

Balance Sheet

Properties: The Park Master Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	68,123.54
Park Master - Master Reserve	126,997.30
Park Master - Mansion Reserve	105,482.19
Park Master - Cottages Reserve	48,452.44
Total Cash	349,055.47
TOTAL ASSETS	349,055.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,594.69
Total Liabilities	13,594.69
Capital	
Retained Earnings	249,754.01
Calculated Retained Earnings	87,677.72
Calculated Prior Years Retained Earnings	-1,970.95
Total Capital	335,460.78
TOTAL LIABILITIES & CAPITAL	349,055.47

Income Statement

Welch Randall

Properties: The Park Master Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 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	42,406.00	85.74	154,942.34	88.52
HOA Reinvestment Fee / Transfer Fee	6,875.00	13.90	18,545.00	10.59
Clubhouse / Pool	55.00	0.11	222.22	0.13
Fine & Violation	50.00	0.10	150.00	0.09
Interest Income	0.00	0.00	124.97	0.07
NSF Fees Collected	0.00	0.00	60.00	0.03
Late Fee	70.00	0.14	1,000.00	0.57
Total Operating Income	49,456.00	100.00	175,044.53	100.00
Expense				
Park Master HOA Expense				
PMA- Water & Sewer	8,248.05	16.68	33,370.80	19.06
PMA- Pool Maintenance	6,499.32	13.14	12,806.37	7.32
PMA- Clubhouse Repairs	0.00	0.00	156.73	0.09
PMA- Clubhouse Gas Service	467.63	0.95	2,330.36	1.33
PMA- Electricity	309.68	0.63	1,275.43	0.73
PMA- Clubhouse/ Pool Cleaning	1,225.06	2.48	4,725.46	2.70
PMA- Insurance	2,111.22	4.27	8,444.88	4.82
PMA- Office Expense	549.27	1.11	1,645.07	0.94
PMA- Roof Repairs	0.00	0.00	600.00	0.34
PMA- Attorney Brighton TH Legal Fees	0.00	0.00	943.95	0.54
PMA- Snow Removal	0.00	0.00	1,905.00	1.09
Total Park Master HOA Expense	19,410.23	39.25	68,204.05	38.96
PMA - Loan Payment to CW The Park LLC	11,692.00	23.64	11,692.00	6.68
Monthly Software Fee	228.48	0.46	913.92	0.52
Property Management				
Management Fee	2,040.00	4.12	8,160.00	4.66
Total Property Management	2,040.00	4.12	8,160.00	4.66
Total Operating Expense	33,370.71	67.48	88,969.97	50.83

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	16,085.29	32.52	86,074.56	49.17
Other Income & Expense				
Other Income				
Interest on Bank Accounts	465.90	0.94	1,603.16	0.92
Total Other Income	465.90	0.94	1,603.16	0.92
Net Other Income	465.90	0.94	1,603.16	0.92
Total Income	49,921.90	100.94	176,647.69	100.92
Total Expense	33,370.71	67.48	88,969.97	50.83
Net Income	16,551.19	33.47	87,677.72	50.09