

South Hills Pod HOA

Month: June 2025



HOA Monthly Financial Reports

Balance Sheet: This report shows balances of assets, liabilities and capital for a property or group of properties on the day it is run.

Income Statement: This report (often referred to as a P&L) shows the gross income, gross expense, and net operating income (income minus expenses) for one calendar month. It also includes fiscal year-to-date totals to preview these totals for the fiscal (tax) year.

Homeowner Delinquency: This report allows you to view the past due balances as of a specific day, and how many days the payments are overdue.

Tenant Tickler: (If applicable) This report displays any move-ins for the month. It also includes contact information, if it was provided to the title company at closing.

Reconciliation Report: This report shows the transactions that have cleared the bank account for the current month and what (if any) are still waiting to clear.

Bank Statement

Balance Sheet

Properties: South Hills Pod 4 HOA - 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	30,277.57
Savings/Reserve Account	35,817.29
Total Cash	66,094.86
TOTAL ASSETS	66,094.86
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,909.45
Total Liabilities	4,909.45
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	9,720.13
Calculated Prior Years Retained Earnings	19,681.56
Total Capital	61,185.41
TOTAL LIABILITIES & CAPITAL	66,094.86

Income Statement

Welch Randall

Properties: South Hills Pod 4 HOA - 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				
Association Dues	8,775.00	99.72	53,675.00	98.68
Fine & Violation	0.00	0.00	100.00	0.18
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	0.28	620.00	1.14
Total Operating Income	8,800.00	100.00	54,395.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	4,842.64	55.03	17,954.71	33.01
SHP- Insurance	1,326.87	15.08	2,349.02	4.32
SHP- Landscaping	0.00	0.00	13,525.00	24.86
SHP- Snow Removal	0.00	0.00	100.00	0.18
SHP- Mailing Reimbursements	133.75	1.52	219.25	0.40
SHP- Property Maintenance	1,394.32	15.84	4,989.02	9.17
Total South Hills Expense	7,697.58	87.47	39,137.00	71.95
Property Management				
Management Fee	950.00	10.80	5,700.00	10.48
Total Property Management	950.00	10.80	5,700.00	10.48
Total Operating Expense	8,647.58	98.27	44,837.00	82.43
NOI - Net Operating Income	152.42	1.73	9,558.00	17.57
Other Income & Expense				
Other Income				
Interest on Bank Accounts	27.85	0.32	162.13	0.30
Total Other Income	27.85	0.32	162.13	0.30
Net Other Income	27.85	0.32	162.13	0.30
Total Income	8,827.85	100.32	54,557.13	100.30
Total Expense	8,647.58	98.27	44,837.00	82.43
Net Income	180.27	2.05	9,720.13	17.87

Copy of Homeowner Delinquency (As Of)

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

As of: 06/30/2025

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 0.00

Unit	Name	Amount Receivable	0-30	30-60	60-90	90+
South Hills Pod 4 HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405						
3441 W. Cruyff Ave.	LarRe, Bailey	65.00	65.00	0.00	0.00	0.00
15047 S Ronaldo Lane	Rivera , Susana Barrueta and Gabriel	425.00	90.00	65.00	90.00	180.00
15071 S Ronaldo Lane	Ramos, Candace	50.00	50.00	0.00	0.00	0.00
15102 South Maradona Drive	Orona, Uriel	65.00	65.00	0.00	0.00	0.00
15142 South Prinz Lane	Goodwill, Sean	65.00	65.00	0.00	0.00	0.00
15177 S Ronaldo Lane	Williams, Travis	65.00	65.00	0.00	0.00	0.00
		735.00	400.00	65.00	90.00	180.00
Total		735.00	400.00	65.00	90.00	180.00

Copy of Homeowner Resale

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

Occurred Range: 06/01/2025 to 06/30/2025

Events: Purchase

Date	Event	Unit	Homeowner	Homeowner Phone Number	Homeowner Email
South Hills Pod 4 HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405					
06/04/2025	Purchase	3447 W. Sawa Ct.	Walston, Trevor and Stephen		tbwalston@gmail.com

Reconciliation Report

First Community Bank

Account Name	South Hills Pod 4 Savings
Account Number	*****
Ending Statement Date	06/30/2025

Summary

Bank Statement Starting Balance on 05/31/2025	34,846.44
Cleared Deposits and other Increases	970.85
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	35,817.29

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00

Unreconciled Checks and other Decreases (0 Items)	
Total	0.00

Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (2 Items)		
Journal Entry - Transfer of funds from Security Deposits Clearing to Savings/Reserve Account	06/30/2025	943.00
Journal Entry - Interest Earned	06/30/2025	27.85
Total		970.85
Cleared Checks and other Decreases (0 Items)		
Total		0.00

Cleared ACH Batches and Reversals (0 Items)

Total	0.00
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Cash Accounts

1155: Savings/Reserve Account	35,817.29
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	0.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00

Adjusted Cash Balance	35,817.29
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Bank Statement Balance on 06/30/2025	35,817.29
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In Balance



Member
FDIC

Date 6/30/25
Primary Account

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2200004939928

SOUTH HILLS POD 4 HOMEOWNERS ASSOC. INC
WELCH RANDALL REAL ESTATE
SAVINGS
5300 SO ADAMS AVE STE 8
OGDEN UT 84405-6955

***** CHECKING ACCOUNTS *****

Account Title: SOUTH HILLS POD 4 HOMEOWNERS ASSOC. INC
WELCH RANDALL REAL ESTATE
SAVINGS

Important Deposit Notice: Effective September 8th, the term Privacy Policy in the Deposit Terms and Conditions document will be updated to Privacy Notice.

BUSINESS INTEREST CHECKING		Number of Enclosures	0
Account Number	2200004939928	Statement Dates	6/02/25 thru 6/30/25
Previous Balance	34,846.44	Days in the statement period	29
1 Deposits/Credits	943.00	Average Ledger	34,878.95
Checks/Debits	.00	Average Collected	34,878.95
Service Charge	.00	Interest Earned	27.85
Interest Paid	27.85	Annual Percentage Yield Earned	1.01%
Ending Balance	35,817.29	2025 Interest Paid	162.13

ACTIVITY IN DATE ORDER			
Date	Description	Withdrawals	Deposits Balance
6/30	Transfer from x9790 to x9928	.00	943.00 ✓ 35,789.44
6/30	Interest Deposit	.00	27.85 ✓ 35,817.29

INTEREST RATE SUMMARY	
Date	Rate
6/01	1.005000%

Reconciliation Report

First Community Bank

Account Name	South Hills Pod 4 HOA Checking
Account Number	*****
Ending Statement Date	06/30/2025

Summary

Bank Statement Starting Balance on 05/31/2025	31,644.74
Cleared Deposits and other Increases	8,038.41
Cleared Checks and other Decreases	6,971.51
Cleared ACH Batches and Reversals	0.00
Cleared Balance	32,711.64

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (7 Items)

Check #1014 - Gregory Lewis	08/12/2022	40.00
Check #1206 - Maple Leaf Ventures LLC	06/18/2025	250.00
Check #1207 - Welch Randall	06/18/2025	133.75
Check #1208 - Maple Leaf Ventures LLC	06/26/2025	210.00
Check #1209 - Millbatrim, LLC DBA Millburn Lawn and Landscape	06/26/2025	885.00
Check #1210 - Republic Services	06/26/2025	2,245.32
Check #1211 - Eric Taylor	06/26/2025	100.00
Total		3,864.07

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Voided after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (20 Items)

Receipt #J07G-0WBS - Michael Ray	06/26/2025	65.00
Receipt #992C-1780 - Jose Godinho	06/27/2025	65.00
Receipt #160C-7A30 - Amber Lanenga	06/28/2025	65.00
Receipt #D0C9-4740 - Gentry Payne	06/28/2025	65.00
Receipt #C0AA-A330 - Robert Elkins and Mara Whittier	06/29/2025	65.00
Receipt #E058-DA10 - Carlos A Bayona Roncancio	06/29/2025	65.00
Receipt #B2FF-1CA0 - Alix Plata	06/29/2025	65.00
Receipt #A6C8-1610 - Cody Underwood	06/29/2025	65.00

Receipt #3206-9E00 - Charles Evans	06/29/2025	65.00
Receipt #1A79-CAD0 - Thuy Tran	06/30/2025	65.00
Receipt #1F8D-A380 - Ashley Hosea	06/30/2025	65.00
Receipt #200C-9D80 - Elizabeth Zamora	06/30/2025	65.00
Receipt #2348-0850 - Donald and Kalle Davis	06/30/2025	65.00
Receipt #270A-4A50 - Karl Disher	06/30/2025	65.00
Receipt #29AB-9970 - Antonio and Michelle Gonzales	06/30/2025	65.00
Receipt #329E-AA00 - Sandeep Gupta	06/30/2025	65.00
Receipt #36B2-9B30 - Kinnsey Amaya Marin	06/30/2025	65.00
Receipt #C681-BC00 - Thomas Haueter	06/30/2025	65.00
Receipt #7D1D-4670 - Lyndonand Sara Bowles	06/30/2025	65.00
Receipt #0DC9-5400 - Kaden Bowler	06/30/2025	65.00

Total		1,300.00
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Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total		0.00
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Pending Online Receipts Which Have Not Been Deposited (2 Items)

Receipt #K8VL-0WBS - Jonathan Naylor	06/30/2025	65.00
Receipt #6CBE-DA80 - Joshua Greenwell	06/30/2025	65.00

Total		130.00
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Cleared Transactions

Cleared Deposits and other Increases (31 Items)

Deposit #Automatic ACH Deposit	06/02/2025	520.00
Deposit #Automatic ACH Deposit	06/02/2025	1,690.00
Deposit #Automatic ACH Deposit	06/03/2025	325.00
Deposit #Automatic Deposit	06/03/2025	650.00
Deposit #Automatic ACH Deposit	06/04/2025	480.00
Deposit #Automatic Deposit	06/04/2025	65.00
Deposit #Automatic ACH Deposit	06/05/2025	260.00
Deposit #Automatic Deposit	06/05/2025	50.00
Deposit #Automatic ACH Deposit	06/06/2025	65.00
Deposit #Automatic ACH Deposit	06/09/2025	975.00
Deposit #Automatic ACH Deposit	06/09/2025	195.00
Deposit #Automatic ACH Deposit	06/10/2025	260.00
Deposit #Automatic Deposit	06/10/2025	145.00
Deposit #Automatic ACH Deposit	06/11/2025	130.00
Deposit #Automatic ACH Deposit	06/11/2025	65.00
Deposit #17	06/11/2025	65.00
Deposit #Automatic ACH Deposit	06/12/2025	130.00
Deposit #Automatic ACH Deposit	06/13/2025	195.00
Deposit #Automatic ACH Deposit	06/13/2025	65.00
Deposit #Automatic Deposit	06/13/2025	65.00
Deposit #Automatic ACH Deposit	06/16/2025	65.00
Deposit #Automatic ACH Deposit	06/17/2025	65.00
Deposit #Automatic ACH Deposit	06/23/2025	148.41
Deposit #Automatic ACH Deposit	06/23/2025	260.00
Deposit #Automatic ACH Deposit	06/24/2025	455.00
Deposit #Automatic Deposit	06/24/2025	130.00

Deposit #Automatic ACH Deposit	06/25/2025	195.00
Deposit #Automatic ACH Deposit	06/26/2025	65.00
Deposit #Automatic ACH Deposit	06/27/2025	65.00
Deposit #Automatic Deposit	06/27/2025	65.00
Deposit #Automatic ACH Deposit	06/30/2025	130.00
Total		8,038.41

Cleared Checks and other Decreases (10 Items)

Deposit #Automatic ACH Deposit NSF 1	06/04/2025	65.00
Check #1195 - Columbia Pest Control Utah, LLC.	05/21/2025	255.00
Check #1198 - Millbatrim, LLC DBA Millburn Lawn and Landscape	05/21/2025	885.00
Check #1200 - Cindy Nielsen	06/02/2025	301.32
Check #1201 - Republic Services	06/02/2025	2,245.32
Check #1202 - Welch Randall	06/04/2025	950.00
Check #1203 - Auto- Owner's Insurance	06/05/2025	133.87
Check #1204 - Travelers	06/05/2025	350.00
Check #1205 - Sentry West Insurance Services	06/05/2025	843.00
Journal Entry - Transfer of funds from Checking - Cash in Bank to Security Deposits Clearing	06/30/2025	943.00
Total		6,971.51

Cleared ACH Batches and Reversals (0 Items)

Total		0.00
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Cash Accounts

1150: Checking - Cash in Bank	30,277.57
1160: Escrow Cash	0.00

Total Cash Balance	30,277.57
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Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-1,300.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	-130.00
Plus Unreconciled Checks	3,864.07
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00

Adjusted Cash Balance	32,711.64
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Bank Statement Balance on 06/30/2025	32,711.64
	In Balance



Date 6/30/25 Page 1
Primary Account 2200004939790

*****EXCLUDE-Email C
306543 0.9204 EX 0.000
SOUTH HILLS POD 4 HOMEOWNERS ASSOC. IN
WELCH RANDALL REAL ESTATE
OPERATIONS
5300 SO ADAMS AVE STE 8
OGDEN UT 84405-6955

***** CHECKING ACCOUNTS *****

Account Title: SOUTH HILLS POD 4 HOMEOWNERS ASSOC. INC
WELCH RANDALL REAL ESTATE
OPERATIONS

Important Deposit Notice: Effective September 8th, the term Privacy Policy in the Deposit Terms and Conditions document will be updated to Privacy Notice.

TOTALLY FREE BUSINESS CHECKING		Number of Enclosures	9
Account Number	2200004939790	Statement Dates	6/02/25 thru 6/30/25
Previous Balance	31,644.74	Days in the statement period	29
31 Deposits/Credits	7,973.41	Average Ledger	33,691.01
9 Checks/Debits	6,906.51	Average Collected	33,691.01
Service Charge	.00		
Interest Paid	.00		
Ending Balance	32,711.64		

----- Activity in Date Order -----			
Date	Description	withdrawals	Deposits Balance
6/02	Welch Randall Re Net Settle CCD 000024066930642 081503501022822	.00	520.00 32,164.74
6/02	Welch Randall Re Net Settle CCD 000024079293170 081503502131983	.00	1,690.00 33,854.74
6/03	Welch Randall Re Net Settle CCD 000024097693918 081503502553025	.00	325.00 34,179.74
6/03	APPFOLIO VV9T 8666481536 CCD 242071755945463	.00	650.00 34,829.74
6/04	APPFOLIO VV9T 8666481536 CCD 242071756754474	.00	65.00 34,894.74
6/04	Welch Randall Re Net Settle CCD 000024121906022	.00	480.00 35,374.74

TOTALLY FREE BUSINESS CHECKING 2200004939790 (Continued)

----- Activity in Date Order -----				
Date	Description	withdrawals	Deposits	Balance
	081503502844195			
6/04	CHECK 1198	885.00-	.00 ✓	34,489.74
6/05	APPFOLIO VV9T 8666481536	.00	50.00 ✓	34,539.74
	CCD 242071758517440			
6/05	Welch Randall Re Net Settle	.00	195.00 ✓	34,734.74
	CCD 000024138627230			
	081503503090456			
6/06	Welch Randall Re Net Settle	.00	65.00 ✓	34,799.74
	CCD 000024151171338			
	081503503365607			
6/06	CHECK 1200	301.32-	.00 ✓	34,498.42
6/09	Welch Randall Re Net Settle	.00	195.00 ✓	34,693.42
	CCD 000024162335430			
	081503503523832			
6/09	Welch Randall Re Net Settle	.00	975.00 ✓	35,668.42
	CCD 000024129335510			
	081503503539694			
6/10	APPFOLIO VV9T 8666481536	.00	145.00 ✓	35,813.42
	CCD 242071754524510			
6/10	Welch Randall Re Net Settle	.00	260.00 ✓	36,073.42
	CCD 000024176254498			
	081503503662292			
6/10	CHECK 1201	2,245.32-	.00 ✓	33,828.10
6/10	CHECK 1205	843.00-	.00 ✓	32,985.10
6/11	Welch Randall Re Net Settle	.00	65.00 ✓	33,050.10
	CCD 000024192654898			
	081503503762134			
6/11	Welch Randall Re Net Settle	.00	130.00 ✓	33,180.10
	CCD 000024154966450			
	081503503749468			
6/11	CHECK 1195	255.00-	.00 ✓	32,925.10
6/12	Welch Randall Re Net Settle	.00	130.00 ✓	33,055.10
	CCD 000024199583750			
	081503503827995			
6/13	DDA Regular Deposit	.00	65.00 ✓	33,120.10
6/13	Welch Randall Re Net Settle	.00	65.00 ✓	33,185.10
	CCD 000024206003946			
	081503503896707			
6/13	APPFOLIO VV9T 8666481536	.00	65.00 ✓	33,250.10
	CCD 242071752763780			
6/13	Welch Randall Re Net Settle	.00	195.00 ✓	33,445.10
	CCD 000024183807434			

TOTALLY FREE BUSINESS CHECKING 2200004939790 (Continued)

----- Activity in Date Order -----				
Date	Description	Withdrawals	Deposits	Balance
	081503503896706			
6/13	CHECK 1203	133.87-	.00 ✓	33,311.23
6/16	Welch Randall Re Net Settle CCD 000024193338178 081503503960242	.00	65.00 ✓	33,376.23
6/16	CHECK 1204	350.00-	.00 ✓	33,026.23
6/17	Welch Randall Re Net Settle CCD 000024225733650 081503504050938	.00	65.00 ✓	33,091.23
6/23	Welch Randall Re Net Settle CCD 000024232680082 081503504289331	.00	148.41 ✓	33,239.64
6/23	Welch Randall Re Net Settle CCD 000024257574278 081503504281076	.00	260.00 ✓	33,499.64
6/24	APPFOLIO VV9T 8666481536 CCD 242071751299548	.00	130.00 ✓	33,629.64
6/24	Welch Randall Re Net Settle CCD 000024269870694 081503504432027	.00	455.00 ✓	34,084.64
6/25	Welch Randall Re Net Settle CCD 000024281158226 081503504502139	.00	195.00 ✓	34,279.64
6/26	Welch Randall Re Net Settle CCD 000024289436486 081503504615920	.00	65.00 ✓	34,344.64
6/27	Welch Randall Re Net Settle CCD 000024296484498 081503504742777	.00	65.00 ✓	34,409.64
6/27	APPFOLIO VV9T 8666481536 CCD 242071759058308	.00	65.00 ✓	34,474.64
6/27	CHECK 1202	950.00-	.00 ✓	33,524.64
6/30	Welch Randall Re Net Settle CCD 000024302295778 081503504905796	.00	130.00 ✓	33,654.64
6/30	Transfer from x9790 to x9928	943.00-	.00 ✓	32,711.64

----- Summary by Check Number -----					
Date	Check No	Amount	Date	Check No	Amount
6/11	1195	255.00	6/10	1201	2,245.32
6/04	1198*	885.00	6/27	1202	950.00
6/06	1200*	301.32	6/13	1203	133.87

* Denotes missing check numbers

Date 6/30/25
Primary Account

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2200004939790

TOTALLY FREE BUSINESS CHECKING 2200004939790 (Continued)

----- Summary by Check Number -----
Date Check No Amount Date Check No Amount
6/16 1204 350.00 6/10 1205 843.00
* Denotes missing check numbers