

## Balance Sheet

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

As of: 02/29/2024

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	8,749.96
Savings/Reserve Account	8,115.66
<b>Total Cash</b>	<b>16,865.62</b>
<b>TOTAL ASSETS</b>	<b>16,865.62</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,963.00
<b>Total Liabilities</b>	<b>1,963.00</b>
<b>Capital</b>	
Retained Earnings	8,916.64
Calculated Retained Earnings	5,181.20
Calculated Prior Years Retained Earnings	804.78
<b>Total Capital</b>	<b>14,902.62</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>16,865.62</b>

# Income Statement

Welch Randall

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

As of: Feb 2024

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>				
<b>WR - PM Income</b>				
WR - PM Renewal Admin Fee Resident Income	792.00	16.05	792.00	10.08
<b>Total WR - PM Income</b>	<b>792.00</b>	<b>16.05</b>	<b>792.00</b>	<b>10.08</b>
Late Fee	50.00	1.01	50.00	0.64
Parcel A HOA Income	1,293.00	26.20	1,418.00	18.04
Parcel B HOA Income	2,480.00	50.25	4,960.00	63.10
OHP- Reserve Fee	320.00	6.48	640.00	8.14
<b>Total Operating Income</b>	<b>4,935.00</b>	<b>100.00</b>	<b>7,860.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	285.00	5.78	570.00	7.25
<b>Total Property Management</b>	<b>285.00</b>	<b>5.78</b>	<b>570.00</b>	<b>7.25</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Oak Hills HOA HOA Expense</b>				
OHP- Water, Sewer & Garbage	623.80	12.64	1,261.76	16.05
OHP- Common Area Snow Removal	0.00	0.00	250.00	3.18
OHP- Common Area Landscape	0.00	0.00	250.00	3.18
OHP- HOA Landscape	0.00	0.00	400.00	5.09
<b>Total Oak Hills HOA HOA Expense</b>	<b>623.80</b>	<b>12.64</b>	<b>2,161.76</b>	<b>27.50</b>
<b>Total Operating Expense</b>	<b>908.80</b>	<b>18.42</b>	<b>2,731.76</b>	<b>34.76</b>
<b>NOI - Net Operating Income</b>	<b>4,026.20</b>	<b>81.58</b>	<b>5,128.24</b>	<b>65.24</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	25.64	0.52	52.96	0.67
<b>Total Other Income</b>	<b>25.64</b>	<b>0.52</b>	<b>52.96</b>	<b>0.67</b>
<b>Net Other Income</b>	<b>25.64</b>	<b>0.52</b>	<b>52.96</b>	<b>0.67</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	4,960.64	100.52	7,912.96	100.67
Total Expense	908.80	18.42	2,731.76	34.76
Net Income	<u>4,051.84</u>	<u>82.10</u>	<u>5,181.20</u>	<u>65.92</u>