

Balance Sheet

Properties: West Park Village HOA - 5300 S. Adams Ave Pkway Ste#8 5300 S. Adams Ave Pkway Ste#8 Clearfield, UT 84015

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	11,697.15
Savings/Reserve Account	6,909.91
Total Cash	18,607.06
TOTAL ASSETS	18,607.06
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,486.81
Total Liabilities	3,486.81
Capital	
Retained Earnings	23,979.15
Calculated Retained Earnings	4,589.42
Calculated Prior Years Retained Earnings	-13,448.32
Total Capital	15,120.25
TOTAL LIABILITIES & CAPITAL	18,607.06

Income Statement

Welch Randall LLC

Properties: West Park Village HOA - 5300 S. Adams Ave Pkway Ste#8 5300 S. Adams Ave Pkway Ste#8 Clearfield, UT 84015

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	2,997.67	99.95	22,235.24	99.62
Fine & Violation	0.00	0.00	50.00	0.22
Interest Income	1.50	0.05	35.47	0.16
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	2,999.17	100.00	22,320.71	100.00
Expense				
West Park Village HOA Expense				
WPV- Reimbursement	0.00	0.00	-12.00	-0.05
WPV- Taxes & Licensing	0.00	0.00	392.00	1.76
WPV- Common Water	2,266.75	75.58	2,998.89	13.44
WPV - Landscaping	1,442.50	48.10	7,408.31	33.19
WPV - Office Expenses	0.00	0.00	147.00	0.66
WPV- Insurance	0.00	0.00	918.00	4.11
Total West Park Village HOA Expense	3,709.25	123.68	11,852.20	53.10
Property Management				
Management Fee	735.00	24.51	5,880.00	26.34
Total Property Management	735.00	24.51	5,880.00	26.34
Total Operating Expense	4,444.25	148.18	17,732.20	79.44
NOI - Net Operating Income	-1,445.08	-48.18	4,588.51	20.56
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.12	0.00	0.91	0.00
Total Other Income	0.12	0.00	0.91	0.00
Net Other Income	0.12	0.00	0.91	0.00
Total Income	2,999.29	100.00	22,321.62	100.00
Total Expense	4,444.25	148.18	17,732.20	79.44
Net Income	-1,444.96	-48.18	4,589.42	20.56