

Balance Sheet

Properties: Village Professional Building Condo Company - 2200 E 4500 S Holladay, UT 84117

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	44,143.62
Total Cash	44,143.62
TOTAL ASSETS	44,143.62
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	418.59
Total Liabilities	418.59
Capital	
Retained Earnings	3,812.02
Calculated Retained Earnings	26,974.04
Calculated Prior Years Retained Earnings	12,938.97
Total Capital	43,725.03
TOTAL LIABILITIES & CAPITAL	44,143.62

Income Statement

Welch Randall LLC

Properties: Village Professional Building Condo Company - 2200 E 4500 S Holladay, UT 84117

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	3,015.05	100.00	15,044.68	100.00
Total Operating Income	3,015.05	100.00	15,044.68	100.00
Expense				
Village Professional Building Expense				
VPB- Insurance	5,676.00	188.26	5,676.00	37.73
VPB- Common Electricity	37.30	1.24	521.22	3.46
VPB- Landscaping Service	441.59	14.65	1,759.77	11.70
VPB- Garbage	154.50	5.12	870.09	5.78
VPB- Common Water	0.00	0.00	1,440.00	9.57
VPB- Office Expense	125.68	4.17	648.18	4.31
VPB- Property Maintenance	0.00	0.00	25,699.84	170.82
Total Village Professional Building Expense	6,435.07	213.43	36,615.10	243.38
Property Management				
Management Fee	467.25	15.50	2,759.00	18.34
Total Property Management	467.25	15.50	2,759.00	18.34
Total Operating Expense	6,902.32	228.93	39,374.10	261.71
NOI - Net Operating Income	-3,887.27	-128.93	-24,329.42	-161.71
Other Income & Expense				
Other Income				
Special Assessment	11,945.56	396.20	51,303.46	341.01
Total Other Income	11,945.56	396.20	51,303.46	341.01
Net Other Income	11,945.56	396.20	51,303.46	341.01
Total Income	14,960.61	496.20	66,348.14	441.01
Total Expense	6,902.32	228.93	39,374.10	261.71
Net Income	8,058.29	267.27	26,974.04	179.29