

Balance Sheet

Properties: Villages at Wolf Creek Homeowners Association - 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	36,278.59
Savings/Reserve Account	100.65
Total Cash	36,379.24
TOTAL ASSETS	36,379.24
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	775.00
Total Liabilities	775.00
Capital	
Retained Earnings	7,429.30
Calculated Retained Earnings	9,658.21
Calculated Prior Years Retained Earnings	18,516.73
Total Capital	35,604.24
TOTAL LIABILITIES & CAPITAL	36,379.24

Income Statement

Welch Randall LLC

Properties: Villages at Wolf Creek Homeowners Association - 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	3,150.00	100.00	20,243.61	97.12
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	400.00	1.92
Late Fee	0.00	0.00	200.00	0.96
Total Operating Income	3,150.00	100.00	20,843.61	100.00
Expense				
Property Management				
Management Fee	450.00	14.29	2,250.00	10.79
Total Property Management	450.00	14.29	2,250.00	10.79
Villages at Wolf Creek HOA Expense				
VWC- Office Supplies	0.00	0.00	648.75	3.11
VWC- Snow Removal	0.00	0.00	1,020.00	4.89
VWC- Legal Fees	0.00	0.00	7,267.00	34.86
Total Villages at Wolf Creek HOA Expense	0.00	0.00	8,935.75	42.87
Total Operating Expense	450.00	14.29	11,185.75	53.67
NOI - Net Operating Income	2,700.00	85.71	9,657.86	46.33
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.07	0.00	0.35	0.00
Total Other Income	0.07	0.00	0.35	0.00
Net Other Income	0.07	0.00	0.35	0.00
Total Income	3,150.07	100.00	20,843.96	100.00
Total Expense	450.00	14.29	11,185.75	53.67
Net Income	2,700.07	85.72	9,658.21	46.34