

Balance Sheet

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

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		6,748.45
Savings/Reserve Account		1,682.57
Total Cash		8,431.02
TOTAL ASSETS		8,431.02
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		1,500.00
Total Liabilities		1,500.00
Capital		
Retained Earnings		10,962.79
Calculated Retained Earnings		3,999.63
Calculated Prior Years Retained Earnings		-8,031.40
Total Capital		6,931.02
TOTAL LIABILITIES & CAPITAL		8,431.02

Income Statement

Welch Randall LLC

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

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	2,676.00	98.71	14,450.00	99.42
Fine & Violation	0.00	0.00	50.00	0.34
Late Fee	35.00	1.29	35.00	0.24
Total Operating Income	2,711.00	100.00	14,535.00	100.00
Expense				
Sequoia Cottages				
SQC- Insurance	1,468.83	54.18	1,917.98	13.20
SQC- Landscaping	787.00	29.03	1,462.00	10.06
SQC- Snow Removal	0.00	0.00	134.00	0.92
SQC- Garbage	524.13	19.33	2,945.10	20.26
SQC- Office Expense	0.00	0.00	162.75	1.12
SQC- Common Area Water	141.15	5.21	694.30	4.78
SQC- Tax Preparation	0.00	0.00	345.00	2.37
Total Sequoia Cottages	2,921.11	107.75	7,661.13	52.71
Monthly Software Fee	20.16	0.74	120.96	0.83
Property Management				
Management Fee	460.00	16.97	2,760.00	18.99
Total Property Management	460.00	16.97	2,760.00	18.99
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	3,401.27	125.46	10,542.09	72.53
NOI - Net Operating Income	-690.27	-25.46	3,992.91	27.47
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.03	0.04	6.72	0.05
Total Other Income	1.03	0.04	6.72	0.05
Net Other Income	1.03	0.04	6.72	0.05
Total Income	2,712.03	100.04	14,541.72	100.05
Total Expense	3,401.27	125.46	10,542.09	72.53
Net Income	-689.24	-25.42	3,999.63	27.52