

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	323,352.10
Savings/Reserve Account	341,153.40
Waverly Station Insurance Reserve	10,086.84
Total Cash	674,592.34
TOTAL ASSETS	674,592.34
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	22,301.24
Total Liabilities	22,301.24
Capital	
Retained Earnings	565,603.48
Calculated Retained Earnings	86,687.62
Total Capital	652,291.10
TOTAL LIABILITIES & CAPITAL	674,592.34

Income Statement

Welch Randall LLC

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

As of: Jul 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	75,254.70	99.54	163,142.99	97.14
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,950.00	2.35
Clubhouse / Pool	25.00	0.03	25.00	0.01
Late Fee	25.00	0.03	25.00	0.01
Waverly Station HOA Income				
WAV- Dog DNA Registration Fee	300.15	0.40	800.40	0.48
Total Waverly Station HOA Income	300.15	0.40	800.40	0.48
Total Operating Income	75,604.85	100.00	167,943.39	100.00
Expense				
Monthly Software Fee	132.72	0.18	398.16	0.24
Property Management				
Management Fee	2,094.00	2.77	6,282.00	3.74
Total Property Management	2,094.00	2.77	6,282.00	3.74
Start Up Fee Expense	0.00	0.00	1,595.00	0.95
Bank Fees / Interest	10.00	0.01	20.00	0.01
Waverly Station HOA Expense				
WAV- Common Electricity	496.26	0.66	965.98	0.58
WAV- Internet	4,720.00	6.24	14,160.00	8.43
WAV- Water	60.00	0.08	9,553.33	5.69
WAV- Garbage Removal	3,402.68	4.50	11,534.22	6.87
WAV- Clubhouse Gas	45.58	0.06	95.72	0.06
WAV- Clubhouse Maintenance	0.00	0.00	449.00	0.27
WAV- Clubhouse Cleaning	180.00	0.24	568.00	0.34
WAV- Clubhouse Supplies	255.07	0.34	255.07	0.15
WAV- Landscape, Snow Removal & Pet Waste	6,045.49	8.00	15,403.39	9.17
WAV- Grounds Security	570.00	0.75	2,888.00	1.72
WAV- Insurance	0.00	0.00	12,331.00	7.34
WAV- Grounds Maintenance/	4,713.00	6.23	4,713.00	2.81

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Supplies				
WAV- Exterior Maintenance	180.00	0.24	180.00	0.11
Total Waverly Station HOA Expense	20,668.08	27.34	73,096.71	43.52
Total Operating Expense	22,904.80	30.30	81,391.87	48.46
NOI - Net Operating Income	52,700.05	69.70	86,551.52	51.54
Other Income & Expense				
Other Income				
Interest on Bank Accounts	77.03	0.10	136.10	0.08
Total Other Income	77.03	0.10	136.10	0.08
Net Other Income	77.03	0.10	136.10	0.08
Total Income	75,681.88	100.10	168,079.49	100.08
Total Expense	22,904.80	30.30	81,391.87	48.46
Net Income	52,777.08	69.81	86,687.62	51.62