

## Balance Sheet

Properties: Erin Hills Estates Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2024

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                  | 6,871.65        |
| Savings/Reserve Account                  | 103.27          |
| <b>Total Cash</b>                        | <b>6,974.92</b> |
| <b>TOTAL ASSETS</b>                      | <b>6,974.92</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                 |
| <b>Liabilities</b>                       |                 |
| Prepaid Rent                             | 4,205.00        |
| <b>Total Liabilities</b>                 | <b>4,205.00</b> |
| <b>Capital</b>                           |                 |
| Retained Earnings                        | 19,200.00       |
| Calculated Retained Earnings             | 2,885.85        |
| Calculated Prior Years Retained Earnings | -19,315.93      |
| <b>Total Capital</b>                     | <b>2,769.92</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>6,974.92</b> |

# Income Statement

Welch Randall

Properties: Erin Hills Estates Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 2024

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                              | 11,495.00        | 93.68               | 44,310.00         | 98.17                  |
| HOA Reinvestment Fee / Transfer Fee           | 600.00           | 4.89                | 600.00            | 1.33                   |
| Fine & Violation                              | 50.00            | 0.41                | 100.00            | 0.22                   |
| Late Fee                                      | 125.00           | 1.02                | 125.00            | 0.28                   |
| <b>Total Operating Income</b>                 | <b>12,270.00</b> | <b>100.00</b>       | <b>45,135.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                                |                  |                     |                   |                        |
| <b>Erin Hills Townhomes HOA Expense</b>       |                  |                     |                   |                        |
| EHT- Snow Removal                             | 0.00             | 0.00                | 5,770.00          | 12.78                  |
| EHT- Property Maintenance                     | 0.00             | 0.00                | 1,060.63          | 2.35                   |
| EHT- Garbage                                  | 5,382.51         | 43.87               | 11,190.23         | 24.79                  |
| EHT- Water & Sewer                            | 5,469.93         | 44.58               | 16,840.29         | 37.31                  |
| EHT- Insurance                                | 0.00             | 0.00                | 4,376.80          | 9.70                   |
| EHT- Office Supplies                          | 0.00             | 0.00                | 12.50             | 0.03                   |
| <b>Total Erin Hills Townhomes HOA Expense</b> | <b>10,852.44</b> | <b>88.45</b>        | <b>39,250.45</b>  | <b>86.96</b>           |
| <b>Property Management</b>                    |                  |                     |                   |                        |
| Management Fee                                | 876.00           | 7.14                | 3,000.00          | 6.65                   |
| <b>Total Property Management</b>              | <b>876.00</b>    | <b>7.14</b>         | <b>3,000.00</b>   | <b>6.65</b>            |
| Start Up Fee Expense                          | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Operating Expense</b>                | <b>11,728.44</b> | <b>95.59</b>        | <b>42,250.45</b>  | <b>93.61</b>           |
| <b>NOI - Net Operating Income</b>             | <b>541.56</b>    | <b>4.41</b>         | <b>2,884.55</b>   | <b>6.39</b>            |
| <b>Other Income &amp; Expense</b>             |                  |                     |                   |                        |
| <b>Other Income</b>                           |                  |                     |                   |                        |
| Interest on Bank Accounts                     | 0.28             | 0.00                | 1.30              | 0.00                   |
| <b>Total Other Income</b>                     | <b>0.28</b>      | <b>0.00</b>         | <b>1.30</b>       | <b>0.00</b>            |
| <b>Net Other Income</b>                       | <b>0.28</b>      | <b>0.00</b>         | <b>1.30</b>       | <b>0.00</b>            |
| Total Income                                  | 12,270.28        | 100.00              | 45,136.30         | 100.00                 |
| Total Expense                                 | 11,728.44        | 95.59               | 42,250.45         | 93.61                  |

# Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--------------|----------------|---------------------|-------------------|------------------------|
| Net Income   | 541.84         | 4.42                | 2,885.85          | 6.39                   |