

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	2,726.26
Savings/Reserve Account	101.29
Total Cash	2,827.55
TOTAL ASSETS	2,827.55
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,012.06
Total Liabilities	3,012.06
Capital	
Calculated Retained Earnings	-184.51
Total Capital	-184.51
TOTAL LIABILITIES & CAPITAL	2,827.55

Income Statement

Welch Randall

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

As of: Oct 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	63,438.23	95.88
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,400.00	3.63
Fine & Violation	0.00	0.00	250.00	0.38
Late Fee	0.00	0.00	75.00	0.11
Total Operating Income	9,200.00	100.00	66,163.23	100.00
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	0.00	0.00	10,075.00	15.23
EHT- Property Maintenance	0.00	0.00	9,622.28	14.54
EHT- Garbage	0.00	0.00	13,348.58	20.18
EHT- Water & Sewer	7,111.33	77.30	32,658.90	49.36
EHT- Insurance	3,980.80	43.27	-5,725.98	-8.65
EHT- Office Supplies	0.00	0.00	11.25	0.02
Total Erin Hills Townhomes HOA Expense	11,092.13	120.57	59,990.03	90.67
Property Management				
Management Fee	708.00	7.70	5,664.00	8.56
Total Property Management	708.00	7.70	5,664.00	8.56
Start Up Fee Expense	0.00	0.00	695.00	1.05
Real Estate				
Administrative				
Bank Fees /Interest	-12.00	-0.13	0.00	0.00
Total Administrative	-12.00	-0.13	0.00	0.00
Total Real Estate	-12.00	-0.13	0.00	0.00
Total Operating Expense	11,788.13	128.13	66,349.03	100.28
NOI - Net Operating Income	-2,588.13	-28.13	-185.80	-0.28
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.28	0.00	1.29	0.00
Total Other Income	0.28	0.00	1.29	0.00

Income Statement

Account Name	<u>Selected Month</u>	<u>% of Selected Month</u>	<u>Year to Month End</u>	<u>% of Year to Month End</u>
Net Other Income	0.28	0.00	1.29	0.00
Total Income	9,200.28	100.00	66,164.52	100.00
Total Expense	11,788.13	128.13	66,349.03	100.28
Net Income	<u>-2,587.85</u>	<u>-28.13</u>	<u>-184.51</u>	<u>-0.28</u>