

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	21,119.01
Savings/Reserve Account	5,942.99
Total Cash	27,062.00
TOTAL ASSETS	27,062.00
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,349.93
Total Liabilities	2,349.93
Capital	
Retained Earnings	59,200.00
Calculated Retained Earnings	-441.84
Calculated Prior Years Retained Earnings	-34,046.09
Total Capital	24,712.07
TOTAL LIABILITIES & CAPITAL	27,062.00

Income Statement

Welch Randall

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

As of: Apr 2026

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	28,265.00	93.55	75,450.00	97.23
HOA Reinvestment Fee / Transfer Fee	1,800.00	5.96	1,800.00	2.32
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	200.00	0.26
Miscellaneous Income	150.00	0.50	150.00	0.19
Total Operating Income	30,215.00	100.00	77,600.00	100.00
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	2,220.00	7.35	3,060.00	3.94
EHT- Property Maintenance	0.00	0.00	0.00	0.00
EHT- Garbage	3,681.27	12.18	14,548.68	18.75
EHT- Water & Sewer	10,066.55	33.32	26,345.16	33.95
EHT- Insurance	6,335.11	20.97	25,340.44	32.66
EHT- Office Supplies	396.00	1.31	409.75	0.53
EHT- Landscaping	0.00	0.00	2,980.00	3.84
Total Erin Hills Townhomes HOA Expense	22,698.93	75.12	72,684.03	93.66
Property Management				
Management Fee	1,332.00	4.41	5,328.00	6.87
Total Property Management	1,332.00	4.41	5,328.00	6.87
Bank Fees / Interest	20.00	0.07	30.00	0.04
Total Operating Expense	24,050.93	79.60	78,042.03	100.57
NOI - Net Operating Income	6,164.07	20.40	-442.03	-0.57
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.05	0.00	0.19	0.00
Total Other Income	0.05	0.00	0.19	0.00
Net Other Income	0.05	0.00	0.19	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	30,215.05	100.00	77,600.19	100.00
Total Expense	24,050.93	79.60	78,042.03	100.57
Net Income	<u>6,164.12</u>	<u>20.40</u>	<u>-441.84</u>	<u>-0.57</u>