Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,231.10
Savings/Reserve Account	5,943.19
Total Cash	**31,174.29**
TOTAL ASSETS	**31,174.29**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,884.93
Total Liabilities	**2,884.93**
Capital	
Retained Earnings	59,200.00
Calculated Retained Earnings	-7,260.32
Calculated Prior Years Retained Earnings	-23,650.32
Total Capital	**28,289.36**
TOTAL LIABILITIES & CAPITAL	**31,174.29**

Income Statement

Welch Randall LLC

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

As of: Aug 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	20,542.00	30.44	154,150.00	75.80
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,800.00	0.89
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	6.75	0.01	6.75	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	75.00	0.11	400.00	0.20
Miscellaneous Income	0.00	0.00	150.00	0.07
Loan Draw Income	46,850.22	69.43	46,850.22	23.04
Total Operating Income	**67,473.97**	**100.00**	**203,356.97**	**100.00**
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	0.00	0.00	3,060.00	1.50
EHT- Property Maintenance	0.00	0.00	0.00	0.00
EHT- Garbage	3,817.02	5.66	30,117.20	14.81
EHT- Water & Sewer	27,565.76	40.85	81,936.22	40.29
EHT- Insurance	12,806.42	18.98	56,069.82	27.57
EHT- Office Supplies	0.00	0.00	563.75	0.28
EHT- Landscaping	9,673.50	14.34	12,653.50	6.22
Total Erin Hills Townhomes HOA Expense	**53,862.70**	**79.83**	**184,400.49**	**90.68**
Property Management				
Management Fee	1,332.00	1.97	10,656.00	5.24
Total Property Management	**1,332.00**	**1.97**	**10,656.00**	**5.24**
Bank Fees / Interest	20.00	0.03	130.00	0.06
Total Operating Expense	**55,214.70**	**81.83**	**195,186.49**	**95.98**
NOI - Net Operating Income	**12,259.27**	**18.17**	**8,170.48**	**4.02**
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	-15,431.19	-7.59
Interest on Bank Accounts	0.04	0.00	0.39	0.00
Total Other Income	**0.04**	**0.00**	**-15,430.80**	**-7.59**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	**0.04**	**0.00**	**-15,430.80**	**-7.59**
Total Income	67,474.01	100.00	187,926.17	92.41
Total Expense	55,214.70	81.83	195,186.49	95.98
Net Income	**12,259.31**	**18.17**	**-7,260.32**	**-3.57**