

Balance Sheet

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

As of: 06/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,138.40
Savings/Reserve Account	13,384.02
Total Cash	16,522.42
TOTAL ASSETS	16,522.42
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,624.00
Total Liabilities	2,624.00
Capital	
Retained Earnings	8,916.64
Calculated Retained Earnings	606.39
Calculated Prior Years Retained Earnings	4,375.39
Total Capital	13,898.42
TOTAL LIABILITIES & CAPITAL	16,522.42

Income Statement

Welch Randall

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

As of: Jun 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
Operating Income & Expense				
Income				
Late Fee	0.00	0.00	25.00	0.13
Parcel A HOA Income	396.00	12.39	2,356.00	12.28
Parcel B HOA Income	2,480.00	77.60	14,880.00	77.58
OHP- Reserve Fee	320.00	10.01	1,920.00	10.01
Total Operating Income	3,196.00	100.00	19,181.00	100.00
Expense				
Property Management				
Management Fee	285.00	8.92	1,710.00	8.92
Total Property Management	285.00	8.92	1,710.00	8.92
Oak Hills HOA HOA Expense				
OHP- Water, Sewer & Garbage	782.24	24.48	4,030.28	21.01
OHP- Insurance	0.00	0.00	668.00	3.48
OHP- Common Area Miscellaneous Expense	124.00	3.88	124.00	0.65
OHP- Common Area Snow Removal	0.00	0.00	592.00	3.09
OHP- Common Area Landscape	839.33	26.26	3,952.93	20.61
OHP- HOA Landscape	1,113.00	34.82	7,189.91	37.48
OHP- Accounting	0.00	0.00	374.00	1.95
Total Oak Hills HOA HOA Expense	2,858.57	89.44	16,931.12	88.27
Total Operating Expense	3,143.57	98.36	18,641.12	97.19
NOI - Net Operating Income	52.43	1.64	539.88	2.81
Other Income & Expense				
Other Income				
Interest on Bank Accounts	10.68	0.33	66.51	0.35
Total Other Income	10.68	0.33	66.51	0.35
Net Other Income	10.68	0.33	66.51	0.35
Total Income	3,206.68	100.33	19,247.51	100.35

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	3,143.57	98.36	18,641.12	97.19
Net Income	<u>63.11</u>	<u>1.97</u>	<u>606.39</u>	<u>3.16</u>