

Balance Sheet

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

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	8,968.18
Savings/Reserve Account	1,684.72
Total Cash	10,652.90
TOTAL ASSETS	10,652.90
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,400.00
Total Liabilities	1,400.00
Capital	
Retained Earnings	10,962.79
Calculated Retained Earnings	6,321.51
Calculated Prior Years Retained Earnings	-8,031.40
Total Capital	9,252.90
TOTAL LIABILITIES & CAPITAL	10,652.90

Income Statement

Welch Randall LLC

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

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	2,300.00	100.00	19,174.00	99.56
Fine & Violation	0.00	0.00	50.00	0.26
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	35.00	0.18
Total Operating Income	2,300.00	100.00	19,259.00	100.00
Expense				
Sequoia Cottages				
SQC- Insurance	0.00	0.00	1,917.98	9.96
SQC- Landscaping	600.00	26.09	2,062.00	10.71
SQC- Snow Removal	0.00	0.00	134.00	0.70
SQC- Garbage	-17.85	-0.78	3,441.63	17.87
SQC- Office Expense	0.00	0.00	162.75	0.85
SQC- Common Area Water	180.61	7.85	1,041.72	5.41
SQC- Legal	0.00	0.00	0.00	0.00
SQC- Tax Preparation	0.00	0.00	345.00	1.79
Total Sequoia Cottages	762.76	33.16	9,105.08	47.28
Monthly Software Fee	20.16	0.88	161.28	0.84
Property Management				
Management Fee	460.00	20.00	3,680.00	19.11
Total Property Management	460.00	20.00	3,680.00	19.11
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	1,242.92	54.04	12,946.36	67.22
NOI - Net Operating Income	1,057.08	45.96	6,312.64	32.78
Other Income & Expense				
Other Income				
Interest on Bank Accounts	2.15	0.09	8.87	0.05
Total Other Income	2.15	0.09	8.87	0.05
Net Other Income	2.15	0.09	8.87	0.05
Total Income	2,302.15	100.09	19,267.87	100.05
Total Expense	1,242.92	54.04	12,946.36	67.22

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	1,059.23	46.05	6,321.51	32.82