

Balance Sheet

Properties: The Park Master Association, Inc - 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	89,585.84
Park Master - Master Reserve	136,485.28
Park Master - Mansion Reserve	109,998.67
Park Master - Cottages Reserve	50,241.97
Total Cash	386,311.76
TOTAL ASSETS	386,311.76
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,954.80
Total Liabilities	13,954.80
Capital	
Retained Earnings	249,754.01
Calculated Retained Earnings	124,573.90
Calculated Prior Years Retained Earnings	-1,970.95
Total Capital	372,356.96
TOTAL LIABILITIES & CAPITAL	386,311.76

Income Statement

Welch Randall LLC

Properties: The Park Master Association, Inc - 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	38,679.98	83.22	232,373.74	88.07
HOA Reinvestment Fee / Transfer Fee	7,017.00	15.10	28,557.00	10.82
Clubhouse / Pool	267.22	0.57	595.18	0.23
Fine & Violation	0.00	0.00	150.00	0.06
Interest Income	50.24	0.11	220.25	0.08
NSF Fees Collected	20.00	0.04	80.00	0.03
Late Fee	444.82	0.96	1,864.82	0.71
Total Operating Income	46,479.26	100.00	263,840.99	100.00
Expense				
Park Master HOA Expense				
PMA- Water & Sewer	8,676.61	18.67	50,236.82	19.04
PMA- Pool Maintenance	3,296.93	7.09	16,337.27	6.19
PMA- Clubhouse Repairs	265.00	0.57	637.79	0.24
PMA- Clubhouse Gas Service	784.20	1.69	3,535.32	1.34
PMA- Electricity	549.94	1.18	2,128.36	0.81
PMA- Landscaping Service	5,795.00	12.47	17,095.00	6.48
PMA- Clubhouse/ Pool Cleaning	1,445.92	3.11	7,571.38	2.87
PMA- Insurance	2,111.22	4.54	12,667.32	4.80
PMA- Building Maintenance	340.39	0.73	340.39	0.13
PMA- Office Expense	-24.00	-0.05	1,451.36	0.55
PMA- Garbage	0.00	0.00	50.40	0.02
PMA- Roof Repairs	0.00	0.00	600.00	0.23
PMA- Attorney Brighton TH Legal Fees	0.00	0.00	943.95	0.36
PMA- Snow Removal	0.00	0.00	1,905.00	0.72
PMA- Taxes & Licensing	0.00	0.00	451.00	0.17
PMA- Common Area Repairs	610.00	1.31	610.00	0.23
Total Park Master HOA Expense	23,851.21	51.32	116,561.36	44.18
PMA - Loan Payment to CW The Park LLC	0.00	0.00	11,692.00	4.43
Monthly Software Fee	228.48	0.49	1,370.88	0.52

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