

Balance Sheet

Properties: Oak Hills Patio Homes Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	1,535.52
Savings/Reserve Account	13,317.51
Total Cash	14,853.03
TOTAL ASSETS	14,853.03
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,561.00
Total Liabilities	1,561.00
Capital	
Retained Earnings	8,916.64
Calculated Retained Earnings	3,570.61
Calculated Prior Years Retained Earnings	804.78
Total Capital	13,292.03
TOTAL LIABILITIES & CAPITAL	14,853.03

Income Statement

Welch Randall

Properties: Oak Hills Patio Homes Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Dec 2024

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	50.00	0.13
Parcel A HOA Income	376.00	11.84	5,970.00	15.07
Parcel B HOA Income	2,480.00	78.09	29,760.00	75.11
OHP- Reserve Fee	320.00	10.08	3,840.00	9.69
Total Operating Income	3,176.00	100.00	39,620.00	100.00
Expense				
Property Management				
Management Fee	285.00	8.97	3,420.00	8.63
Total Property Management	285.00	8.97	3,420.00	8.63
Start Up Fee Expense	0.00	0.00	0.00	0.00
Oak Hills HOA HOA Expense				
OHP- HOA Expense	0.00	0.00	0.00	0.00
OHP- Water, Sewer & Garbage	753.92	23.74	10,977.64	27.71
OHP- Insurance	0.00	0.00	575.00	1.45
OHP- Common Area Miscellaneous Expense	150.00	4.72	427.91	1.08
OHP- Common Area Snow Removal	0.00	0.00	348.69	0.88
OHP- Common Area Landscape	2,033.00	64.01	9,235.38	23.31
OHP- HOA Landscape	550.00	17.32	10,927.58	27.58
OHP- Accounting	0.00	0.00	392.00	0.99
Total Oak Hills HOA HOA Expense	3,486.92	109.79	32,884.20	83.00
Total Operating Expense	3,771.92	118.76	36,304.20	91.63
NOI - Net Operating Income	-595.92	-18.76	3,315.80	8.37
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	13.11	0.41	254.81	0.64
Total Other Income	13.11	0.41	254.81	0.64

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	13.11	0.41	254.81	0.64
Total Income	3,189.11	100.41	39,874.81	100.64
Total Expense	3,771.92	118.76	36,304.20	91.63
Net Income	<u>-582.81</u>	<u>-18.35</u>	<u>3,570.61</u>	<u>9.01</u>