

Balance Sheet

Properties: Cottages at Harvest Fields Estates Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	73,917.11
Savings/Reserve Account	16,846.52
Total Cash	90,763.63
TOTAL ASSETS	90,763.63

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	4,352.39
Total Liabilities	4,352.39

Capital

Retained Earnings	97,984.23
Calculated Retained Earnings	11,674.90
Calculated Prior Years Retained Earnings	-23,247.89
Total Capital	86,411.24
TOTAL LIABILITIES & CAPITAL	90,763.63

Income Statement

Welch Randall LLC

Properties: Cottages at Harvest Fields Estates Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Jul 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	7,920.00	100.00	57,315.00	99.48
Late Fee	0.00	0.00	300.00	0.52
Total Operating Income	7,920.00	100.00	57,615.00	100.00
Expense				
Cottages at Harvest Field				
CAHF- Snow Removal	0.00	0.00	2,680.00	4.65
CAHF- Landscape	17,276.25	218.13	33,852.09	58.76
CAHF- Insurance	2,656.00	33.54	2,656.00	4.61
CAHF- Office Expense	0.00	0.00	522.25	0.91
CAHF- Reserve Contribution	795.00	10.04	795.00	1.38
CAHF- Water	0.00	0.00	279.67	0.49
CAHF- Activities Budget	0.00	0.00	0.00	0.00
CAHF- Reserve Reimbursement	161.00	2.03	466.00	0.81
Total Cottages at Harvest Field	20,888.25	263.74	41,251.01	71.60
Property Management				
Management Fee	670.00	8.46	4,690.00	8.14
Total Property Management	670.00	8.46	4,690.00	8.14
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	21,558.25	272.20	45,941.01	79.74
NOI - Net Operating Income	-13,638.25	-172.20	11,673.99	20.26
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.14	0.00	0.91	0.00
Total Other Income	0.14	0.00	0.91	0.00
Net Other Income	0.14	0.00	0.91	0.00
Total Income	7,920.14	100.00	57,615.91	100.00
Total Expense	21,558.25	272.20	45,941.01	79.74

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-13,638.11	-172.20	11,674.90	20.26