

## Balance Sheet

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

As of: 08/31/2024

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	20,457.32
Savings/Reserve Account	26,108.14
<b>Total Cash</b>	<b>46,565.46</b>
<b>TOTAL ASSETS</b>	<b>46,565.46</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,840.00
<b>Total Liabilities</b>	<b>4,840.00</b>
<b>Capital</b>	
Retained Earnings	31,783.72
Calculated Retained Earnings	14,481.98
Calculated Prior Years Retained Earnings	-4,540.24
<b>Total Capital</b>	<b>41,725.46</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>46,565.46</b>

## Income Statement

Welch Randall

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

As of: Aug 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	8,635.00	99.71	63,365.00	98.37
Fine & Violation	0.00	0.00	200.00	0.31
Interest Income	0.00	0.00	21.00	0.03
NSF Fees Collected	0.00	0.00	40.00	0.06
Late Fee	25.00	0.29	790.00	1.23
<b>Total Operating Income</b>	<b>8,660.00</b>	<b>100.00</b>	<b>64,416.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Hills Expense</b>				
SHP- Garbage Service	0.00	0.00	17,602.34	27.33
SHP- Insurance	384.83	4.44	5,316.93	8.25
SHP- Landscaping	1,970.00	22.75	6,953.77	10.80
SHP- Snow Removal	0.00	0.00	7,980.00	12.39
SHP- Mailing Reimbursements	18.75	0.22	279.25	0.43
SHP- Property Maintenance	932.90	10.77	4,587.53	7.12
<b>Total South Hills Expense</b>	<b>3,306.48</b>	<b>38.18</b>	<b>42,719.82</b>	<b>66.32</b>
<b>Property Management</b>				
Management Fee	950.00	10.97	7,600.00	11.80
<b>Total Property Management</b>	<b>950.00</b>	<b>10.97</b>	<b>7,600.00</b>	<b>11.80</b>
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>4,256.48</b>	<b>49.15</b>	<b>50,319.82</b>	<b>78.12</b>
<b>NOI - Net Operating Income</b>	<b>4,403.52</b>	<b>50.85</b>	<b>14,096.18</b>	<b>21.88</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	40.14	0.46	385.80	0.60
<b>Total Other Income</b>	<b>40.14</b>	<b>0.46</b>	<b>385.80</b>	<b>0.60</b>
<b>Net Other Income</b>	<b>40.14</b>	<b>0.46</b>	<b>385.80</b>	<b>0.60</b>
<b>Total Income</b>	<b>8,700.14</b>	<b>100.46</b>	<b>64,801.80</b>	<b>100.60</b>
<b>Total Expense</b>	<b>4,256.48</b>	<b>49.15</b>	<b>50,319.82</b>	<b>78.12</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	4,443.66	51.31	14,481.98	22.48