

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	16,973.72
Savings/Reserve Account	5,943.09
Total Cash	22,916.81
TOTAL ASSETS	22,916.81
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,584.93
Total Liabilities	2,584.93
Capital	
Retained Earnings	59,200.00
Calculated Retained Earnings	-15,217.80
Calculated Prior Years Retained Earnings	-23,650.32
Total Capital	20,331.88
TOTAL LIABILITIES & CAPITAL	22,916.81

Income Statement

Welch Randall LLC

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

As of: Jun 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	28,200.00	100.00	114,000.00	98.13
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,800.00	1.55
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	225.00	0.19
Miscellaneous Income	0.00	0.00	150.00	0.13
Total Operating Income	28,200.00	100.00	116,175.00	100.00
Expense				
Erin Hills Townhomes HOA Expense				
EHT- Snow Removal	0.00	0.00	3,060.00	2.63
EHT- Property Maintenance	0.00	0.00	0.00	0.00
EHT- Garbage	3,951.00	14.01	22,420.23	19.30
EHT- Water & Sewer	9,828.87	34.85	41,364.46	35.61
EHT- Insurance	5,793.94	20.55	37,469.46	32.25
EHT- Office Supplies	166.00	0.59	575.75	0.50
EHT- Landscaping	0.00	0.00	2,980.00	2.57
Total Erin Hills Townhomes HOA Expense	19,739.81	70.00	107,869.90	92.85
Property Management				
Management Fee	1,332.00	4.72	7,992.00	6.88
Total Property Management	1,332.00	4.72	7,992.00	6.88
Bank Fees / Interest	50.00	0.18	100.00	0.09
Total Operating Expense	21,121.81	74.90	115,961.90	99.82
NOI - Net Operating Income	7,078.19	25.10	213.10	0.18
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	-15,431.19	-13.28
Interest on Bank Accounts	0.05	0.00	0.29	0.00
Total Other Income	0.05	0.00	-15,430.90	-13.28

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	0.05	0.00	-15,430.90	-13.28
Total Income	28,200.05	100.00	100,744.10	86.72
Total Expense	21,121.81	74.90	115,961.90	99.82
Net Income	7,078.24	25.10	-15,217.80	-13.10