

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		4,139.19
Savings/Reserve Account		5,051.79
Total Cash		9,190.98
TOTAL ASSETS		9,190.98
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		2,642.05
Total Liabilities		2,642.05
Capital		
Retained Earnings		8,916.64
Calculated Retained Earnings		5,067.11
Calculated Prior Years Retained Earnings		-7,434.82
Total Capital		6,548.93
TOTAL LIABILITIES & CAPITAL		9,190.98

Income Statement

Welch Randall LLC

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

As of: Jul 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	0.10
Parcel A HOA Income	362.00	10.16	2,568.00	10.27
Parcel B HOA Income	2,800.00	78.61	19,600.00	78.42
OHP- Reserve Fee	400.00	11.23	2,800.00	11.20
Total Operating Income	3,562.00	100.00	24,993.00	100.00
Expense				
Property Management				
Management Fee	285.00	8.00	1,995.00	7.98
Total Property Management	285.00	8.00	1,995.00	7.98
Bank Fees / Interest	-0.01	0.00	-6.01	-0.02
Oak Hills HOA HOA Expense				
OHP- Water, Sewer & Garbage	828.16	23.25	4,996.32	19.99
OHP- Insurance	0.00	0.00	676.00	2.70
OHP- Common Area Miscellaneous Expense	150.00	4.21	276.00	1.10
OHP- Common Area Snow Removal	0.00	0.00	356.00	1.42
OHP- Common Area Landscape	609.00	17.10	3,342.00	13.37
OHP- HOA Landscape	1,384.32	38.86	7,916.58	31.68
OHP- Accounting	0.00	0.00	3,036.00	12.15
Total Oak Hills HOA HOA Expense	2,971.48	83.42	20,598.90	82.42
Total Operating Expense	3,256.47	91.42	22,587.89	90.38
NOI - Net Operating Income	305.53	8.58	2,405.11	9.62
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	2,662.00	10.65
Interest on Bank Accounts	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	2,662.00	10.65
Net Other Income	0.00	0.00	2,662.00	10.65

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	27,655.00	110.65
Total Expense	3,256.47	91.42	22,587.89	90.38
Net Income	305.53	8.58	5,067.11	20.27