

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	38,564.80
Savings/Reserve Account	37,766.46
Total Cash	76,331.26
TOTAL ASSETS	76,331.26

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	4,205.22
Total Liabilities	4,205.22
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	20,660.76
Calculated Prior Years Retained Earnings	19,681.56
Total Capital	72,126.04
TOTAL LIABILITIES & CAPITAL	76,331.26

Income Statement

Welch Randall

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

As of: Aug 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				
Association Dues	8,905.00	95.44	71,875.00	98.23
Fine & Violation	400.00	4.29	500.00	0.68
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	25.00	0.27	795.00	1.09
Total Operating Income	9,330.00	100.00	73,170.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	100.00	1.07	20,400.03	27.88
SHP- Insurance	133.83	1.43	2,909.18	3.98
SHP- Landscaping	218.63	2.34	13,922.06	19.03
SHP- Snow Removal	0.00	0.00	100.00	0.14
SHP- Mailing Reimbursements	0.00	0.00	219.25	0.30
SHP- Property Maintenance	2,345.00	25.13	7,584.02	10.36
Total South Hills Expense	2,797.46	29.98	45,134.54	61.68
Property Management				
Management Fee	950.00	10.18	7,600.00	10.39
Total Property Management	950.00	10.18	7,600.00	10.39
Total Operating Expense	3,747.46	40.17	52,734.54	72.07
NOI - Net Operating Income	5,582.54	59.83	20,435.46	27.93
Other Income & Expense				
Other Income				
Interest on Bank Accounts	32.54	0.35	225.30	0.31
Total Other Income	32.54	0.35	225.30	0.31
Net Other Income	32.54	0.35	225.30	0.31
Total Income	9,362.54	100.35	73,395.30	100.31
Total Expense	3,747.46	40.17	52,734.54	72.07
Net Income	5,615.08	60.18	20,660.76	28.24