

Balance Sheet

Properties: Villages at Wolf Creek Homeowners Association - 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	37,231.21
Savings/Reserve Account	100.71
Total Cash	37,331.92
TOTAL ASSETS	37,331.92
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	775.00
Total Liabilities	775.00
Capital	
Retained Earnings	7,429.30
Calculated Retained Earnings	10,610.89
Calculated Prior Years Retained Earnings	18,516.73
Total Capital	36,556.92
TOTAL LIABILITIES & CAPITAL	37,331.92

Income Statement

Welch Randall LLC

Properties: Villages at Wolf Creek Homeowners Association - 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	2,020.00	100.00	22,263.61	97.38
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	400.00	1.75
Late Fee	0.00	0.00	200.00	0.87
Total Operating Income	2,020.00	100.00	22,863.61	100.00
Expense				
Property Management				
Management Fee	450.00	22.28	2,700.00	11.81
Total Property Management	450.00	22.28	2,700.00	11.81
Villages at Wolf Creek HOA Expense				
VWC- Office Supplies	0.00	0.00	648.75	2.84
VWC- Snow Removal	315.88	15.64	1,335.88	5.84
VWC- Legal Fees	301.50	14.93	7,568.50	33.10
Total Villages at Wolf Creek HOA Expense	617.38	30.56	9,553.13	41.78
Total Operating Expense	1,067.38	52.84	12,253.13	53.59
NOI - Net Operating Income	952.62	47.16	10,610.48	46.41
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.06	0.00	0.41	0.00
Total Other Income	0.06	0.00	0.41	0.00
Net Other Income	0.06	0.00	0.41	0.00
Total Income	2,020.06	100.00	22,864.02	100.00
Total Expense	1,067.38	52.84	12,253.13	53.59
Net Income	952.68	47.16	10,610.89	46.41