

## Balance Sheet

Properties: Erin Hills Estates 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	4,032.10
Savings/Reserve Account	101.97
<b>Total Cash</b>	<b>4,134.07</b>
<b>TOTAL ASSETS</b>	<b>4,134.07</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,250.00
<b>Total Liabilities</b>	<b>4,250.00</b>
<b>Capital</b>	
Retained Earnings	19,200.00
Calculated Retained Earnings	-19,315.93
<b>Total Capital</b>	<b>-115.93</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>4,134.07</b>

## Income Statement

Welch Randall

Properties: Erin Hills Estates 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>				
Association Dues	10,431.79	94.35	83,795.02	96.16
HOA Reinvestment Fee / Transfer Fee	600.00	5.43	3,000.00	3.44
Fine & Violation	0.00	0.00	250.00	0.29
Late Fee	25.00	0.23	100.00	0.11
<b>Total Operating Income</b>	<b>11,056.79</b>	<b>100.00</b>	<b>87,145.02</b>	<b>100.00</b>
<b>Expense</b>				
<b>Erin Hills Townhomes HOA Expense</b>				
EHT- Snow Removal	0.00	0.00	14,512.50	16.65
EHT- Property Maintenance	582.32	5.27	13,244.60	15.20
EHT- Garbage	0.00	0.00	18,895.94	21.68
EHT- Water & Sewer	5,274.83	47.71	49,908.95	57.27
EHT- Insurance	3,849.86	34.82	2,104.68	2.42
EHT- Office Supplies	0.00	0.00	11.25	0.01
<b>Total Erin Hills Townhomes HOA Expense</b>	<b>9,707.01</b>	<b>87.79</b>	<b>98,677.92</b>	<b>113.23</b>
<b>Property Management</b>				
Management Fee	708.00	6.40	7,080.00	8.12
<b>Total Property Management</b>	<b>708.00</b>	<b>6.40</b>	<b>7,080.00</b>	<b>8.12</b>
Start Up Fee Expense	0.00	0.00	695.00	0.80
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	10.00	0.01
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>	<b>0.01</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>	<b>0.01</b>
<b>Total Operating Expense</b>	<b>10,415.01</b>	<b>94.20</b>	<b>106,462.92</b>	<b>122.17</b>
<b>NOI - Net Operating Income</b>	<b>641.78</b>	<b>5.80</b>	<b>-19,317.90</b>	<b>-22.17</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.34	0.00	1.97	0.00
<b>Total Other Income</b>	<b>0.34</b>	<b>0.00</b>	<b>1.97</b>	<b>0.00</b>

## 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	0.34	0.00	1.97	0.00
Total Income	11,057.13	100.00	87,146.99	100.00
Total Expense	10,415.01	94.20	106,462.92	122.17
Net Income	<u>642.12</u>	<u>5.81</u>	<u>-19,315.93</u>	<u>-22.17</u>