

Balance Sheet

Properties: Waverly Station 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	239,004.33
Savings/Reserve Account	365,694.76
Waverly Station Insurance Reserve	10,088.13
Total Cash	614,787.22
TOTAL ASSETS	614,787.22
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	19,059.95
Total Liabilities	19,059.95
Capital	
Retained Earnings	565,603.48
Calculated Retained Earnings	30,123.79
Total Capital	595,727.27
TOTAL LIABILITIES & CAPITAL	614,787.22

Income Statement

Welch Randall LLC

Properties: Waverly Station 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	64,087.00	96.21	227,594.99	96.88
HOA Reinvestment Fee / Transfer Fee	2,250.00	3.38	6,200.00	2.64
Clubhouse / Pool	25.00	0.04	50.00	0.02
Fine & Violation	75.00	0.11	75.00	0.03
Late Fee	75.00	0.11	100.00	0.04
Waverly Station HOA Income				
WAV- Dog DNA Registration Fee	100.05	0.15	900.45	0.38
Total Waverly Station HOA Income	100.05	0.15	900.45	0.38
Total Operating Income	66,612.05	100.00	234,920.44	100.00
Expense				
Monthly Software Fee	132.72	0.20	530.88	0.23
Property Management				
Management Fee	2,094.00	3.14	8,376.00	3.57
Total Property Management	2,094.00	3.14	8,376.00	3.57
Start Up Fee Expense	0.00	0.00	1,595.00	0.68
Bank Fees / Interest	0.00	0.00	20.00	0.01
Waverly Station HOA Expense				
WAV- Common Electricity	176.19	0.26	1,142.17	0.49
WAV- Internet	4,720.00	7.09	18,880.00	8.04
WAV- Water	4,012.57	6.02	13,565.90	5.77
WAV- Garbage Removal	2,760.41	4.14	14,294.63	6.08
WAV- Clubhouse Gas	0.00	0.00	95.72	0.04
WAV- Clubhouse Maintenance	9,064.00	13.61	9,513.00	4.05
WAV- Clubhouse Cleaning	283.00	0.42	851.00	0.36
WAV- Clubhouse Supplies	0.00	0.00	255.07	0.11
WAV- Landscape, Snow Removal & Pet Waste	5,860.92	8.80	21,264.31	9.05
WAV- Grounds Security	608.00	0.91	3,496.00	1.49
WAV- Insurance	24,662.00	37.02	36,993.00	15.75

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WAV- Grounds Maintenance/Supplies	1,492.69	2.24	6,205.69	2.64
WAV- Dog DNA	99.93	0.15	99.93	0.04
WAV- Office Supplies/Admin/Website	-12.00	-0.02	-12.00	-0.01
WAV- Exterior Maintenance	67,672.54	101.59	67,852.54	28.88
Total Waverly Station HOA Expense	121,400.25	182.25	194,496.96	82.79
Total Operating Expense	123,626.97	185.59	205,018.84	87.27
NOI - Net Operating Income	-57,014.92	-85.59	29,901.60	12.73
Other Income & Expense				
Other Income				
Interest on Bank Accounts	86.09	0.13	222.19	0.09
Total Other Income	86.09	0.13	222.19	0.09
Net Other Income	86.09	0.13	222.19	0.09
Total Income	66,698.14	100.13	235,142.63	100.09
Total Expense	123,626.97	185.59	205,018.84	87.27
Net Income	-56,928.83	-85.46	30,123.79	12.82