

## Balance Sheet

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

**As of:** 05/31/2026

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name                             | Balance           |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Checking - Cash in Bank                  | 88,873.94         |
| Savings/Reserve Account                  | 16,310.24         |
| <b>Total Cash</b>                        | <b>105,184.18</b> |
| <b>TOTAL ASSETS</b>                      | <b>105,184.18</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 3,842.39          |
| <b>Total Liabilities</b>                 | <b>3,842.39</b>   |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 97,984.23         |
| Calculated Retained Earnings             | 26,605.45         |
| Calculated Prior Years Retained Earnings | -23,247.89        |
| <b>Total Capital</b>                     | <b>101,341.79</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>105,184.18</b> |

## Income Statement

Welch Randall LLC

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

As of: May 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 |
|----------------------------------------|-----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>  |                 |                     |                   |                        |
| <b>Income</b>                          |                 |                     |                   |                        |
| Association Dues                       | 7,945.00        | 99.69               | 41,355.00         | 99.34                  |
| Late Fee                               | 25.00           | 0.31                | 275.00            | 0.66                   |
| <b>Total Operating Income</b>          | <b>7,970.00</b> | <b>100.00</b>       | <b>41,630.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                         |                 |                     |                   |                        |
| <b>Cottages at Harvest Field</b>       |                 |                     |                   |                        |
| CAHF- Snow Removal                     | 0.00            | 0.00                | 2,680.00          | 6.44                   |
| CAHF- Landscape                        | 0.00            | 0.00                | 7,888.26          | 18.95                  |
| CAHF- Office Expense                   | 0.00            | 0.00                | 522.25            | 1.25                   |
| CAHF- Water                            | 0.00            | 0.00                | 279.67            | 0.67                   |
| CAHF- Activities Budget                | 0.00            | 0.00                | 0.00              | 0.00                   |
| CAHF- Reserve Reimbursement            | 0.00            | 0.00                | 305.00            | 0.73                   |
| <b>Total Cottages at Harvest Field</b> | <b>0.00</b>     | <b>0.00</b>         | <b>11,675.18</b>  | <b>28.05</b>           |
| <b>Property Management</b>             |                 |                     |                   |                        |
| Management Fee                         | 670.00          | 8.41                | 3,350.00          | 8.05                   |
| <b>Total Property Management</b>       | <b>670.00</b>   | <b>8.41</b>         | <b>3,350.00</b>   | <b>8.05</b>            |
| Bank Fees / Interest                   | 0.00            | 0.00                | 0.00              | 0.00                   |
| <b>Total Operating Expense</b>         | <b>670.00</b>   | <b>8.41</b>         | <b>15,025.18</b>  | <b>36.09</b>           |
| <b>NOI - Net Operating Income</b>      | <b>7,300.00</b> | <b>91.59</b>        | <b>26,604.82</b>  | <b>63.91</b>           |
| <b>Other Income &amp; Expense</b>      |                 |                     |                   |                        |
| <b>Other Income</b>                    |                 |                     |                   |                        |
| Interest on Bank Accounts              | 0.13            | 0.00                | 0.63              | 0.00                   |
| <b>Total Other Income</b>              | <b>0.13</b>     | <b>0.00</b>         | <b>0.63</b>       | <b>0.00</b>            |
| <b>Net Other Income</b>                | <b>0.13</b>     | <b>0.00</b>         | <b>0.63</b>       | <b>0.00</b>            |
| <b>Total Income</b>                    | <b>7,970.13</b> | <b>100.00</b>       | <b>41,630.63</b>  | <b>100.00</b>          |
| <b>Total Expense</b>                   | <b>670.00</b>   | <b>8.41</b>         | <b>15,025.18</b>  | <b>36.09</b>           |
| <b>Net Income</b>                      | <b>7,300.13</b> | <b>91.60</b>        | <b>26,605.45</b>  | <b>63.91</b>           |