

**Balance Sheet**

**Properties:** Oak Hills Patio Homes Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

**As of:** 12/31/2023

**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	2,433.72
Savings/Reserve Account	8,062.70
<b>Total Cash</b>	<b>10,496.42</b>
TOTAL ASSETS	<b>10,496.42</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	775.00
<b>Total Liabilities</b>	<b>775.00</b>
<b>Capital</b>	
Retained Earnings	8,916.64
Calculated Retained Earnings	804.78
<b>Total Capital</b>	<b>9,721.42</b>
TOTAL LIABILITIES & CAPITAL	<b>10,496.42</b>

## Income Statement

Welch Randall

Properties: Oak Hills Patio Homes Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Dec 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	0.00	0.00	3,000.00	8.26
Parcel B HOA Income	2,480.00	88.57	29,460.00	81.16
OHP- Reserve Fee	320.00	11.43	3,840.00	10.58
<b>Total Operating Income</b>	<b>2,800.00</b>	<b>100.00</b>	<b>36,300.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	285.00	10.18	3,420.00	9.42
<b>Total Property Management</b>	<b>285.00</b>	<b>10.18</b>	<b>3,420.00</b>	<b>9.42</b>
Start Up Fee Expense	0.00	0.00	285.00	0.79
<b>Oak Hills HOA HOA Expense</b>				
OHP- HOA Expense	0.00	0.00	1,675.18	4.61
OHP- Water, Sewer & Garbage	791.36	28.26	10,235.28	28.20
OHP- Insurance	0.00	0.00	739.50	2.04
OHP- Common Area Snow Removal	0.00	0.00	3,047.50	8.40
OHP- Common Area Landscape	-7.80	-0.28	9,975.29	27.48
OHP- HOA Landscape	0.00	0.00	9,891.11	27.25
OHP- Accounting	0.00	0.00	378.00	1.04
<b>Total Oak Hills HOA HOA Expense</b>	<b>783.56</b>	<b>27.98</b>	<b>35,941.86</b>	<b>99.01</b>
<b>Total Operating Expense</b>	<b>1,068.56</b>	<b>38.16</b>	<b>39,646.86</b>	<b>109.22</b>
<b>NOI - Net Operating Income</b>	<b>1,731.44</b>	<b>61.84</b>	<b>-3,346.86</b>	<b>-9.22</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	3,948.58	10.88
Interest on Bank Accounts	27.30	0.98	203.06	0.56
<b>Total Other Income</b>	<b>27.30</b>	<b>0.98</b>	<b>4,151.64</b>	<b>11.44</b>
<b>Net Other Income</b>	<b>27.30</b>	<b>0.98</b>	<b>4,151.64</b>	<b>11.44</b>
<b>Total Income</b>	<b>2,827.30</b>	<b>100.98</b>	<b>40,451.64</b>	<b>111.44</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	1,068.56	38.16	39,646.86	109.22
Net Income	<u>1,758.74</u>	<u>62.81</u>	<u>804.78</u>	<u>2.22</u>