Balance Sheet

Properties: The Park Master Association, Inc - 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	82,096.12
Park Master - Master Reserve	141,264.42
Park Master - Mansion Reserve	112,280.91
Park Master - Cottages Reserve	51,140.11
Total Cash	**386,781.56**
TOTAL ASSETS	**386,781.56**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,333.13
Total Liabilities	**13,333.13**
Capital	
Retained Earnings	249,754.01
Calculated Retained Earnings	125,665.37
Calculated Prior Years Retained Earnings	-1,970.95
Total Capital	**373,448.43**
TOTAL LIABILITIES & CAPITAL	**386,781.56**

Income Statement

Welch Randall LLC

Properties: The Park Master Association, Inc - 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	37,161.42	86.32	269,535.16	87.83
HOA Reinvestment Fee / Transfer Fee	5,595.00	13.00	34,152.00	11.13
Clubhouse / Pool	73.00	0.17	668.18	0.22
Fine & Violation	150.00	0.35	300.00	0.10
Interest Income	0.00	0.00	220.25	0.07
NSF Fees Collected	0.00	0.00	80.00	0.03
Late Fee	70.00	0.16	1,934.82	0.63
Total Operating Income	**43,049.42**	**100.00**	**306,890.41**	**100.00**
Expense				
Park Master HOA Expense				
PMA- Pool Furniture	3,700.07	8.59	3,700.07	1.21
PMA- Water, Sewer & Garbage	9,796.57	22.76	60,033.39	19.56
PMA- Pool Maintenance	10,432.90	24.23	26,770.17	8.72
PMA- Clubhouse Repairs	156.47	0.36	794.26	0.26
PMA- Clubhouse Gas Service	688.69	1.60	4,224.01	1.38
PMA- Electricity	839.44	1.95	2,967.80	0.97
PMA- Landscaping Service	6,379.00	14.82	23,474.00	7.65
PMA- Clubhouse/ Pool Cleaning	1,416.33	3.29	8,987.71	2.93
PMA- Insurance	5,370.29	12.47	18,037.61	5.88
PMA- Legal Fees	0.00	0.00	0.00	0.00
PMA- Building Maintenance	1,344.00	3.12	1,684.39	0.55
PMA- Office Expense	55.23	0.13	1,506.59	0.49
PMA- Garbage	0.00	0.00	50.40	0.02
PMA- Roof Repairs	0.00	0.00	600.00	0.20
PMA- Attorney Brighton TH Legal Fees	0.00	0.00	943.95	0.31
PMA- Snow Removal	0.00	0.00	1,905.00	0.62
PMA- Taxes & Licensing	0.00	0.00	451.00	0.15
PMA- Common Area Repairs	0.00	0.00	610.00	0.20
Total Park Master HOA Expense	**40,178.99**	**93.33**	**156,740.35**	**51.07**

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	0.00	0.00	11,692.00	3.81
Monthly Software Fee	228.48	0.53	1,599.36	0.52
Property Management				
Management Fee	2,110.00	4.90	14,350.00	4.68
Total Property Management	**2,110.00**	**4.90**	**14,350.00**	**4.68**
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	**42,517.47**	**98.76**	**184,381.71**	**60.08**
NOI - Net Operating Income	**531.95**	**1.24**	**122,508.70**	**39.92**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	559.52	1.30	3,156.67	1.03
Total Other Income	**559.52**	**1.30**	**3,156.67**	**1.03**
Net Other Income	**559.52**	**1.30**	**3,156.67**	**1.03**
Total Income	43,608.94	101.30	310,047.08	101.03
Total Expense	42,517.47	98.76	184,381.71	60.08
Net Income	**1,091.47**	**2.54**	**125,665.37**	**40.95**