

Balance Sheet

Properties: Erin Hills Estates 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
ASSETS	
Cash	
Checking - Cash in Bank	25,845.03
Savings/Reserve Account	8,499.41
Total Cash	34,344.44
TOTAL ASSETS	34,344.44
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,509.99
Total Liabilities	4,509.99
Capital	
Retained Earnings	39,200.00
Calculated Retained Earnings	9,950.38
Calculated Prior Years Retained Earnings	-19,315.93
Total Capital	29,834.45
TOTAL LIABILITIES & CAPITAL	34,344.44

Income Statement

Welch Randall

Properties: Erin Hills Estates 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
Operating Income & Expense				
Income				
Association Dues	20,545.00	77.60	124,575.00	81.09
HOA Reinvestment Fee / Transfer Fee	5,400.00	20.40	19,800.00	12.89
Fine & Violation	0.00	0.00	100.00	0.07
Interest Income	0.00	0.00	523.18	0.34
Legal Fee / Lien Income	500.00	1.89	500.00	0.33
Late Fee	30.00	0.11	630.00	0.41
Miscellaneous Income	0.00	0.00	7,500.00	4.88
Total Operating Income	26,475.00	100.00	153,628.18	100.00
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	0.00	0.00	7,938.33	5.17
EHT- Property Maintenance	6,658.69	25.15	12,395.98	8.07
EHT- Garbage	9,585.34	36.21	34,041.17	22.16
EHT- Water & Sewer	6,806.49	25.71	59,186.68	38.53
EHT- Insurance	3,860.31	14.58	21,555.08	14.03
EHT- Office Supplies	24.25	0.09	31.00	0.02
Total Erin Hills Townhomes HOA Expense	26,935.08	101.74	135,148.24	87.97
Property Management				
Management Fee	1,152.00	4.35	8,532.00	5.55
Total Property Management	1,152.00	4.35	8,532.00	5.55
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	28,087.08	106.09	143,680.24	93.52
NOI - Net Operating Income	-1,612.08	-6.09	9,947.94	6.48
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.40	0.00	2.44	0.00
Total Other Income	0.40	0.00	2.44	0.00
Net Other Income	0.40	0.00	2.44	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	26,475.40	100.00	153,630.62	100.00
Total Expense	28,087.08	106.09	143,680.24	93.52
Net Income	-1,611.68	-6.09	9,950.38	6.48