

Balance Sheet

Properties: The Park Master Association, Inc - 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
ASSETS	
Cash	
Checking - Cash in Bank	77,315.70
Park Master - Master Reserve	131,742.24
Park Master - Mansion Reserve	107,742.30
Park Master - Cottages Reserve	49,347.51
Total Cash	366,147.75
TOTAL ASSETS	366,147.75
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,644.23
Total Liabilities	14,644.23
Capital	
Retained Earnings	249,754.01
Calculated Retained Earnings	103,720.46
Calculated Prior Years Retained Earnings	-1,970.95
Total Capital	351,503.52
TOTAL LIABILITIES & CAPITAL	366,147.75

Income Statement

Welch Randall LLC

Properties: The Park Master Association, Inc - 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
Operating Income & Expense				
Income				
Association Dues	38,751.42	91.57	193,693.76	89.11
HOA Reinvestment Fee / Transfer Fee	2,995.00	7.08	21,540.00	9.91
Clubhouse / Pool	105.74	0.25	327.96	0.15
Fine & Violation	0.00	0.00	150.00	0.07
Interest Income	45.04	0.11	170.01	0.08
NSF Fees Collected	0.00	0.00	60.00	0.03
Late Fee	420.00	0.99	1,420.00	0.65
Total Operating Income	42,317.20	100.00	217,361.73	100.00
Expense				
Park Master HOA Expense				
PMA- Water & Sewer	8,189.41	19.35	41,560.21	19.12
PMA- Pool Maintenance	233.97	0.55	13,040.34	6.00
PMA- Clubhouse Repairs	216.06	0.51	372.79	0.17
PMA- Clubhouse Gas Service	420.76	0.99	2,751.12	1.27
PMA- Electricity	302.99	0.72	1,578.42	0.73
PMA- Landscaping Service	11,300.00	26.70	11,300.00	5.20
PMA- Clubhouse/ Pool Cleaning	1,475.06	3.49	6,125.46	2.82
PMA- Insurance	2,111.22	4.99	10,556.10	4.86
PMA- Office Expense	206.23	0.49	1,475.36	0.68
PMA- Garbage	50.40	0.12	50.40	0.02
PMA- Roof Repairs	0.00	0.00	600.00	0.28
PMA- Attorney Brighton TH Legal Fees	0.00	0.00	943.95	0.43
PMA- Snow Removal	0.00	0.00	1,905.00	0.88
PMA- Taxes & Licensing	0.00	0.00	451.00	0.21
Total Park Master HOA Expense	24,506.10	57.91	92,710.15	42.65
PMA - Loan Payment to CW The Park LLC	0.00	0.00	11,692.00	5.38
Monthly Software Fee	228.48	0.54	1,142.40	0.53
Property Management				
Management Fee	2,040.00	4.82	10,200.00	4.69
Total Property Management	2,040.00	4.82	10,200.00	4.69

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	26,774.58	63.27	115,744.55	53.25
NOI - Net Operating Income	15,542.62	36.73	101,617.18	46.75
Other Income & Expense				
Other Income				
Interest on Bank Accounts	500.12	1.18	2,103.28	0.97
Total Other Income	500.12	1.18	2,103.28	0.97
Net Other Income	500.12	1.18	2,103.28	0.97
Total Income	42,817.32	101.18	219,465.01	100.97
Total Expense	26,774.58	63.27	115,744.55	53.25
Net Income	16,042.74	37.91	103,720.46	47.72