

## Balance Sheet

Properties: Oak Hills Patio Homes 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	577.28
Savings/Reserve Account	8,035.40
<b>Total Cash</b>	<b>8,612.68</b>
<b>TOTAL ASSETS</b>	<b>8,612.68</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	650.00
<b>Total Liabilities</b>	<b>650.00</b>
<b>Capital</b>	
Retained Earnings	8,916.64
Calculated Retained Earnings	-953.96
<b>Total Capital</b>	<b>7,962.68</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>8,612.68</b>

## Income Statement

Welch Randall

Properties: Oak Hills Patio Homes 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>				
Parcel A HOA Income	250.00	8.20	2,750.00	8.27
Parcel B HOA Income	2,480.00	81.31	26,980.00	81.14
OHP- Reserve Fee	320.00	10.49	3,520.00	10.59
<b>Total Operating Income</b>	<b>3,050.00</b>	<b>100.00</b>	<b>33,250.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	285.00	9.34	3,135.00	9.43
<b>Total Property Management</b>	<b>285.00</b>	<b>9.34</b>	<b>3,135.00</b>	<b>9.43</b>
Start Up Fee Expense	0.00	0.00	285.00	0.86
<b>Oak Hills HOA HOA Expense</b>				
OHP- HOA Expense	0.00	0.00	1,675.18	5.04
OHP- Water, Sewer & Garbage	1,055.68	34.61	9,443.92	28.40
OHP- Insurance	0.00	0.00	739.50	2.22
OHP- Common Area Snow Removal	0.00	0.00	3,047.50	9.17
OHP- Common Area Landscape	3,080.42	101.00	9,733.09	29.27
OHP- HOA Landscape	1,499.99	49.18	9,891.11	29.75
OHP- Accounting	0.00	0.00	378.00	1.14
<b>Total Oak Hills HOA HOA Expense</b>	<b>5,636.09</b>	<b>184.79</b>	<b>34,908.30</b>	<b>104.99</b>
<b>Total Operating Expense</b>	<b>5,921.09</b>	<b>194.13</b>	<b>38,328.30</b>	<b>115.27</b>
<b>NOI - Net Operating Income</b>	<b>-2,871.09</b>	<b>-94.13</b>	<b>-5,078.30</b>	<b>-15.27</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	3,948.58	11.88
Interest on Bank Accounts	30.49	1.00	175.76	0.53
<b>Total Other Income</b>	<b>30.49</b>	<b>1.00</b>	<b>4,124.34</b>	<b>12.40</b>
<b>Net Other Income</b>	<b>30.49</b>	<b>1.00</b>	<b>4,124.34</b>	<b>12.40</b>
<b>Total Income</b>	<b>3,080.49</b>	<b>101.00</b>	<b>37,374.34</b>	<b>112.40</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	5,921.09	194.13	38,328.30	115.27
Net Income	<u>-2,840.60</u>	<u>-93.13</u>	<u>-953.96</u>	<u>-2.87</u>