

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		359.67
Savings/Reserve Account		103.25
Total Cash		462.92
TOTAL ASSETS		462.92
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		198.00
Total Liabilities		198.00
Capital		
Retained Earnings		13,492.00
Calculated Retained Earnings		-7,125.27
Calculated Prior Years Retained Earnings		-6,101.81
Total Capital		264.92
TOTAL LIABILITIES & CAPITAL		462.92

Income Statement

Welch Randall LLC

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

As of: Jun 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	792.00	100.00	4,544.00	81.96
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,000.00	18.04
Total Operating Income	792.00	100.00	5,544.00	100.00
Expense				
Brook on Main Master HOA Expense				
BOM- Master Office Expense	0.00	0.00	250.00	4.51
Total Brook on Main Master HOA Expense	0.00	0.00	250.00	4.51
Brooks On Main Townhome HOA Expense				
BOM- Townhouse Expenses	300.00	37.88	990.00	17.86
BOM- Townhouse Insurance	444.74	56.15	3,392.20	61.19
BOM- Townhouse Office Expense	0.00	0.00	525.00	9.47
BOM- Townhouse Garbage Service	4,131.00	521.59	4,699.69	84.77
BOM- Townhouse Internet	189.80	23.96	1,282.80	23.14
Total Brooks On Main Townhome HOA Expense	5,065.54	639.59	10,889.69	196.42
Property Management				
Management Fee	250.00	31.57	1,500.00	27.06
Total Property Management	250.00	31.57	1,500.00	27.06
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	-0.07	-0.01	29.58	0.53
Total Operating Expense	5,315.47	671.15	12,669.27	228.52
NOI - Net Operating Income	-4,523.47	-571.15	-7,125.27	-128.52
Total Income	792.00	100.00	5,544.00	100.00
Total Expense	5,315.47	671.15	12,669.27	228.52
Net Income	-4,523.47	-571.15	-7,125.27	-128.52