Balance Sheet

Properties: The Park Master Association, Inc - 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	64,380.16
Park Master - Master Reserve	150,758.66
Park Master - Mansion Reserve	113,258.72
Park Master - Cottages Reserve	52,034.67
Total Cash	**380,432.21**
TOTAL ASSETS	**380,432.21**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,682.18
Total Liabilities	**12,682.18**
Capital	
Retained Earnings	249,754.01
Calculated Retained Earnings	119,966.97
Calculated Prior Years Retained Earnings	-1,970.95
Total Capital	**367,750.03**
TOTAL LIABILITIES & CAPITAL	**380,432.21**

Income Statement

Welch Randall LLC

Properties: The Park Master Association, Inc - 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	36,663.56	93.46	306,198.72	88.50
HOA Reinvestment Fee / Transfer Fee	2,449.50	6.24	36,601.50	10.58
Clubhouse / Pool	73.00	0.19	741.18	0.21
Fine & Violation	0.00	0.00	150.00	0.04
Interest Income	0.00	0.00	220.25	0.06
NSF Fees Collected	0.00	0.00	80.00	0.02
Late Fee	45.18	0.12	1,980.00	0.57
Total Operating Income	**39,231.24**	**100.00**	**345,971.65**	**100.00**
Expense				
Park Master HOA Expense				
PMA- Pool Furniture	387.66	0.99	4,087.73	1.18
PMA- Water, Sewer & Garbage	12,069.49	30.76	72,102.88	20.84
PMA- Pool Maintenance	3,207.23	8.18	29,977.40	8.66
PMA- Clubhouse Repairs	770.00	1.96	1,564.26	0.45
PMA- Clubhouse Gas Service	363.21	0.93	4,587.22	1.33
PMA- Electricity	871.78	2.22	3,839.58	1.11
PMA- Landscaping Service	7,511.00	19.15	30,985.00	8.96
PMA- Clubhouse/ Pool Cleaning	1,475.00	3.76	10,462.71	3.02
PMA- Insurance	2,362.41	6.02	20,400.02	5.90
PMA- Legal Fees	0.00	0.00	0.00	0.00
PMA- Building Maintenance	1,664.00	4.24	3,348.39	0.97
PMA- Office Expense	3,744.00	9.54	5,250.59	1.52
PMA- Garbage	75.06	0.19	125.46	0.04
PMA- Roof Repairs	0.00	0.00	600.00	0.17
PMA- Attorney Brighton TH Legal Fees	0.00	0.00	943.95	0.27
PMA- Snow Removal	0.00	0.00	1,905.00	0.55
PMA- Taxes & Licensing	0.00	0.00	451.00	0.13
PMA- Common Area Repairs	0.00	0.00	610.00	0.18
Total Park Master HOA Expense	**34,500.84**	**87.94**	**191,241.19**	**55.28**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
PMA - Loan Payment to CW The Park LLC	8,443.50	21.52	20,135.50	5.82
Monthly Software Fee	228.48	0.58	1,827.84	0.53
Property Management				
Management Fee	2,110.00	5.38	16,460.00	4.76
Total Property Management	**2,110.00**	**5.38**	**16,460.00**	**4.76**
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	**45,282.82**	**115.43**	**229,664.53**	**66.38**
NOI - Net Operating Income	**-6,051.58**	**-15.43**	**116,307.12**	**33.62**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	503.18	1.28	3,659.85	1.06
Total Other Income	**503.18**	**1.28**	**3,659.85**	**1.06**
Net Other Income	**503.18**	**1.28**	**3,659.85**	**1.06**
Total Income	39,734.42	101.28	349,631.50	101.06
Total Expense	45,282.82	115.43	229,664.53	66.38
Net Income	**-5,548.40**	**-14.14**	**119,966.97**	**34.68**