

Balance Sheet

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

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	24,308.38
Park Master - Master Reserve	80,687.19
Park Master - Mansion Reserve	86,005.75
Park Master - Cottages Reserve	40,329.50
Total Cash	231,330.82
TOTAL ASSETS	231,330.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,576.89
Total Liabilities	6,576.89
Capital	
Retained Earnings	247,381.28
Calculated Retained Earnings	-22,627.35
Total Capital	224,753.93
TOTAL LIABILITIES & CAPITAL	231,330.82

Income Statement

Welch Randall

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

As of: Jul 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
Operating Income & Expense				
Income				
Association Dues	24,388.09	87.77	24,388.09	87.77
HOA Reinvestment Fee / Transfer Fee	3,399.50	12.23	3,399.50	12.23
Total Operating Income	27,787.59	100.00	27,787.59	100.00
Expense				
Park Master HOA Expense				
PMA- Water, Sewer and Garbage	20,254.75	72.89	20,254.75	72.89
PMA- Pool Maintenance	5,982.35	21.53	5,982.35	21.53
PMA- Clubhouse Gas Service	1,235.19	4.45	1,235.19	4.45
PMA- Electricity	693.46	2.50	693.46	2.50
PMA- Landscaping Service	8,475.00	30.50	8,475.00	30.50
PMA- Clubhouse/ Pool Cleaning	2,676.95	9.63	2,676.95	9.63
PMA- Insurance	6,746.64	24.28	6,746.64	24.28
PMA- Legal Fees	199.00	0.72	199.00	0.72
Total Park Master HOA Expense	46,263.34	166.49	46,263.34	166.49
Monthly Software Fee	228.48	0.82	228.48	0.82
Property Management				
Management Fee	3,196.00	11.50	3,196.00	11.50
Total Property Management	3,196.00	11.50	3,196.00	11.50
Start Up Fee Expense	795.00	2.86	795.00	2.86
Total Operating Expense	50,482.82	181.67	50,482.82	181.67
NOI - Net Operating Income	-22,695.23	-81.67	-22,695.23	-81.67
Other Income & Expense				
Other Income				
Interest on Bank Accounts	67.88	0.24	67.88	0.24
Total Other Income	67.88	0.24	67.88	0.24
Net Other Income	67.88	0.24	67.88	0.24

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	27,855.47	100.24	27,855.47	100.24
Total Expense	50,482.82	181.67	50,482.82	181.67
Net Income	-22,627.35	-81.43	-22,627.35	-81.43