

Balance Sheet

Properties: Oak Hills Patio Homes 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	4,927.11
Savings/Reserve Account	5,451.83
Total Cash	10,378.94
TOTAL ASSETS	10,378.94
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,474.10
Total Liabilities	1,474.10
Capital	
Retained Earnings	8,916.64
Calculated Retained Earnings	7,423.02
Calculated Prior Years Retained Earnings	-7,434.82
Total Capital	8,904.84
TOTAL LIABILITIES & CAPITAL	10,378.94

Income Statement

Welch Randall LLC

Properties: Oak Hills Patio Homes 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				
Late Fee	0.00	0.00	25.00	0.09
Parcel A HOA Income	362.00	10.16	2,930.00	10.26
Parcel B HOA Income	2,800.00	78.61	22,400.00	78.45
OHP- Reserve Fee	400.00	11.23	3,200.00	11.21
Total Operating Income	3,562.00	100.00	28,555.00	100.00
Expense				
Property Management				
Management Fee	285.00	8.00	2,280.00	7.98
Total Property Management	285.00	8.00	2,280.00	7.98
Bank Fees / Interest	-0.04	0.00	-6.05	-0.02
Oak Hills HOA HOA Expense				
OHP- Water, Sewer & Garbage	1,148.58	32.25	6,144.90	21.52
OHP- Insurance	0.00	0.00	676.00	2.37
OHP- Common Area Miscellaneous Expense	-2,120.00	-59.52	-1,844.00	-6.46
OHP- Common Area Snow Removal	0.00	0.00	356.00	1.25
OHP- Common Area Landscape	609.00	17.10	3,951.00	13.84
OHP- HOA Landscape	1,283.55	36.03	9,200.13	32.22
OHP- Accounting	0.00	0.00	3,036.00	10.63
Total Oak Hills HOA HOA Expense	921.13	25.86	21,520.03	75.36
Total Operating Expense	1,206.09	33.86	23,793.98	83.33
NOI - Net Operating Income	2,355.91	66.14	4,761.02	16.67
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	2,662.00	9.32
Interest on Bank Accounts	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	2,662.00	9.32
Net Other Income	0.00	0.00	2,662.00	9.32

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	3,562.00	100.00	31,217.00	109.32
Total Expense	1,206.09	33.86	23,793.98	83.33
Net Income	<u>2,355.91</u>	<u>66.14</u>	<u>7,423.02</u>	<u>26.00</u>