

Balance Sheet

Properties: Cottages at Harvest Fields Estates Homeowners Association - 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
ASSETS	
Cash	
Checking - Cash in Bank	49,040.69
Savings/Reserve Account	13,897.13
Total Cash	62,937.82
TOTAL ASSETS	62,937.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,399.94
Total Liabilities	2,399.94
Capital	
Retained Earnings	97,984.23
Calculated Retained Earnings	-29,780.21
Calculated Prior Years Retained Earnings	-7,666.14
Total Capital	60,537.88
TOTAL LIABILITIES & CAPITAL	62,937.82

Income Statement

Welch Randall

Properties: Cottages at Harvest Fields Estates Homeowners Association - 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
Operating Income & Expense				
Income				
Association Dues	8,520.00	99.71	72,301.18	99.66
Late Fee	25.00	0.29	250.00	0.34
Total Operating Income	8,545.00	100.00	72,551.18	100.00
Expense				
Cottages at Harvest Field				
CAHF- Snow Removal	3,510.00	41.08	5,520.00	7.61
CAHF- Landscape	4,220.97	49.40	42,477.31	58.55
CAHF- Insurance	1,668.50	19.53	2,731.00	3.76
CAHF- Office Expense	0.00	0.00	572.50	0.79
CAHF- Water	0.00	0.00	279.67	0.39
CAHF- Activities Budget	0.00	0.00	148.95	0.21
CAHF- Reserve Reimbursement	0.00	0.00	43,257.00	59.62
CAHF- Common Area Landscaping	1,977.10	23.14	1,977.10	2.73
Total Cottages at Harvest Field	11,376.57	133.14	96,963.53	133.65
Property Management				
Management Fee	670.00	7.84	5,360.00	7.39
Total Property Management	670.00	7.84	5,360.00	7.39
Bank Fees / Interest	2.00	0.02	9.60	0.01
Total Operating Expense	12,048.57	141.00	102,333.13	141.05
NOI - Net Operating Income	-3,503.57	-41.00	-29,781.95	-41.05
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.11	0.00	1.74	0.00
Total Other Income	0.11	0.00	1.74	0.00
Net Other Income	0.11	0.00	1.74	0.00
Total Income	8,545.11	100.00	72,552.92	100.00
Total Expense	12,048.57	141.00	102,333.13	141.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-3,503.46	-41.00	-29,780.21	-41.05