

Balance Sheet

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

As of: 01/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-----------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 4,435.88 |
| Savings/Reserve Account | 1,051.78 |
| Total Cash | 5,487.66 |
| TOTAL ASSETS | 5,487.66 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 1,447.20 |
| Total Liabilities | 1,447.20 |
| Capital | |
| Retained Earnings | 8,916.64 |
| Calculated Retained Earnings | 2,558.64 |
| Calculated Prior Years Retained Earnings | -7,434.82 |
| Total Capital | 4,040.46 |
| TOTAL LIABILITIES & CAPITAL | 5,487.66 |

Income Statement

Welch Randall

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

As of: Jan 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 | | | | |
| Parcel A HOA Income | 336.00 | 9.50 | 336.00 | 9.50 |
| Parcel B HOA Income | 2,800.00 | 79.19 | 2,800.00 | 79.19 |
| OHP- Reserve Fee | 400.00 | 11.31 | 400.00 | 11.31 |
| Total Operating Income | 3,536.00 | 100.00 | 3,536.00 | 100.00 |
| Expense | | | | |
| Property Management | | | | |
| Management Fee | 285.00 | 8.06 | 285.00 | 8.06 |
| Total Property Management | 285.00 | 8.06 | 285.00 | 8.06 |
| Bank Fees / Interest | -6.00 | -0.17 | -6.00 | -0.17 |
| Oak Hills HOA HOA Expense | | | | |
| OHP- Water, Sewer & Garbage | 698.36 | 19.75 | 698.36 | 19.75 |
| OHP- Common Area Snow Removal | 0.00 | 0.00 | 0.00 | 0.00 |
| OHP- Common Area Landscape | 0.00 | 0.00 | 0.00 | 0.00 |
| OHP- HOA Landscape | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Oak Hills HOA HOA Expense | 698.36 | 19.75 | 698.36 | 19.75 |
| Total Operating Expense | 977.36 | 27.64 | 977.36 | 27.64 |
| NOI - Net Operating Income | 2,558.64 | 72.36 | 2,558.64 | 72.36 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Other Income | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Other Income | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Income | 3,536.00 | 100.00 | 3,536.00 | 100.00 |
| Total Expense | 977.36 | 27.64 | 977.36 | 27.64 |
| Net Income | 2,558.64 | 72.36 | 2,558.64 | 72.36 |