

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	13,021.76
Savings/Reserve Account	94.69
Total Cash	13,116.45
TOTAL ASSETS	13,116.45
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,300.00
Total Liabilities	3,300.00
Capital	
Calculated Retained Earnings	9,816.45
Total Capital	9,816.45
TOTAL LIABILITIES & CAPITAL	13,116.45

Income Statement

Welch Randall

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

As of: Aug 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
Operating Income & Expense				
Income				
Association Dues	9,200.00	100.00	44,719.68	95.51
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,800.00	3.84
Fine & Violation	0.00	0.00	250.00	0.53
Late Fee	0.00	0.00	50.00	0.11
Total Operating Income	9,200.00	100.00	46,819.68	100.00
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	0.00	0.00	10,075.00	21.52
EHT- Property Maintenance	0.00	0.00	9,482.28	20.25
EHT- Garbage	0.00	0.00	9,297.80	19.86
EHT- Water & Sewer	6,902.80	75.03	22,917.57	48.95
EHT- Insurance	0.00	0.00	-19,717.73	-42.11
Total Erin Hills Townhomes HOA Expense	6,902.80	75.03	32,054.92	68.46
Property Management				
Management Fee	708.00	7.70	4,248.00	9.07
Total Property Management	708.00	7.70	4,248.00	9.07
Start Up Fee Expense	0.00	0.00	695.00	1.48
Real Estate				
Administrative				
Bank Fees /Interest	-6.00	-0.07	6.00	0.01
Total Administrative	-6.00	-0.07	6.00	0.01
Total Real Estate	-6.00	-0.07	6.00	0.01
Total Operating Expense	7,604.80	82.66	37,003.92	79.03
NOI - Net Operating Income	1,595.20	17.34	9,815.76	20.97
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.34	0.00	0.69	0.00
Total Other Income	0.34	0.00	0.69	0.00
Net Other Income	0.34	0.00	0.69	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	9,200.34	100.00	46,820.37	100.00
Total Expense	7,604.80	82.66	37,003.92	79.03
Net Income	<u>1,595.54</u>	<u>17.34</u>	<u>9,816.45</u>	<u>20.97</u>