

Balance Sheet

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

As of: 09/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	35,627.36
Savings/Reserve Account	104.01
Total Cash	35,731.37
TOTAL ASSETS	35,731.37
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,560.50
Total Liabilities	4,560.50
Capital	
Retained Earnings	39,200.00
Calculated Retained Earnings	11,286.80
Calculated Prior Years Retained Earnings	-19,315.93
Total Capital	31,170.87
TOTAL LIABILITIES & CAPITAL	35,731.37

Income Statement

Welch Randall

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

As of: Sep 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
Operating Income & Expense				
Income				
Association Dues	13,380.00	58.89	104,030.00	81.81
HOA Reinvestment Fee / Transfer Fee	8,395.00	36.95	14,400.00	11.32
Fine & Violation	0.00	0.00	100.00	0.08
Interest Income	520.93	2.29	523.18	0.41
Late Fee	425.00	1.87	600.00	0.47
Miscellaneous Income	0.00	0.00	7,500.00	5.90
Total Operating Income	22,720.93	100.00	127,153.18	100.00
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	0.00	0.00	7,938.33	6.24
EHT- Property Maintenance	0.00	0.00	5,737.29	4.51
EHT- Garbage	3,016.78	13.28	24,455.83	19.23
EHT- Water & Sewer	6,723.64	29.59	52,380.19	41.19
EHT- Insurance	3,503.01	15.42	17,970.03	14.13
EHT- Office Supplies	-12.00	-0.05	6.75	0.01
Total Erin Hills Townhomes HOA Expense	13,231.43	58.23	108,488.42	85.32
Property Management				
Management Fee	876.00	3.86	7,380.00	5.80
Total Property Management	876.00	3.86	7,380.00	5.80
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	14,107.43	62.09	115,868.42	91.13
NOI - Net Operating Income	8,613.50	37.91	11,284.76	8.87
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.12	0.00	2.04	0.00
Total Other Income	0.12	0.00	2.04	0.00
Net Other Income	0.12	0.00	2.04	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	22,721.05	100.00	127,155.22	100.00
Total Expense	14,107.43	62.09	115,868.42	91.13
Net Income	<u>8,613.62</u>	<u>37.91</u>	<u>11,286.80</u>	<u>8.88</u>