

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	12,610.10
Savings/Reserve Account	5,942.65
Total Cash	18,552.75
TOTAL ASSETS	18,552.75
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,964.90
Total Liabilities	3,964.90
Capital	
Retained Earnings	39,200.00
Calculated Retained Earnings	-14,417.25
Calculated Prior Years Retained Earnings	-10,194.90
Total Capital	14,587.85
TOTAL LIABILITIES & CAPITAL	18,552.75

Income Statement

Welch Randall

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

As of: Sep 2025

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	26,665.00	89.74	147,415.00	88.17
HOA Reinvestment Fee / Transfer Fee	3,000.00	10.10	19,200.00	11.48
Fine & Violation	50.00	0.17	100.00	0.06
Interest Income	0.00	0.00	9.00	0.01
NSF Fees Collected	0.00	0.00	40.00	0.02
Late Fee	0.00	0.00	325.00	0.19
Miscellaneous Income	0.00	0.00	100.00	0.06
Total Operating Income	29,715.00	100.00	167,189.00	100.00
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	0.00	0.00	3,545.00	2.12
EHT- Property Maintenance	0.00	0.00	2,500.29	1.50
EHT- Garbage	3,377.97	11.37	28,193.89	16.86
EHT- Water & Sewer	23,500.06	79.08	79,627.86	47.63
EHT- Insurance	12,424.83	41.81	53,207.99	31.83
EHT- Office Supplies	0.00	0.00	521.75	0.31
EHT- Landscaping	0.00	0.00	2,980.00	1.78
Total Erin Hills Townhomes HOA Expense	39,302.86	132.27	170,576.78	102.03
Property Management				
Management Fee	1,332.00	4.48	11,148.00	6.67
Total Property Management	1,332.00	4.48	11,148.00	6.67
Total Operating Expense	40,634.86	136.75	181,724.78	108.69
NOI - Net Operating Income	-10,919.86	-36.75	-14,535.78	-8.69
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8.52	0.03	118.53	0.07
Total Other Income	8.52	0.03	118.53	0.07
Net Other Income	8.52	0.03	118.53	0.07

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	29,723.52	100.03	167,307.53	100.07
Total Expense	40,634.86	136.75	181,724.78	108.69
Net Income	-10,911.34	-36.72	-14,417.25	-8.62