

Balance Sheet

Properties: Oak Hills Patio Homes 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	1,181.37
Savings/Reserve Account	10,544.91
Total Cash	11,726.28
TOTAL ASSETS	11,726.28
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	923.00
Total Liabilities	923.00
Capital	
Retained Earnings	8,916.64
Calculated Retained Earnings	1,886.64
Total Capital	10,803.28
TOTAL LIABILITIES & CAPITAL	11,726.28

Income Statement

Welch Randall

Properties: Oak Hills Patio Homes 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				
Parcel A HOA Income	252.00	8.26	2,500.00	8.28
Parcel B HOA Income	2,480.00	81.26	24,500.00	81.13
OHP- Reserve Fee	320.00	10.48	3,200.00	10.60
Total Operating Income	3,052.00	100.00	30,200.00	100.00
Expense				
Property Management				
Management Fee	285.00	9.34	2,850.00	9.44
Total Property Management	285.00	9.34	2,850.00	9.44
Start Up Fee Expense	0.00	0.00	285.00	0.94
Oak Hills HOA HOA Expense				
OHP- HOA Expense	0.00	0.00	1,675.18	5.55
OHP- Water, Sewer & Garbage	1,143.00	37.45	8,388.24	27.78
OHP- Insurance	0.00	0.00	739.50	2.45
OHP- Common Area Snow Removal	0.00	0.00	3,047.50	10.09
OHP- Common Area Landscape	462.74	15.16	6,652.67	22.03
OHP- HOA Landscape	935.14	30.64	8,391.12	27.79
OHP- Accounting	0.00	0.00	378.00	1.25
Total Oak Hills HOA HOA Expense	2,540.88	83.25	29,272.21	96.93
Total Operating Expense	2,825.88	92.59	32,407.21	107.31
NOI - Net Operating Income	226.12	7.41	-2,207.21	-7.31
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	3,948.58	13.07
Interest on Bank Accounts	34.56	1.13	145.27	0.48
Total Other Income	34.56	1.13	4,093.85	13.56
Net Other Income	34.56	1.13	4,093.85	13.56
Total Income	3,086.56	101.13	34,293.85	113.56

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	2,825.88	92.59	32,407.21	107.31
Net Income	<u>260.68</u>	<u>8.54</u>	<u>1,886.64</u>	<u>6.25</u>