

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: 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	15,404.74
Savings/Reserve Account	6,909.55
Total Cash	22,314.29
TOTAL ASSETS	22,314.29
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,060.23
Total Liabilities	4,060.23
Capital	
Retained Earnings	23,979.15
Calculated Retained Earnings	7,723.23
Calculated Prior Years Retained Earnings	-13,448.32
Total Capital	18,254.06
TOTAL LIABILITIES & CAPITAL	22,314.29

Income Statement

Welch Randall LLC

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

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	2,576.37	100.00	13,828.70	99.40
Fine & Violation	0.00	0.00	50.00	0.36
Interest Income	0.00	0.00	32.84	0.24
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	2,576.37	100.00	13,911.54	100.00
Expense				
West Park Village HOA Expense				
WPV- Reimbursement	0.00	0.00	-12.00	-0.09
WPV- Taxes & Licensing	0.00	0.00	392.00	2.82
WPV- Common Water	110.12	4.27	544.36	3.91
WPV - Landscaping	0.00	0.00	1,442.50	10.37
WPV - Office Expenses	0.00	0.00	147.00	1.06
Total West Park Village HOA Expense	110.12	4.27	2,513.86	18.07
Property Management				
Management Fee	735.00	28.53	3,675.00	26.42
Total Property Management	735.00	28.53	3,675.00	26.42
Total Operating Expense	845.12	32.80	6,188.86	44.49
NOI - Net Operating Income	1,731.25	67.20	7,722.68	55.51
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.11	0.00	0.55	0.00
Total Other Income	0.11	0.00	0.55	0.00
Net Other Income	0.11	0.00	0.55	0.00
Total Income	2,576.48	100.00	13,912.09	100.00
Total Expense	845.12	32.80	6,188.86	44.49
Net Income	1,731.36	67.20	7,723.23	55.52