

## Balance Sheet

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

As of: 11/30/2023

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	1,902.38
Savings/Reserve Account	101.63
<b>Total Cash</b>	<b>2,004.01</b>
<b>TOTAL ASSETS</b>	<b>2,004.01</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,762.06
<b>Total Liabilities</b>	<b>2,762.06</b>
<b>Capital</b>	
Retained Earnings	19,200.00
Calculated Retained Earnings	-19,958.05
<b>Total Capital</b>	<b>-758.05</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,004.01</b>

# Income Statement

Welch Randall

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

As of: Nov 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	9,925.00	100.00	73,363.23	96.42
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	2,400.00	3.15
Fine & Violation	0.00	0.00	250.00	0.33
Late Fee	0.00	0.00	75.00	0.10
<b>Total Operating Income</b>	<b>9,925.00</b>	<b>100.00</b>	<b>76,088.23</b>	<b>100.00</b>
<b>Expense</b>				
<b>Erin Hills Townhomes HOA Expense</b>				
EHT- Snow Removal	4,437.50	44.71	14,512.50	19.07
EHT- Property Maintenance	3,040.00	30.63	12,662.28	16.64
EHT- Garbage	5,547.36	55.89	18,895.94	24.83
EHT- Water & Sewer	11,975.22	120.66	44,634.12	58.66
EHT- Insurance	3,980.80	40.11	-1,745.18	-2.29
EHT- Office Supplies	0.00	0.00	11.25	0.01
<b>Total Erin Hills Townhomes HOA Expense</b>	<b>28,980.88</b>	<b>292.00</b>	<b>88,970.91</b>	<b>116.93</b>
<b>Property Management</b>				
Management Fee	708.00	7.13	6,372.00	8.37
<b>Total Property Management</b>	<b>708.00</b>	<b>7.13</b>	<b>6,372.00</b>	<b>8.37</b>
Start Up Fee Expense	0.00	0.00	695.00	0.91
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	10.00	0.10	10.00	0.01
<b>Total Administrative</b>	<b>10.00</b>	<b>0.10</b>	<b>10.00</b>	<b>0.01</b>
<b>Total Real Estate</b>	<b>10.00</b>	<b>0.10</b>	<b>10.00</b>	<b>0.01</b>
<b>Total Operating Expense</b>	<b>29,698.88</b>	<b>299.23</b>	<b>96,047.91</b>	<b>126.23</b>
<b>NOI - Net Operating Income</b>	<b>-19,773.88</b>	<b>-199.23</b>	<b>-19,959.68</b>	<b>-26.23</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.34	0.00	1.63	0.00
<b>Total Other Income</b>	<b>0.34</b>	<b>0.00</b>	<b>1.63</b>	<b>0.00</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	0.34	0.00	1.63	0.00
Total Income	9,925.34	100.00	76,089.86	100.00
Total Expense	29,698.88	299.23	96,047.91	126.23
Net Income	<u>-19,773.54</u>	<u>-199.23</u>	<u>-19,958.05</u>	<u>-26.23</u>