

Balance Sheet

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

As of: 10/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	1,304.29
Savings/Reserve Account	1,051.76
Total Cash	2,356.05
TOTAL ASSETS	2,356.05
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,534.00
Total Liabilities	1,534.00
Capital	
Retained Earnings	8,916.64
Calculated Retained Earnings	-12,469.98
Calculated Prior Years Retained Earnings	4,375.39
Total Capital	822.05
TOTAL LIABILITIES & CAPITAL	2,356.05

Income Statement

Welch Randall

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

As of: Oct 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	0.08
Parcel A HOA Income	396.00	12.39	3,940.00	12.33
Parcel B HOA Income	2,480.00	77.60	24,800.00	77.58
OHP- Reserve Fee	320.00	10.01	3,200.00	10.01
Total Operating Income	3,196.00	100.00	31,965.00	100.00
Expense				
Property Management				
Management Fee	285.00	8.92	2,850.00	8.92
Total Property Management	285.00	8.92	2,850.00	8.92
Bank Fees / Interest	6.00	0.19	6.00	0.02
Oak Hills HOA HOA Expense				
OHP- Water, Sewer & Garbage	1,415.80	44.30	9,088.24	28.43
OHP- Insurance	0.00	0.00	668.00	2.09
OHP- Common Area Miscellaneous Expense	8,900.00	278.47	9,044.50	28.30
OHP- Common Area Snow Removal	148.00	4.63	1,480.00	4.63
OHP- Common Area Landscape	457.00	14.30	5,492.58	17.18
OHP- HOA Landscape	1,313.45	41.10	15,521.91	48.56
OHP- Accounting	0.00	0.00	374.00	1.17
Total Oak Hills HOA HOA Expense	12,234.25	382.80	41,669.23	130.36
Total Operating Expense	12,525.25	391.90	44,525.23	139.29
NOI - Net Operating Income	-9,329.25	-291.90	-12,560.23	-39.29
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.03	0.00	90.25	0.28
Total Other Income	0.03	0.00	90.25	0.28
Net Other Income	0.03	0.00	90.25	0.28

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	3,196.03	100.00	32,055.25	100.28
Total Expense	12,525.25	391.90	44,525.23	139.29
Net Income	<u>-9,329.22</u>	<u>-291.90</u>	<u>-12,469.98</u>	<u>-39.01</u>