
Total Income	2,201.04	100.05	9,478.62	100.05
Total Expense	1,655.98	75.27	5,131.54	54.16
Net Income	545.06	24.78	4,347.08	45.88