

## Balance Sheet

**Properties:** Oak Hills Patio Homes 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         |
|------------------------------------------|-----------------|
| <b>ASSETS</b>                            |                 |
| <b>Cash</b>                              |                 |
| Checking - Cash in Bank                  | 5,836.14        |
| Savings/Reserve Account                  | 2,251.78        |
| <b>Total Cash</b>                        | <b>8,087.92</b> |
| <b>TOTAL ASSETS</b>                      | <b>8,087.92</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                 |
| <b>Liabilities</b>                       |                 |
| Prepaid Rent                             | 2,817.90        |
| <b>Total Liabilities</b>                 | <b>2,817.90</b> |
| <b>Capital</b>                           |                 |
| Retained Earnings                        | 8,916.64        |
| Calculated Retained Earnings             | 3,788.20        |
| Calculated Prior Years Retained Earnings | -7,434.82       |
| <b>Total Capital</b>                     | <b>5,270.02</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>8,087.92</b> |

## Income Statement

Welch Randall

Properties: Oak Hills Patio Homes 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 |
|----------------------------------------|-----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>  |                 |                     |                   |                        |
| <b>Income</b>                          |                 |                     |                   |                        |
| Late Fee                               | 0.00            | 0.00                | 25.00             | 0.17                   |
| Parcel A HOA Income                    | 362.00          | 10.16               | 1,482.00          | 10.36                  |
| Parcel B HOA Income                    | 2,800.00        | 78.61               | 11,200.00         | 78.28                  |
| OHP- Reserve Fee                       | 400.00          | 11.23               | 1,600.00          | 11.18                  |
| <b>Total Operating Income</b>          | <b>3,562.00</b> | <b>100.00</b>       | <b>14,307.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                         |                 |                     |                   |                        |
| <b>Property Management</b>             |                 |                     |                   |                        |
| Management Fee                         | 285.00          | 8.00                | 1,140.00          | 7.97                   |
| <b>Total Property Management</b>       | <b>285.00</b>   | <b>8.00</b>         | <b>1,140.00</b>   | <b>7.97</b>            |
| Bank Fees / Interest                   | 0.00            | 0.00                | -6.00             | -0.04                  |
| <b>Oak Hills HOA HOA Expense</b>       |                 |                     |                   |                        |
| OHP- Water, Sewer & Garbage            | 670.89          | 18.83               | 2,773.80          | 19.39                  |
| OHP- Insurance                         | 676.00          | 18.98               | 676.00            | 4.72                   |
| OHP- Common Area Snow Removal          | 104.00          | 2.92                | 356.00            | 2.49                   |
| OHP- Common Area Landscape             | 505.00          | 14.18               | 1,515.00          | 10.59                  |
| OHP- HOA Landscape                     | 1,230.00        | 34.53               | 3,690.00          | 25.79                  |
| OHP- Accounting                        | 374.00          | 10.50               | 3,036.00          | 21.22                  |
| <b>Total Oak Hills HOA HOA Expense</b> | <b>3,559.89</b> | <b>99.94</b>        | <b>12,046.80</b>  | <b>84.20</b>           |
| <b>Total Operating Expense</b>         | <b>3,844.89</b> | <b>107.94</b>       | <b>13,180.80</b>  | <b>92.13</b>           |
| <b>NOI - Net Operating Income</b>      | <b>-282.89</b>  | <b>-7.94</b>        | <b>1,126.20</b>   | <b>7.87</b>            |
| <b>Other Income &amp; Expense</b>      |                 |                     |                   |                        |
| <b>Other Income</b>                    |                 |                     |                   |                        |
| Special Assessment                     | 0.00            | 0.00                | 2,662.00          | 18.61                  |
| Interest on Bank Accounts              | 0.00            | 0.00                | 0.00              | 0.00                   |
| <b>Total Other Income</b>              | <b>0.00</b>     | <b>0.00</b>         | <b>2,662.00</b>   | <b>18.61</b>           |
| <b>Net Other Income</b>                | <b>0.00</b>     | <b>0.00</b>         | <b>2,662.00</b>   | <b>18.61</b>           |
| <b>Total Income</b>                    | <b>3,562.00</b> | <b>100.00</b>       | <b>16,969.00</b>  | <b>118.61</b>          |
| <b>Total Expense</b>                   | <b>3,844.89</b> | <b>107.94</b>       | <b>13,180.80</b>  | <b>92.13</b>           |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--------------|----------------|---------------------|-------------------|------------------------|
| Net Income   | -282.89        | -7.94               | 3,788.20          | 26.48                  |