

**Balance Sheet**

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

**As of:** 10/31/2024

**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	1,491.36
Savings/Reserve Account	14,289.27
<b>Total Cash</b>	<b>15,780.63</b>
<b>TOTAL ASSETS</b>	<b>15,780.63</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,937.00
<b>Total Liabilities</b>	<b>1,937.00</b>
<b>Capital</b>	
Retained Earnings	8,916.64
Calculated Retained Earnings	4,122.21
Calculated Prior Years Retained Earnings	804.78
<b>Total Capital</b>	<b>13,843.63</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>15,780.63</b>

# Income Statement

Welch Randall

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

As of: Oct 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	0.15
Parcel A HOA Income	376.00	11.84	5,218.00	15.68
Parcel B HOA Income	2,480.00	78.09	24,800.00	74.55
OHP- Reserve Fee	320.00	10.08	3,200.00	9.62
<b>Total Operating Income</b>	<b>3,176.00</b>	<b>100.00</b>	<b>33,268.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	285.00	8.97	2,850.00	8.57
<b>Total Property Management</b>	<b>285.00</b>	<b>8.97</b>	<b>2,850.00</b>	<b>8.57</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	1,480.80	46.62	9,068.60	27.26
OHP- Insurance	0.00	0.00	575.00	1.73
OHP- Common Area Miscellaneous Expense	0.00	0.00	277.91	0.84
OHP- Common Area Snow Removal	0.00	0.00	348.69	1.05
OHP- Common Area Landscape	538.00	16.94	6,597.28	19.83
OHP- HOA Landscape	1,487.57	46.84	9,262.88	27.84
OHP- Accounting	0.00	0.00	392.00	1.18
<b>Total Oak Hills HOA HOA Expense</b>	<b>3,506.37</b>	<b>110.40</b>	<b>26,522.36</b>	<b>79.72</b>
<b>Total Operating Expense</b>	<b>3,791.37</b>	<b>119.38</b>	<b>29,372.36</b>	<b>88.29</b>
<b>NOI - Net Operating Income</b>	<b>-615.37</b>	<b>-19.38</b>	<b>3,895.64</b>	<b>11.71</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	15.11	0.48	226.57	0.68
<b>Total Other Income</b>	<b>15.11</b>	<b>0.48</b>	<b>226.57</b>	<b>0.68</b>

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	15.11	0.48	226.57	0.68
Total Income	3,191.11	100.48	33,494.57	100.68
Total Expense	3,791.37	119.38	29,372.36	88.29
Net Income	<u>-600.26</u>	<u>-18.90</u>	<u>4,122.21</u>	<u>12.39</u>