

## Balance Sheet

**Properties:** The Park Master Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

**As of:** 08/31/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	19,986.79
Park Master - Master Reserve	87,205.10
Park Master - Mansion Reserve	88,150.36
Park Master - Cottages Reserve	41,239.85
<b>Total Cash</b>	<b>236,582.10</b>
<b>TOTAL ASSETS</b>	<b>236,582.10</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	7,675.98
<b>Total Liabilities</b>	<b>7,675.98</b>
<b>Capital</b>	
Retained Earnings	247,381.28
Calculated Retained Earnings	-18,475.16
<b>Total Capital</b>	<b>228,906.12</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>236,582.10</b>

## Income Statement

Welch Randall

Properties: The Park Master Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Aug 2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	30,702.16	90.51	55,090.25	89.28
HOA Reinvestment Fee / Transfer Fee	3,190.00	9.40	6,589.50	10.68
Clubhouse / Pool	28.57	0.08	28.57	0.05
<b>Total Operating Income</b>	<b>33,920.73</b>	<b>100.00</b>	<b>61,708.32</b>	<b>100.00</b>
<b>Expense</b>				
<b>Park Master HOA Expense</b>				
PMA- Water, Sewer and Garbage	10,021.61	29.54	30,276.36	49.06
PMA- Pool Maintenance	5,737.35	16.91	11,719.70	18.99
PMA- Clubhouse	793.84	2.34	793.84	1.29
PMA- Clubhouse Gas Service	489.50	1.44	1,724.69	2.79
PMA- Electricity	735.13	2.17	1,428.59	2.32
PMA- Landscaping Service	6,940.00	20.46	15,415.00	24.98
PMA- Clubhouse/ Pool Cleaning	3,000.00	8.84	5,676.95	9.20
PMA- Insurance	17.00	0.05	6,763.64	10.96
PMA- Legal Fees	0.00	0.00	199.00	0.32
<b>Total Park Master HOA Expense</b>	<b>27,734.43</b>	<b>81.76</b>	<b>73,997.77</b>	<b>119.92</b>
Monthly Software Fee	228.48	0.67	456.96	0.74
<b>Property Management</b>				
Management Fee	2,040.00	6.01	5,236.00	8.49
<b>Total Property Management</b>	<b>2,040.00</b>	<b>6.01</b>	<b>5,236.00</b>	<b>8.49</b>
Start Up Fee Expense	0.00	0.00	795.00	1.29
<b>Total Operating Expense</b>	<b>30,002.91</b>	<b>88.45</b>	<b>80,485.73</b>	<b>130.43</b>
<b>NOI - Net Operating Income</b>	<b>3,917.82</b>	<b>11.55</b>	<b>-18,777.41</b>	<b>-30.43</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	232.37	0.69	302.25	0.49
<b>Total Other Income</b>	<b>232.37</b>	<b>0.69</b>	<b>302.25</b>	<b>0.49</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	232.37	0.69	302.25	0.49
Total Income	34,153.10	100.69	62,010.57	100.49
Total Expense	30,002.91	88.45	80,485.73	130.43
Net Income	4,150.19	12.23	-18,475.16	-29.94