

# Balance Sheet

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

As of: 02/28/2025

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	1,755.68
Savings/Reserve Account	13,339.89
<b>Total Cash</b>	<b>15,095.57</b>
<b>TOTAL ASSETS</b>	<b>15,095.57</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,198.00
<b>Total Liabilities</b>	<b>1,198.00</b>
<b>Capital</b>	
Retained Earnings	8,916.64
Calculated Retained Earnings	605.54
Calculated Prior Years Retained Earnings	4,375.39
<b>Total Capital</b>	<b>13,897.57</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>15,095.57</b>

# Income Statement

Welch Randall

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

As of: Feb 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	0.00	0.00
Parcel A HOA Income	383.00	12.03	759.00	11.94
Parcel B HOA Income	2,480.00	77.91	4,960.00	78.00
OHP- Reserve Fee	320.00	10.05	640.00	10.06
<b>Total Operating Income</b>	<b>3,183.00</b>	<b>100.00</b>	<b>6,359.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	285.00	8.95	570.00	8.96
<b>Total Property Management</b>	<b>285.00</b>	<b>8.95</b>	<b>570.00</b>	<b>8.96</b>
<b>Oak Hills HOA HOA Expense</b>				
OHP- Water, Sewer & Garbage	654.80	20.57	1,307.24	20.56
OHP- Common Area Snow Removal	148.00	4.65	296.00	4.65
OHP- Common Area Landscape	457.00	14.36	1,094.00	17.20
OHP- HOA Landscape	1,113.00	34.97	2,508.60	39.45
<b>Total Oak Hills HOA HOA Expense</b>	<b>2,372.80</b>	<b>74.55</b>	<b>5,205.84</b>	<b>81.87</b>
<b>Total Operating Expense</b>	<b>2,657.80</b>	<b>83.50</b>	<b>5,775.84</b>	<b>90.83</b>
<b>NOI - Net Operating Income</b>	<b>525.20</b>	<b>16.50</b>	<b>583.16</b>	<b>9.17</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	10.28	0.32	22.38	0.35
<b>Total Other Income</b>	<b>10.28</b>	<b>0.32</b>	<b>22.38</b>	<b>0.35</b>
<b>Net Other Income</b>	<b>10.28</b>	<b>0.32</b>	<b>22.38</b>	<b>0.35</b>
Total Income	3,193.28	100.32	6,381.38	100.35
Total Expense	2,657.80	83.50	5,775.84	90.83
<b>Net Income</b>	<b>535.48</b>	<b>16.82</b>	<b>605.54</b>	<b>9.52</b>