Balance Sheet

Properties: West Garden HOA - 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	19,713.39
Savings/Reserve Account	20,613.99
Total Cash	**40,327.38**
TOTAL ASSETS	**40,327.38**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,375.00
Total Liabilities	**4,375.00**
Capital	
Retained Earnings	32,337.75
Calculated Retained Earnings	-7,062.20
Calculated Prior Years Retained Earnings	10,676.83
Total Capital	**35,952.38**
TOTAL LIABILITIES & CAPITAL	**40,327.38**

Income Statement

Welch Randall LLC

Properties: West Garden HOA - 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	9,532.50	100.00	80,629.04	95.03
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,561.94	4.20
Clubhouse / Pool	0.00	0.00	50.00	0.06
Interest Income	0.00	0.00	270.25	0.32
Late Fee	0.00	0.00	332.50	0.39
Total Operating Income	**9,532.50**	**100.00**	**84,843.73**	**100.00**
Expense				
West Gardens HOA Expense				
WGT- Water, Sewer, Storm	2,062.00	21.63	14,434.00	17.01
WGT- Clubhouse Gas	24.03	0.25	443.69	0.52
WGT- Internet	2,342.34	24.57	19,253.52	22.69
WGT- Clubhouse Cleaning	350.00	3.67	2,100.00	2.48
WGT- Clubhouse Electricity	0.00	0.00	1,411.18	1.66
WGT- Landscaping	2,029.00	21.29	8,739.00	10.30
WGT- Snow Removal	0.00	0.00	2,425.00	2.86
WGT- Backflow Services	0.00	0.00	0.00	0.00
WGT- Office Expense	0.00	0.00	174.50	0.21
WGT- Garbage Service	0.00	0.00	8,762.36	10.33
WGT- Water	1,669.87	17.52	12,861.32	15.16
WGT- Legal	0.00	0.00	495.00	0.58
WGT- Roofing	0.00	0.00	3,150.00	3.71
WGT- Exterior Pest Control	840.00	8.81	840.00	0.99
WGT- Common Area Maintenance	0.00	0.00	867.31	1.02
WGT- Insurance	1,790.00	18.78	10,479.64	12.35
WGT- Taxes/ Accounting/Business License	0.00	0.00	713.91	0.84
Total West Gardens HOA Expense	**11,107.24**	**116.52**	**87,150.43**	**102.72**
Monthly Software Fee	47.04	0.49	376.32	0.44
Property Management				
Management Fee	560.00	5.87	4,480.00	5.28
Total Property	**560.00**	**5.87**	**4,480.00**	**5.28**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Management				
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	**11,714.28**	**122.89**	**92,006.75**	**108.44**
NOI - Net Operating Income	**-2,181.78**	**-22.89**	**-7,163.02**	**-8.44**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	26.23	0.28	100.82	0.12
Total Other Income	**26.23**	**0.28**	**100.82**	**0.12**
Net Other Income	**26.23**	**0.28**	**100.82**	**0.12**
Total Income	9,558.73	100.28	84,944.55	100.12
Total Expense	11,714.28	122.89	92,006.75	108.44
Net Income	**-2,155.55**	**-22.61**	**-7,062.20**	**-8.32**