

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	21,850.17
Savings/Reserve Account	20,575.07
Total Cash	42,425.24
TOTAL ASSETS	42,425.24
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,725.00
Total Liabilities	4,725.00
Capital	
Retained Earnings	32,337.75
Calculated Retained Earnings	-5,314.34
Calculated Prior Years Retained Earnings	10,676.83
Total Capital	37,700.24
TOTAL LIABILITIES & CAPITAL	42,425.24

Income Statement

Welch Randall LLC

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

As of: May 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	8,774.25	99.80	50,979.04	92.36
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	3,561.94	6.45
Clubhouse / Pool	0.00	0.00	50.00	0.09
Interest Income	0.00	0.00	270.25	0.49
Late Fee	17.50	0.20	332.50	0.60
Total Operating Income	8,791.75	100.00	55,193.73	100.00
Expense				
West Gardens HOA Expense				
WGT- Water, Sewer, Storm	2,062.00	23.45	10,310.00	18.68
WGT- Clubhouse Gas	30.38	0.35	395.65	0.72
WGT- Internet	2,857.14	32.50	12,226.50	22.15
WGT- Clubhouse Cleaning	350.00	3.98	1,050.00	1.90
WGT- Clubhouse Electricity	149.94	1.71	1,155.04	2.09
WGT- Landscaping	1,200.00	13.65	3,600.00	6.52
WGT- Snow Removal	0.00	0.00	2,425.00	4.39
WGT- Office Expense	159.00	1.81	174.50	0.32
WGT- Garbage Service	1,210.20	13.77	5,786.94	10.48
WGT- Water	1,692.55	19.25	7,843.28	14.21
WGT- Legal	495.00	5.63	495.00	0.90
WGT- Roofing	1,200.00	13.65	1,950.00	3.53
WGT- Common Area Maintenance	719.31	8.18	719.31	1.30
WGT- Insurance	1,737.93	19.77	8,689.64	15.74
WGT- Taxes/ Accounting/Business License	713.91	8.12	713.91	1.29
Total West Gardens HOA Expense	14,577.36	165.81	57,534.77	104.24
Monthly Software Fee	47.04	0.54	235.20	0.43
Property Management				
Management Fee	560.00	6.37	2,800.00	5.07
Total Property Management	560.00	6.37	2,800.00	5.07
Total Operating Expense	15,184.40	172.71	60,569.97	109.74

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-6,392.65	-72.71	-5,376.24	-9.74
Other Income & Expense				
Other Income				
Interest on Bank Accounts	13.09	0.15	61.90	0.11
Total Other Income	13.09	0.15	61.90	0.11
Net Other Income	13.09	0.15	61.90	0.11
Total Income	8,804.84	100.15	55,255.63	100.11
Total Expense	15,184.40	172.71	60,569.97	109.74
Net Income	-6,379.56	-72.56	-5,314.34	-9.63