

Balance Sheet

Properties: The Brooks on Main Townhome Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

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	1,378.13
Savings/Reserve Account	103.38
Total Cash	1,481.51
TOTAL ASSETS	1,481.51
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	396.00
Total Liabilities	396.00
Capital	
Retained Earnings	14,096.00
Calculated Retained Earnings	-6,908.68
Calculated Prior Years Retained Earnings	-6,101.81
Total Capital	1,085.51
TOTAL LIABILITIES & CAPITAL	1,481.51

Income Statement

Welch Randall LLC

Properties: The Brooks on Main Townhome Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

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	990.00	100.00	6,313.00	75.94
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,000.00	24.06
Total Operating Income	990.00	100.00	8,313.00	100.00
Expense				
Brook on Main Master HOA Expense				
BOM- Master Office Expense	0.00	0.00	250.00	3.01
Total Brook on Main Master HOA Expense	0.00	0.00	250.00	3.01
Brooks On Main Townhome HOA Expense				
BOM- Townhouse Expenses	0.00	0.00	990.00	11.91
BOM- Townhouse Insurance	444.74	44.92	4,281.68	51.51
BOM- Townhouse Office Expense	0.00	0.00	525.00	6.32
BOM- Townhouse Garbage Service	0.00	0.00	5,135.45	61.78
BOM- Townhouse Internet	467.55	47.23	2,010.10	24.18
Total Brooks On Main Townhome HOA Expense	912.29	92.15	12,942.23	155.69
Property Management				
Management Fee	250.00	25.25	2,000.00	24.06
Total Property Management	250.00	25.25	2,000.00	24.06
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	-0.13	-0.01	29.45	0.35
Total Operating Expense	1,162.16	117.39	15,221.68	183.11
NOI - Net Operating Income	-172.16	-17.39	-6,908.68	-83.11
Total Income	990.00	100.00	8,313.00	100.00
Total Expense	1,162.16	117.39	15,221.68	183.11
Net Income	-172.16	-17.39	-6,908.68	-83.11