

## Balance Sheet

Properties: Oak Hills Patio Homes 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
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	2,644.73
Savings/Reserve Account	14,274.16
<b>Total Cash</b>	<b>16,918.89</b>
<b>TOTAL ASSETS</b>	<b>16,918.89</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,475.00
<b>Total Liabilities</b>	<b>2,475.00</b>
<b>Capital</b>	
Retained Earnings	8,916.64
Calculated Retained Earnings	4,722.47
Calculated Prior Years Retained Earnings	804.78
<b>Total Capital</b>	<b>14,443.89</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>16,918.89</b>

# Income Statement

Welch Randall

Properties: Oak Hills Patio Homes 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fee	0.00	0.00	50.00	0.17
Parcel A HOA Income	379.00	11.92	4,842.00	16.09
Parcel B HOA Income	2,480.00	78.01	22,320.00	74.17
OHP- Reserve Fee	320.00	10.07	2,880.00	9.57
<b>Total Operating Income</b>	<b>3,179.00</b>	<b>100.00</b>	<b>30,092.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	285.00	8.97	2,565.00	8.52
<b>Total Property Management</b>	<b>285.00</b>	<b>8.97</b>	<b>2,565.00</b>	<b>8.52</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Oak Hills HOA HOA Expense</b>				
OHP- HOA Expense	0.00	0.00	0.00	0.00
OHP- Water, Sewer & Garbage	1,502.04	47.25	7,587.80	25.22
OHP- Insurance	0.00	0.00	575.00	1.91
OHP- Common Area Miscellaneous Expense	172.66	5.43	277.91	0.92
OHP- Common Area Snow Removal	0.00	0.00	348.69	1.16
OHP- Common Area Landscape	677.78	21.32	6,059.28	20.14
OHP- HOA Landscape	2,032.81	63.94	7,775.31	25.84
OHP- Accounting	18.00	0.57	392.00	1.30
<b>Total Oak Hills HOA HOA Expense</b>	<b>4,403.29</b>	<b>138.51</b>	<b>23,015.99</b>	<b>76.49</b>
<b>Total Operating Expense</b>	<b>4,688.29</b>	<b>147.48</b>	<b>25,580.99</b>	<b>85.01</b>
<b>NOI - Net Operating Income</b>	<b>-1,509.29</b>	<b>-47.48</b>	<b>4,511.01</b>	<b>14.99</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	18.62	0.59	211.46	0.70
<b>Total Other Income</b>	<b>18.62</b>	<b>0.59</b>	<b>211.46</b>	<b>0.70</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	18.62	0.59	211.46	0.70
Total Income	3,197.62	100.59	30,303.46	100.70
Total Expense	4,688.29	147.48	25,580.99	85.01
Net Income	<u>-1,490.67</u>	<u>-46.89</u>	<u>4,722.47</u>	<u>15.69</u>