

Balance Sheet

Properties: West Garden HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	49,049.93
Savings/Reserve Account	8,458.79
Total Cash	57,508.72
TOTAL ASSETS	57,508.72
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,150.00
Total Liabilities	3,150.00
Capital	
Retained Earnings	32,337.75
Calculated Retained Earnings	22,020.97
Total Capital	54,358.72
TOTAL LIABILITIES & CAPITAL	57,508.72

Income Statement

Welch Randall

Properties: West Garden HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Aug 2025

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	23,293.70	91.93	50,364.65	76.18
HOA Reinvestment Fee / Transfer Fee	1,877.56	7.41	15,585.26	23.57
Late Fee	166.25	0.66	166.25	0.25
Total Operating Income	25,337.51	100.00	66,116.16	100.00
Expense				
West Gardens HOA Expense				
WGT- Water, Sewer, Storm	0.00	0.00	6,196.00	9.37
WGT- Clubhouse Gas	24.47	0.10	255.93	0.39
WGT- Internet	2,342.34	9.24	14,568.84	22.04
WGT- Clubhouse Cleaning	268.29	1.06	793.29	1.20
WGT- Clubhouse Electricity	133.86	0.53	1,261.12	1.91
WGT- Landscaping	0.00	0.00	2,400.00	3.63
WGT- Snow Removal	0.00	0.00	2,470.00	3.74
WGT- Backflow Services	0.00	0.00	220.00	0.33
WGT- Office Expense	17.00	0.07	34.00	0.05
WGT- Garbage Service	1,144.32	4.52	4,623.46	6.99
WGT- Water	1,452.50	5.73	5,983.14	9.05
WGT- Legal	0.00	0.00	1,761.00	2.66
Total West Gardens HOA Expense	5,382.78	21.24	40,566.78	61.36
Monthly Software Fee	47.04	0.19	235.20	0.36
Property Management				
Management Fee	560.00	2.21	2,800.00	4.23
Total Property Management	560.00	2.21	2,800.00	4.23
Start Up Fee Expense	0.00	0.00	495.00	0.75
Total Operating Expense	5,989.82	23.64	44,096.98	66.70
NOI - Net Operating Income	19,347.69	76.36	22,019.18	33.30

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1.79	0.01	1.79	0.00
Total Other Income	1.79	0.01	1.79	0.00
Net Other Income	1.79	0.01	1.79	0.00
Total Income	25,339.30	100.01	66,117.95	100.00
Total Expense	5,989.82	23.64	44,096.98	66.70
Net Income	19,349.48	76.37	22,020.97	33.31