

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		12,671.83
Savings/Reserve Account		5,943.15
Total Cash		18,614.98
TOTAL ASSETS		18,614.98
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		2,584.93
Total Liabilities		2,584.93
Capital		
Retained Earnings		59,200.00
Calculated Retained Earnings		-19,519.63
Calculated Prior Years Retained Earnings		-23,650.32
Total Capital		16,030.05
TOTAL LIABILITIES & CAPITAL		18,614.98

Income Statement

Welch Randall LLC

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

As of: Jul 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	19,608.00	99.49	133,608.00	98.33
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,800.00	1.32
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	100.00	0.51	325.00	0.24
Miscellaneous Income	0.00	0.00	150.00	0.11
Total Operating Income	19,708.00	100.00	135,883.00	100.00
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	0.00	0.00	3,060.00	2.25
EHT- Property Maintenance	0.00	0.00	0.00	0.00
EHT- Garbage	3,879.95	19.69	26,300.18	19.36
EHT- Water & Sewer	13,006.00	65.99	54,370.46	40.01
EHT- Insurance	5,793.94	29.40	43,263.40	31.84
EHT- Office Supplies	-12.00	-0.06	563.75	0.41
EHT- Landscaping	0.00	0.00	2,980.00	2.19
Total Erin Hills Townhomes HOA Expense	22,667.89	115.02	130,537.79	96.07
Property Management				
Management Fee	1,332.00	6.76	9,324.00	6.86
Total Property Management	1,332.00	6.76	9,324.00	6.86
Bank Fees / Interest	10.00	0.05	110.00	0.08
Total Operating Expense	24,009.89	121.83	139,971.79	103.01
NOI - Net Operating Income	-4,301.89	-21.83	-4,088.79	-3.01
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	-15,431.19	-11.36
Interest on Bank Accounts	0.06	0.00	0.35	0.00
Total Other Income	0.06	0.00	-15,430.84	-11.36

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	0.06	0.00	-15,430.84	-11.36
Total Income	19,708.06	100.00	120,452.16	88.64
Total Expense	24,009.89	121.83	139,971.79	103.01
Net Income	-4,301.83	-21.83	-19,519.63	-14.37