

## Balance Sheet

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

As of: 12/31/2025

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	5,712.47
Savings/Reserve Account	1,045.78
<b>Total Cash</b>	<b>6,758.25</b>
<b>TOTAL ASSETS</b>	<b>6,758.25</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,386.00
<b>Total Liabilities</b>	<b>1,386.00</b>
<b>Capital</b>	
Retained Earnings	8,916.64
Calculated Retained Earnings	-7,919.78
Calculated Prior Years Retained Earnings	4,375.39
<b>Total Capital</b>	<b>5,372.25</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>6,758.25</b>

## Income Statement

Welch Randall

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

As of: Dec 2025

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	0.07
Parcel A HOA Income	396.00	12.39	4,732.00	12.34
Parcel B HOA Income	2,480.00	77.60	29,760.00	77.59
OHP- Reserve Fee	320.00	10.01	3,840.00	10.01
<b>Total Operating Income</b>	<b>3,196.00</b>	<b>100.00</b>	<b>38,357.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	285.00	8.92	3,420.00	8.92
<b>Total Property Management</b>	<b>285.00</b>	<b>8.92</b>	<b>3,420.00</b>	<b>8.92</b>
Bank Fees / Interest	6.00	0.19	12.00	0.03
<b>Oak Hills HOA HOA Expense</b>				
OHP- Water, Sewer & Garbage	757.36	23.70	11,013.60	28.71
OHP- Insurance	0.00	0.00	668.00	1.74
OHP- Common Area Miscellaneous Expense	0.00	0.00	6,478.50	16.89
OHP- Common Area Snow Removal	0.00	0.00	1,628.00	4.24
OHP- Common Area Landscape	0.00	0.00	5,949.58	15.51
OHP- HOA Landscape	0.00	0.00	16,648.37	43.40
OHP- Accounting	175.00	5.48	549.00	1.43
<b>Total Oak Hills HOA HOA Expense</b>	<b>932.36</b>	<b>29.17</b>	<b>42,935.05</b>	<b>111.94</b>
<b>Total Operating Expense</b>	<b>1,223.36</b>	<b>38.28</b>	<b>46,367.05</b>	<b>120.88</b>
<b>NOI - Net Operating Income</b>	<b>1,972.64</b>	<b>61.72</b>	<b>-8,010.05</b>	<b>-20.88</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.01	0.00	90.27	0.24
<b>Total Other Income</b>	<b>0.01</b>	<b>0.00</b>	<b>90.27</b>	<b>0.24</b>
<b>Net Other Income</b>	<b>0.01</b>	<b>0.00</b>	<b>90.27</b>	<b>0.24</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	3,196.01	100.00	38,447.27	100.24
Total Expense	1,223.36	38.28	46,367.05	120.88
Net Income	<u>1,972.65</u>	<u>61.72</u>	<u>-7,919.78</u>	<u>-20.65</u>