

Balance Sheet

Properties: West Garden HOA - 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	22,152.67
Savings/Reserve Account	20,587.76
Total Cash	42,740.43
TOTAL ASSETS	42,740.43
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,632.50
Total Liabilities	4,632.50
Capital	
Retained Earnings	32,337.75
Calculated Retained Earnings	-4,906.65
Calculated Prior Years Retained Earnings	10,676.83
Total Capital	38,107.93
TOTAL LIABILITIES & CAPITAL	42,740.43

Income Statement

Welch Randall LLC

Properties: West Garden HOA - 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	9,800.00	100.00	71,096.54	94.40
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,561.94	4.73
Clubhouse / Pool	0.00	0.00	50.00	0.07
Interest Income	0.00	0.00	270.25	0.36
Late Fee	0.00	0.00	332.50	0.44
Total Operating Income	9,800.00	100.00	75,311.23	100.00
Expense				
West Gardens HOA Expense				
WGT- Water, Sewer, Storm	0.00	0.00	12,372.00	16.43
WGT- Clubhouse Gas	0.00	0.00	419.66	0.56
WGT- Internet	2,342.34	23.90	16,911.18	22.46
WGT- Clubhouse Cleaning	350.00	3.57	1,750.00	2.32
WGT- Clubhouse Electricity	140.70	1.44	1,411.18	1.87
WGT- Landscaping	1,910.00	19.49	6,710.00	8.91
WGT- Snow Removal	0.00	0.00	2,425.00	3.22
WGT- Backflow Services	0.00	0.00	0.00	0.00
WGT- Office Expense	0.00	0.00	174.50	0.23
WGT- Garbage Service	1,630.37	16.64	8,762.36	11.63
WGT- Water	1,677.12	17.11	11,191.45	14.86
WGT- Legal	0.00	0.00	495.00	0.66
WGT- Roofing	1,200.00	12.24	3,150.00	4.18
WGT- Common Area Maintenance	148.00	1.51	867.31	1.15
WGT- Insurance	0.00	0.00	8,689.64	11.54
WGT- Taxes/ Accounting/Business License	0.00	0.00	713.91	0.95
Total West Gardens HOA Expense	9,398.53	95.90	76,043.19	100.97
Monthly Software Fee	47.04	0.48	329.28	0.44
Property Management				
Management Fee	560.00	5.71	3,920.00	5.21
Total Property Management	560.00	5.71	3,920.00	5.21
Start Up Fee Expense	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	10,005.57	102.10	80,292.47	106.61
NOI - Net Operating Income	-205.57	-2.10	-4,981.24	-6.61
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	74.59	0.10
Total Other Income	0.00	0.00	74.59	0.10
Net Other Income	0.00	0.00	74.59	0.10
Total Income	9,800.00	100.00	75,385.82	100.10
Total Expense	10,005.57	102.10	80,292.47	106.61
Net Income	-205.57	-2.10	-4,906.65	-6.52