

Balance Sheet

Properties: South Hills Pod 4 HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 09/30/2024

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	17,590.98
Savings/Reserve Account	27,081.84
<b>Total Cash</b>	<b>44,672.82</b>
<b>TOTAL ASSETS</b>	<b>44,672.82</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,060.00
<b>Total Liabilities</b>	<b>4,060.00</b>
<b>Capital</b>	
Retained Earnings	31,783.72
Calculated Retained Earnings	13,369.34
Calculated Prior Years Retained Earnings	-4,540.24
<b>Total Capital</b>	<b>40,612.82</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>44,672.82</b>

## Income Statement

Welch Randall

Properties: South Hills Pod 4 HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Sep 2024

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>				
Association Dues	8,675.00	99.71	72,040.00	98.53
Fine & Violation	0.00	0.00	200.00	0.27
Interest Income	0.00	0.00	21.00	0.03
NSF Fees Collected	0.00	0.00	40.00	0.05
Late Fee	25.00	0.29	815.00	1.11
<b>Total Operating Income</b>	<b>8,700.00</b>	<b>100.00</b>	<b>73,116.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Hills Expense</b>				
SHP- Garbage Service	5,350.40	61.50	22,952.74	31.39
SHP- Insurance	132.83	1.53	5,449.76	7.45
SHP- Landscaping	3,410.11	39.20	10,363.88	14.17
SHP- Snow Removal	0.00	0.00	7,980.00	10.91
SHP- Mailing Reimbursements	0.00	0.00	279.25	0.38
SHP- Property Maintenance	0.00	0.00	4,587.53	6.27
<b>Total South Hills Expense</b>	<b>8,893.34</b>	<b>102.22</b>	<b>51,613.16</b>	<b>70.59</b>
<b>Property Management</b>				
Management Fee	950.00	10.92	8,550.00	11.69
<b>Total Property Management</b>	<b>950.00</b>	<b>10.92</b>	<b>8,550.00</b>	<b>11.69</b>
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>9,843.34</b>	<b>113.14</b>	<b>60,163.16</b>	<b>82.28</b>
<b>NOI - Net Operating Income</b>	<b>-1,143.34</b>	<b>-13.14</b>	<b>12,952.84</b>	<b>17.72</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	30.70	0.35	416.50	0.57
<b>Total Other Income</b>	<b>30.70</b>	<b>0.35</b>	<b>416.50</b>	<b>0.57</b>
<b>Net Other Income</b>	<b>30.70</b>	<b>0.35</b>	<b>416.50</b>	<b>0.57</b>
<b>Total Income</b>	<b>8,730.70</b>	<b>100.35</b>	<b>73,532.50</b>	<b>100.57</b>
<b>Total Expense</b>	<b>9,843.34</b>	<b>113.14</b>	<b>60,163.16</b>	<b>82.28</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-1,112.64	-12.79	13,369.34	18.29