

Balance Sheet

Properties: Cottages at Harvest Fields Estates Homeowners Association - 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	86,728.36
Savings/Reserve Account	16,578.38
Total Cash	103,306.74
TOTAL ASSETS	103,306.74
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,257.39
Total Liabilities	3,257.39
Capital	
Retained Earnings	97,984.23
Calculated Retained Earnings	25,313.01
Calculated Prior Years Retained Earnings	-23,247.89
Total Capital	100,049.35
TOTAL LIABILITIES & CAPITAL	103,306.74

Income Statement

Welch Randall LLC

Properties: Cottages at Harvest Fields Estates Homeowners Association - 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	8,040.00	99.69	49,395.00	99.40
Late Fee	25.00	0.31	300.00	0.60
Total Operating Income	8,065.00	100.00	49,695.00	100.00
Expense				
Cottages at Harvest Field				
CAHF- Snow Removal	0.00	0.00	2,680.00	5.39
CAHF- Landscape	8,687.58	107.72	16,575.84	33.36
CAHF- Insurance	0.00	0.00	0.00	0.00
CAHF- Office Expense	0.00	0.00	522.25	1.05
CAHF- Water	0.00	0.00	279.67	0.56
CAHF- Activities Budget	0.00	0.00	0.00	0.00
CAHF- Reserve Reimbursement	0.00	0.00	305.00	0.61
Total Cottages at Harvest Field	8,687.58	107.72	20,362.76	40.98
Property Management				
Management Fee	670.00	8.31	4,020.00	8.09
Total Property Management	670.00	8.31	4,020.00	8.09
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	9,357.58	116.03	24,382.76	49.06
NOI - Net Operating Income	-1,292.58	-16.03	25,312.24	50.94
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.14	0.00	0.77	0.00
Total Other Income	0.14	0.00	0.77	0.00
Net Other Income	0.14	0.00	0.77	0.00
Total Income	8,065.14	100.00	49,695.77	100.00
Total Expense	9,357.58	116.03	24,382.76	49.06
Net Income	-1,292.44	-16.03	25,313.01	50.94