

Balance Sheet

Properties: Villages at Wolf Creek Homeowners Association - 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	33,828.59
Savings/Reserve Account	100.58
Total Cash	33,929.17
TOTAL ASSETS	33,929.17
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,025.00
Total Liabilities	1,025.00
Capital	
Retained Earnings	7,429.30
Calculated Retained Earnings	6,958.14
Calculated Prior Years Retained Earnings	18,516.73
Total Capital	32,904.17
TOTAL LIABILITIES & CAPITAL	33,929.17

Income Statement

Welch Randall

Properties: Villages at Wolf Creek Homeowners Association - 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	10,485.00	98.59	17,093.61	96.61
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	400.00	2.26
Late Fee	150.00	1.41	200.00	1.13
Total Operating Income	10,635.00	100.00	17,693.61	100.00
Expense				
Property Management				
Management Fee	450.00	4.23	1,800.00	10.17
Total Property Management	450.00	4.23	1,800.00	10.17
Villages at Wolf Creek HOA Expense				
VWC- Office Supplies	615.00	5.78	648.75	3.67
VWC- Snow Removal	796.00	7.48	1,020.00	5.76
VWC- Legal Fees	0.00	0.00	7,267.00	41.07
Total Villages at Wolf Creek HOA Expense	1,411.00	13.27	8,935.75	50.50
Total Operating Expense	1,861.00	17.50	10,735.75	60.68
NOI - Net Operating Income	8,774.00	82.50	6,957.86	39.32
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.06	0.00	0.28	0.00
Total Other Income	0.06	0.00	0.28	0.00
Net Other Income	0.06	0.00	0.28	0.00
Total Income	10,635.06	100.00	17,693.89	100.00
Total Expense	1,861.00	17.50	10,735.75	60.68
Net Income	8,774.06	82.50	6,958.14	39.33