

Balance Sheet

Properties: Cottages at Harvest Fields Estates Homeowners Association - 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	72,236.98
Savings/Reserve Account	17,114.66
Total Cash	89,351.64
TOTAL ASSETS	89,351.64
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,137.39
Total Liabilities	4,137.39
Capital	
Retained Earnings	97,984.23
Calculated Retained Earnings	10,477.91
Calculated Prior Years Retained Earnings	-23,247.89
Total Capital	85,214.25
TOTAL LIABILITIES & CAPITAL	89,351.64

Income Statement

Welch Randall LLC

Properties: Cottages at Harvest Fields Estates Homeowners Association - 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	8,040.00	99.38	65,355.00	99.47
Late Fee	50.00	0.62	350.00	0.53
Total Operating Income	8,090.00	100.00	65,705.00	100.00
Expense				
Cottages at Harvest Field				
CAHF- Snow Removal	0.00	0.00	2,680.00	4.08
CAHF- Landscape	8,132.86	100.53	41,984.95	63.90
CAHF- Insurance	0.00	0.00	2,656.00	4.04
CAHF- Office Expense	0.00	0.00	522.25	0.79
CAHF- Water	0.00	0.00	279.67	0.43
CAHF- Activities Budget	0.00	0.00	0.00	0.00
CAHF- Reserve Reimbursement	0.00	0.00	466.00	0.71
CAHF- Common Area Landscaping	480.27	5.94	480.27	0.73
CAHF- Legal Fees	0.00	0.00	795.00	1.21
Total Cottages at Harvest Field	8,613.13	106.47	49,864.14	75.89
Property Management				
Management Fee	670.00	8.28	5,360.00	8.16
Total Property Management	670.00	8.28	5,360.00	8.16
Bank Fees / Interest	4.00	0.05	4.00	0.01
Total Operating Expense	9,287.13	114.80	55,228.14	84.05
NOI - Net Operating Income	-1,197.13	-14.80	10,476.86	15.95
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.14	0.00	1.05	0.00
Total Other Income	0.14	0.00	1.05	0.00
Net Other Income	0.14	0.00	1.05	0.00
Total Income	8,090.14	100.00	65,706.05	100.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	9,287.13	114.80	55,228.14	84.05
Net Income	-1,196.99	-14.80	10,477.91	15.95