

Balance Sheet

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

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	7,714.72
Savings/Reserve Account	1,681.54
Total Cash	9,396.26
TOTAL ASSETS	9,396.26
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,776.00
Total Liabilities	1,776.00
Capital	
Retained Earnings	10,962.79
Calculated Retained Earnings	4,688.87
Calculated Prior Years Retained Earnings	-8,031.40
Total Capital	7,620.26
TOTAL LIABILITIES & CAPITAL	9,396.26

Income Statement

Welch Randall LLC

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

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	2,300.00	97.87	11,774.00	99.58
Fine & Violation	50.00	2.13	50.00	0.42
Total Operating Income	2,350.00	100.00	11,824.00	100.00
Expense				
Sequoia Cottages				
SQC- Insurance	89.83	3.82	449.15	3.80
SQC- Landscaping	675.00	28.72	675.00	5.71
SQC- Snow Removal	0.00	0.00	134.00	1.13
SQC- Garbage	519.94	22.13	2,420.97	20.48
SQC- Office Expense	124.00	5.28	162.75	1.38
SQC- Common Area Water	120.35	5.12	553.15	4.68
SQC- Tax Preparation	0.00	0.00	345.00	2.92
Total Sequoia Cottages	1,529.12	65.07	4,740.02	40.09
Monthly Software Fee	20.16	0.86	100.80	0.85
Property Management				
Management Fee	460.00	19.57	2,300.00	19.45
Total Property Management	460.00	19.57	2,300.00	19.45
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	2,009.28	85.50	7,140.82	60.39
NOI - Net Operating Income	340.72	14.50	4,683.18	39.61
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.07	0.05	5.69	0.05
Total Other Income	1.07	0.05	5.69	0.05
Net Other Income	1.07	0.05	5.69	0.05
Total Income	2,351.07	100.05	11,829.69	100.05
Total Expense	2,009.28	85.50	7,140.82	60.39
Net Income	341.79	14.54	4,688.87	39.66