

Balance Sheet

Properties: Waverly Station 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	74,767.77
Savings/Reserve Account	316,617.25
Waverly Station Insurance Reserve	10,085.55
Total Cash	401,470.57
TOTAL ASSETS	401,470.57
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,381.29
Total Liabilities	15,381.29
Capital	
Retained Earnings	352,178.74
Calculated Retained Earnings	33,910.54
Total Capital	386,089.28
TOTAL LIABILITIES & CAPITAL	401,470.57

Income Statement

Welch Randall LLC

Properties: Waverly Station 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	87,158.29	97.24	87,888.29	95.18
HOA Reinvestment Fee / Transfer Fee	1,975.00	2.20	3,950.00	4.28
Waverly Station HOA Income				
WAV- Dog DNA Registration Fee	500.25	0.56	500.25	0.54
Total Waverly Station HOA Income	500.25	0.56	500.25	0.54
Total Operating Income	89,633.54	100.00	92,338.54	100.00
Expense				
Monthly Software Fee	265.44	0.30	265.44	0.29
Property Management				
Management Fee	4,188.00	4.67	4,188.00	4.54
Total Property Management	4,188.00	4.67	4,188.00	4.54
Start Up Fee Expense	1,595.00	1.78	1,595.00	1.73
Bank Fees / Interest	10.00	0.01	10.00	0.01
Waverly Station HOA Expense				
WAV- Common Electricity	469.72	0.52	469.72	0.51
WAV- Internet	9,440.00	10.53	9,440.00	10.22
WAV- Water	9,493.33	10.59	9,493.33	10.28
WAV- Garbage Removal	8,131.54	9.07	8,131.54	8.81
WAV- Clubhouse Gas	50.14	0.06	50.14	0.05
WAV- Clubhouse Maintenance	449.00	0.50	449.00	0.49
WAV- Clubhouse Cleaning	388.00	0.43	388.00	0.42
WAV- Landscape, Snow Removal & Pet Waste	9,357.90	10.44	9,357.90	10.13
WAV- Grounds Security	2,318.00	2.59	2,318.00	2.51
WAV- Insurance	12,331.00	13.76	12,331.00	13.35
Total Waverly Station HOA Expense	52,428.63	58.49	52,428.63	56.78
Total Operating Expense	58,487.07	65.25	58,487.07	63.34
NOI - Net Operating	31,146.47	34.75	33,851.47	36.66

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Other Income & Expense				
Other Income				
Interest on Bank Accounts	59.07	0.07	59.07	0.06
Total Other Income	59.07	0.07	59.07	0.06
Net Other Income	59.07	0.07	59.07	0.06
Total Income	89,692.61	100.07	92,397.61	100.06
Total Expense	58,487.07	65.25	58,487.07	63.34
Net Income	31,205.54	34.81	33,910.54	36.72