

Balance Sheet

Properties: Villages at Wolf Creek Homeowners Association - 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	38,268.71
Savings/Reserve Account	100.84
Total Cash	38,369.55
TOTAL ASSETS	38,369.55
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	810.00
Total Liabilities	810.00
Capital	
Retained Earnings	7,429.30
Calculated Retained Earnings	11,613.52
Calculated Prior Years Retained Earnings	18,516.73
Total Capital	37,559.55
TOTAL LIABILITIES & CAPITAL	38,369.55

Income Statement

Welch Randall LLC

Properties: Villages at Wolf Creek Homeowners Association - 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	1,770.00	100.00	25,983.61	97.74
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	400.00	1.50
Late Fee	0.00	0.00	200.00	0.75
Total Operating Income	1,770.00	100.00	26,583.61	100.00
Expense				
Property Management				
Management Fee	450.00	25.42	3,600.00	13.54
Total Property Management	450.00	25.42	3,600.00	13.54
Villages at Wolf Creek HOA Expense				
VWC- Office Supplies	0.00	0.00	648.75	2.44
VWC- Snow Removal	636.00	35.93	1,971.88	7.42
VWC- Insurance	0.00	0.00	679.00	2.55
VWC- Legal Fees	502.50	28.39	8,071.00	30.36
Total Villages at Wolf Creek HOA Expense	1,138.50	64.32	11,370.63	42.77
Total Operating Expense	1,588.50	89.75	14,970.63	56.32
NOI - Net Operating Income	181.50	10.25	11,612.98	43.68
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.13	0.01	0.54	0.00
Total Other Income	0.13	0.01	0.54	0.00
Net Other Income	0.13	0.01	0.54	0.00
Total Income	1,770.13	100.01	26,584.15	100.00
Total Expense	1,588.50	89.75	14,970.63	56.32
Net Income	181.63	10.26	11,613.52	43.69