

## Balance Sheet

**Properties:** Villages at Wolf Creek Homeowners Association - 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          |
|------------------------------------------|------------------|
| <b>ASSETS</b>                            |                  |
| <b>Cash</b>                              |                  |
| Checking - Cash in Bank                  | 38,127.21        |
| Savings/Reserve Account                  | 100.71           |
| <b>Total Cash</b>                        | <b>38,227.92</b> |
| <b>TOTAL ASSETS</b>                      | <b>38,227.92</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 850.00           |
| <b>Total Liabilities</b>                 | <b>850.00</b>    |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 7,429.30         |
| Calculated Retained Earnings             | 11,431.89        |
| Calculated Prior Years Retained Earnings | 18,516.73        |
| <b>Total Capital</b>                     | <b>37,377.92</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>38,227.92</b> |

## Income Statement

Welch Randall LLC

Properties: Villages at Wolf Creek Homeowners Association - 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 |
|-------------------------------------------------|-----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>           |                 |                     |                   |                        |
| <b>Income</b>                                   |                 |                     |                   |                        |
| Association Dues                                | 1,950.00        | 100.00              | 24,213.61         | 97.58                  |
| HOA Reinvestment Fee / Transfer Fee             | 0.00            | 0.00                | 400.00            | 1.61                   |
| Late Fee                                        | 0.00            | 0.00                | 200.00            | 0.81                   |
| <b>Total Operating Income</b>                   | <b>1,950.00</b> | <b>100.00</b>       | <b>24,813.61</b>  | <b>100.00</b>          |
| <b>Expense</b>                                  |                 |                     |                   |                        |
| <b>Property Management</b>                      |                 |                     |                   |                        |
| Management Fee                                  | 450.00          | 23.08               | 3,150.00          | 12.69                  |
| <b>Total Property Management</b>                | <b>450.00</b>   | <b>23.08</b>        | <b>3,150.00</b>   | <b>12.69</b>           |
| <b>Villages at Wolf Creek HOA Expense</b>       |                 |                     |                   |                        |
| VWC- Office Supplies                            | 0.00            | 0.00                | 648.75            | 2.61                   |
| VWC- Snow Removal                               | 0.00            | 0.00                | 1,335.88          | 5.38                   |
| VWC- Insurance                                  | 679.00          | 34.82               | 679.00            | 2.74                   |
| VWC- Legal Fees                                 | 0.00            | 0.00                | 7,568.50          | 30.50                  |
| <b>Total Villages at Wolf Creek HOA Expense</b> | <b>679.00</b>   | <b>34.82</b>        | <b>10,232.13</b>  | <b>41.24</b>           |
| <b>Total Operating Expense</b>                  | <b>1,129.00</b> | <b>57.90</b>        | <b>13,382.13</b>  | <b>53.93</b>           |
| <b>NOI - Net Operating Income</b>               | <b>821.00</b>   | <b>42.10</b>        | <b>11,431.48</b>  | <b>46.07</b>           |
| <b>Other Income &amp; Expense</b>               |                 |                     |                   |                        |
| <b>Other Income</b>                             |                 |                     |                   |                        |
| Interest on Bank Accounts                       | 0.00            | 0.00                | 0.41              | 0.00                   |
| <b>Total Other Income</b>                       | <b>0.00</b>     | <b>0.00</b>         | <b>0.41</b>       | <b>0.00</b>            |
| <b>Net Other Income</b>                         | <b>0.00</b>     | <b>0.00</b>         | <b>0.41</b>       | <b>0.00</b>            |
| <b>Total Income</b>                             | <b>1,950.00</b> | <b>100.00</b>       | <b>24,814.02</b>  | <b>100.00</b>          |
| <b>Total Expense</b>                            | <b>1,129.00</b> | <b>57.90</b>        | <b>13,382.13</b>  | <b>53.93</b>           |
| <b>Net Income</b>                               | <b>821.00</b>   | <b>42.10</b>        | <b>11,431.89</b>  | <b>46.07</b>           |