

## Balance Sheet

Properties: Oak Hills Patio Homes 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	11,204.04
Savings/Reserve Account	8,165.35
<b>Total Cash</b>	<b>19,369.39</b>
<b>TOTAL ASSETS</b>	<b>19,369.39</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,937.00
<b>Total Liabilities</b>	<b>1,937.00</b>
<b>Capital</b>	
Retained Earnings	8,916.64
Calculated Retained Earnings	7,710.97
Calculated Prior Years Retained Earnings	804.78
<b>Total Capital</b>	<b>17,432.39</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>19,369.39</b>

# Income Statement

Welch Randall

Properties: Oak Hills Patio Homes 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>				
Late Fee	0.00	0.00	50.00	0.35
Parcel A HOA Income	376.00	11.84	2,962.00	20.84
Parcel B HOA Income	2,480.00	78.09	9,920.00	69.80
OHP- Reserve Fee	320.00	10.08	1,280.00	9.01
<b>Total Operating Income</b>	<b>3,176.00</b>	<b>100.00</b>	<b>14,212.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	285.00	8.97	1,140.00	8.02
<b>Total Property Management</b>	<b>285.00</b>	<b>8.97</b>	<b>1,140.00</b>	<b>8.02</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Oak Hills HOA HOA Expense</b>				
OHP- HOA Expense	0.00	0.00	0.00	0.00
OHP- Water, Sewer & Garbage	635.60	20.01	2,528.24	17.79
OHP- Insurance	0.00	0.00	575.00	4.05
OHP- Common Area Miscellaneous Expense	0.00	0.00	97.75	0.69
OHP- Common Area Snow Removal	0.00	0.00	348.69	2.45
OHP- Common Area Landscape	245.00	7.71	495.00	3.48
OHP- HOA Landscape	645.00	20.31	1,045.00	7.35
OHP- Accounting	0.00	0.00	374.00	2.63
<b>Total Oak Hills HOA HOA Expense</b>	<b>1,525.60</b>	<b>48.04</b>	<b>5,463.68</b>	<b>38.44</b>
<b>Total Operating Expense</b>	<b>1,810.60</b>	<b>57.01</b>	<b>6,603.68</b>	<b>46.47</b>
<b>NOI - Net Operating Income</b>	<b>1,365.40</b>	<b>42.99</b>	<b>7,608.32</b>	<b>53.53</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	22.20	0.70	102.65	0.72
<b>Total Other Income</b>	<b>22.20</b>	<b>0.70</b>	<b>102.65</b>	<b>0.72</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	22.20	0.70	102.65	0.72
Total Income	3,198.20	100.70	14,314.65	100.72
Total Expense	1,810.60	57.01	6,603.68	46.47
Net Income	<u>1,387.60</u>	<u>43.69</u>	<u>7,710.97</u>	<u>54.26</u>