

# Balance Sheet

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

As of: 07/31/2023

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	11,432.56
Savings/Reserve Account	88.35
<b>Total Cash</b>	<b>11,520.91</b>
<b>TOTAL ASSETS</b>	<b>11,520.91</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,300.00
<b>Total Liabilities</b>	<b>3,300.00</b>
<b>Capital</b>	
Calculated Retained Earnings	8,220.91
<b>Total Capital</b>	<b>8,220.91</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>11,520.91</b>

# Income Statement

Welch Randall

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

As of: Jul 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	8,875.81	91.97	35,519.68	94.42
HOA Reinvestment Fee / Transfer Fee	600.00	6.22	1,800.00	4.78
Fine & Violation	150.00	1.55	250.00	0.66
Late Fee	25.00	0.26	50.00	0.13
<b>Total Operating Income</b>	<b>9,650.81</b>	<b>100.00</b>	<b>37,619.68</b>	<b>100.00</b>
<b>Expense</b>				
<b>Erin Hills Townhomes HOA Expense</b>				
EHT- Snow Removal	0.00	0.00	10,075.00	26.78
EHT- Property Maintenance	3,734.29	38.69	9,482.28	25.21
EHT- Garbage	4,360.04	45.18	9,297.80	24.72
EHT- Water & Sewer	6,749.68	69.94	16,014.77	42.57
EHT- Insurance	0.00	0.00	-19,717.73	-52.41
<b>Total Erin Hills Townhomes HOA Expense</b>	<b>14,844.01</b>	<b>153.81</b>	<b>25,152.12</b>	<b>66.86</b>
<b>Property Management</b>				
Management Fee	708.00	7.34	3,540.00	9.41
<b>Total Property Management</b>	<b>708.00</b>	<b>7.34</b>	<b>3,540.00</b>	<b>9.41</b>
Start Up Fee Expense	0.00	0.00	695.00	1.85
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	6.00	0.06	12.00	0.03
<b>Total Administrative</b>	<b>6.00</b>	<b>0.06</b>	<b>12.00</b>	<b>0.03</b>
<b>Total Real Estate</b>	<b>6.00</b>	<b>0.06</b>	<b>12.00</b>	<b>0.03</b>
<b>Total Operating Expense</b>	<b>15,558.01</b>	<b>161.21</b>	<b>29,399.12</b>	<b>78.15</b>
<b>NOI - Net Operating Income</b>	<b>-5,907.20</b>	<b>-61.21</b>	<b>8,220.56</b>	<b>21.85</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.30	0.00	0.35	0.00
<b>Total Other Income</b>	<b>0.30</b>	<b>0.00</b>	<b>0.35</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.30</b>	<b>0.00</b>	<b>0.35</b>	<b>0.00</b>

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	9,651.11	100.00	37,620.03	100.00
Total Expense	15,558.01	161.21	29,399.12	78.15
Net Income	<u>-5,906.90</u>	<u>-61.21</u>	<u>8,220.91</u>	<u>21.85</u>