

## Balance Sheet

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

As of: 06/30/2023

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	17,183.76
Savings/Reserve Account	94.05
<b>Total Cash</b>	<b>17,277.81</b>
<b>TOTAL ASSETS</b>	<b>17,277.81</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,550.00
<b>Total Liabilities</b>	<b>2,550.00</b>
<b>Capital</b>	
Calculated Retained Earnings	14,727.81
<b>Total Capital</b>	<b>14,727.81</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>17,277.81</b>

# Income Statement

Welch Randall

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

As of: Jun 2023

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	11,133.87	94.68	27,243.87	95.36
HOA Reinvestment Fee / Transfer Fee	600.00	5.10	1,200.00	4.20
Fine & Violation	0.00	0.00	100.00	0.35
Late Fee	25.00	0.21	25.00	0.09
<b>Total Operating Income</b>	<b>11,758.87</b>	<b>100.00</b>	<b>28,568.87</b>	<b>100.00</b>
<b>Expense</b>				
<b>Erin Hills Townhomes HOA Expense</b>				
EHT- Snow Removal	675.00	5.74	10,075.00	35.27
EHT- Property Maintenance	5,211.41	44.32	5,747.99	20.12
EHT- Garbage	4,937.76	41.99	4,937.76	17.28
EHT- Water & Sewer	9,265.09	78.79	9,265.09	32.43
EHT- Insurance	-19,717.73	-167.68	-19,717.73	-69.02
<b>Total Erin Hills Townhomes HOA Expense</b>	<b>371.53</b>	<b>3.16</b>	<b>10,308.11</b>	<b>36.08</b>
<b>Property Management</b>				
Management Fee	708.00	6.02	2,832.00	9.91
<b>Total Property Management</b>	<b>708.00</b>	<b>6.02</b>	<b>2,832.00</b>	<b>9.91</b>
Start Up Fee Expense	0.00	0.00	695.00	2.43
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	6.00	0.02
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>6.00</b>	<b>0.02</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>6.00</b>	<b>0.02</b>
<b>Total Operating Expense</b>	<b>1,079.53</b>	<b>9.18</b>	<b>13,841.11</b>	<b>48.45</b>
<b>NOI - Net Operating Income</b>	<b>10,679.34</b>	<b>90.82</b>	<b>14,727.76</b>	<b>51.55</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.05	0.00	0.05	0.00
<b>Total Other Income</b>	<b>0.05</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.05</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>
Total Income	11,758.92	100.00	28,568.92	100.00
Total Expense	1,079.53	9.18	13,841.11	48.45
<b>Net Income</b>	<b>10,679.39</b>	<b>90.82</b>	<b>14,727.81</b>	<b>51.55</b>

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
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