

South Hills Pod 4 HOA

Month: July 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: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	34,004.49
Savings/Reserve Account	36,790.92
Total Cash	70,795.41
TOTAL ASSETS	70,795.41
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,284.45
Total Liabilities	4,284.45
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	15,045.68
Calculated Prior Years Retained Earnings	19,681.56
Total Capital	66,510.96
TOTAL LIABILITIES & CAPITAL	70,795.41

Income Statement

Welch Randall

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

As of: Jul 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	9,295.00	98.41	62,970.00	98.64
Fine & Violation	0.00	0.00	100.00	0.16
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	150.00	1.59	770.00	1.21
Total Operating Income	9,445.00	100.00	63,840.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	2,345.32	24.83	20,300.03	31.80
SHP- Insurance	426.33	4.51	2,775.35	4.35
SHP- Landscaping	178.43	1.89	13,703.43	21.47
SHP- Snow Removal	0.00	0.00	100.00	0.16
SHP- Mailing Reimbursements	0.00	0.00	219.25	0.34
SHP- Property Maintenance	250.00	2.65	5,239.02	8.21
Total South Hills Expense	3,200.08	33.88	42,337.08	66.32
Property Management				
Management Fee	950.00	10.06	6,650.00	10.42
Total Property Management	950.00	10.06	6,650.00	10.42
Total Operating Expense	4,150.08	43.94	48,987.08	76.73
NOI - Net Operating Income	5,294.92	56.06	14,852.92	23.27
Other Income & Expense				
Other Income				
Interest on Bank Accounts	30.63	0.32	192.76	0.30
Total Other Income	30.63	0.32	192.76	0.30
Net Other Income	30.63	0.32	192.76	0.30
Total Income	9,475.63	100.32	64,032.76	100.30
Total Expense	4,150.08	43.94	48,987.08	76.73
Net Income	5,325.55	56.38	15,045.68	23.57

Copy of Homeowner Delinquency (As Of)

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

As of: 07/31/2025

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						
3427 W. Cruyff Ave.	Perez-Bula, Laura	65.00	65.00	0.00	0.00	0.00
15071 S Ronaldo Lane	Ramos, Candace	50.00	50.00	0.00	0.00	0.00
15117 South Prinz Lane	Denton, Stephanie	350.00	350.00	0.00	0.00	0.00
15162 South Maradona Drive	Kettenring, Jayson Donald	65.00	65.00	0.00	0.00	0.00
15187 South Prinz Lane	Tran, Lee	65.00	65.00	0.00	0.00	0.00
		595.00	595.00	0.00	0.00	0.00
Total		595.00	595.00	0.00	0.00	0.00

Reconciliation Report

First Community Bank

Account Name	South Hills Pod 4 Savings
Account Number	*****
Ending Statement Date	07/31/2025

Summary

Bank Statement Starting Balance on 06/30/2025	35,817.29
Cleared Deposits and other Increases	973.63
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	36,790.92

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	07/30/2025	943.00
Journal Entry - Interest Earned	07/31/2025	30.63
Total		973.63
Cleared Checks and other Decreases (0 Items)		
Total		0.00

Total	0.00
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Cash Accounts

1155: Savings/Reserve Account	36,790.92
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	36,790.92
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Bank Statement Balance on 07/31/2025	36,790.92
	In Balance



Date 7/31/25 Page 1
Primary Account 2200004939928

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231244 0.4401 EX 0.000
SOUTH HILLS POD 4 HOMEOWNERS ASSOC. IN
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

Statement designs are being refreshed this fall, with updates starting in August. The new look is cleaner and easier to read, with all the important information you rely on still included.

BUSINESS INTEREST CHECKING		Number of Enclosures	0
Account Number	2200004939928	Statement Dates	7/01/25 thru 7/31/25
Previous Balance	35,817.29	Days in the statement period	31
1 Deposits/Credits	943.00	Average Ledger	35,878.12
Checks/Debits	.00	Average Collected	35,878.12
Service Charge	.00	Interest Earned	30.63
Interest Paid	30.63	Annual Percentage Yield Earned	1.01%
Ending Balance	36,790.92	2025 Interest Paid	192.76

----- Activity in Date Order -----			
Date	Description	Withdrawals	Deposits Balance
7/30	Transfer from x9790 to x9928	.00	943.00 ✓ 36,760.29
	Reserve Transfer		
7/31	Interest Deposit	.00	30.63 ✓ 36,790.92

----- Interest Rate Summary -----	
Date	Rate
6/30	1.005000%

Reconciliation Report

First Community Bank

Account Name	South Hills Pod 4 HOA Checking
Account Number	*****
Ending Statement Date	07/31/2025

Summary

Bank Statement Starting Balance on 06/30/2025	32,711.64
Cleared Deposits and other Increases	9,600.00
Cleared Checks and other Decreases	6,129.33
Cleared ACH Batches and Reversals	0.00
Cleared Balance	36,182.31

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (4 Items)

Check #1014 - Gregory Lewis	08/12/2022	40.00
Check #1216 - Maple Leaf Ventures LLC	07/28/2025	250.00
Check #1217 - Smith Knowles, PC	07/28/2025	292.50
Check #1218 - Republic Services	07/31/2025	2,245.32

Total	2,827.82
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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 (10 Items)

Receipt #6R5Z-KLFS - Jonathan Naylor	07/28/2025	65.00
Receipt #7R5Z-KLFS - Michael Ray	07/28/2025	65.00
Receipt #V0N3-LLFS - Enrique Marquez	07/29/2025	65.00
Receipt #D9DB-E610 - Lyndonand Sara Bowles	07/30/2025	65.00
Receipt #CC69-B720 - Antonio Gutierrez	07/30/2025	65.00
Receipt #F35A-1500 - Antonio and Michelle Gonzales	07/31/2025	65.00
Receipt #F726-6C90 - Sandeep Gupta	07/31/2025	65.00
Receipt #054F-B6B0 - Kaden Bowler	07/31/2025	65.00
Receipt #4CAF-CF80 - Kinnsey Amaya Marin	07/31/2025	65.00
Receipt #369D-CA00 - Charles Evans	07/31/2025	65.00

Total	650.00
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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 (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (36 Items)

Deposit #Automatic ACH Deposit	07/01/2025	975.00
Deposit #Automatic Deposit	07/01/2025	65.00
Deposit #Automatic ACH Deposit	07/02/2025	65.00
Deposit #Automatic ACH Deposit	07/02/2025	1,560.00
Deposit #Automatic Deposit	07/02/2025	195.00
Deposit #Automatic ACH Deposit	07/03/2025	195.00
Deposit #Automatic Deposit	07/03/2025	325.00
Deposit #Automatic Deposit	07/07/2025	130.00
Deposit #Automatic ACH Deposit	07/07/2025	65.00
Deposit #Automatic ACH Deposit	07/07/2025	390.00
Deposit #Automatic ACH Deposit	07/07/2025	195.00
Deposit #Automatic ACH Deposit	07/07/2025	195.00
Deposit #Automatic ACH Deposit	07/08/2025	325.00
Deposit #Automatic ACH Deposit	07/08/2025	205.00
Deposit #Automatic Deposit	07/08/2025	115.00
Deposit #Automatic ACH Deposit	07/09/2025	145.00
Deposit #Automatic Deposit	07/09/2025	555.00
Deposit #Automatic ACH Deposit	07/10/2025	65.00
Deposit #Automatic Deposit	07/10/2025	15.00
Deposit #Automatic ACH Deposit	07/11/2025	65.00
Deposit #Automatic ACH Deposit	07/14/2025	780.00
Deposit #Automatic ACH Deposit	07/14/2025	65.00
Deposit #Automatic ACH Deposit	07/15/2025	195.00
Deposit #Automatic Deposit	07/15/2025	65.00
Deposit #Automatic ACH Deposit	07/17/2025	130.00
Deposit #Automatic ACH Deposit	07/21/2025	130.00
Deposit #Automatic ACH Deposit	07/22/2025	390.00
Deposit #Automatic Deposit	07/22/2025	130.00
Deposit #Automatic ACH Deposit	07/23/2025	195.00
Deposit #Automatic ACH Deposit	07/24/2025	440.00
Deposit #Automatic ACH Deposit	07/25/2025	195.00
Deposit #Automatic ACH Deposit	07/28/2025	65.00
Deposit #Automatic ACH Deposit	07/29/2025	260.00
Deposit #Automatic Deposit	07/29/2025	130.00
Deposit #Automatic ACH Deposit	07/30/2025	65.00
Deposit #Automatic ACH Deposit	07/31/2025	520.00

Total	9,600.00
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Cleared Checks and other Decreases (11 Items)

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
Check #1212 - Welch Randall	07/07/2025	950.00
Check #1213 - Auto- Owner's Insurance	07/10/2025	133.83
Check #1214 - Herriman City	07/21/2025	178.43
Check #1215 - Eric Taylor	07/21/2025	100.00
Journal Entry - Transfer of funds from Checking - Cash in Bank to Security Deposits Clearing	07/30/2025	943.00

Total		6,129.33
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Cleared ACH Batches and Reversals (0 Items)

Total		0.00
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Cash Accounts

1150: Checking - Cash in Bank	34,004.49
1160: Escrow Cash	0.00

Total Cash Balance	34,004.49
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Less Unreconciled Deposits	0.00
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Less Unreconciled Receipts Deposited after Reconciliation Period	-650.00
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Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
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Less Pending Online Receipts Which Have Not Been Deposited	0.00
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Plus Unreconciled Checks	2,827.82
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Plus Unreconciled ACH Batches and Reversals	0.00
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Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
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Plus Unreconciled Checks Voided after Reconciliation Period	0.00
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Adjusted Cash Balance	36,182.31
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Bank Statement Balance on 07/31/2025	36,182.31
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In Balance

Date 7/31/25 Page 1
Primary Account 2200004939790

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231243 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

Statement designs are being refreshed this fall, with updates starting in August. The new look is cleaner and easier to read, with all the important information you rely on still included.

TOTALLY FREE BUSINESS CHECKING		Number of Enclosures	10
Account Number	2200004939790	Statement Dates	7/01/25 thru 7/31/25
Previous Balance	32,711.64	Days in the statement period	31
36 Deposits/Credits	9,600.00	Average Ledger	34,730.69
11 Checks/Debits	6,129.33	Average Collected	34,730.69
Service Charge	.00		
Interest Paid	.00		
Ending Balance	36,182.31		

----- Activity in Date Order -----				
Date	Description	Withdrawals	Deposits	Balance
7/01	APPFOLIO VV9T 8666481536 CCD	.00	65.00 ✓	32,776.64
	242071755660353			
7/01	Welch Randall Re Net Settle CCD 000024318066902 081503505636435	.00	975.00 ✓	33,751.64
7/01	CHECK 1207	133.75-	.00 ✓	33,617.89
7/02	Welch Randall Re Net Settle CCD 000024299327082 081503506777544	.00	65.00 ✓	33,682.89
7/02	APPFOLIO VV9T 8666481536 CCD	.00	195.00 ✓	33,877.89
	242071758653656			
7/02	Welch Randall Re Net Settle CCD 000024342664582 081503506765726	.00	1,560.00 ✓	35,437.89
7/02	CHECK 1209	885.00-	.00 ✓	34,552.89

TOTALLY FREE BUSINESS CHECKING 2200004939790 (Continued)

Date	Description	Activity in Date Order	Withdrawals	Deposits	Balance
7/03	Welch Randall Re Net Settle CCD 000024365458974 081503507137622		.00	195.00 ✓	34,747.89
7/03	APPFOLIO VV9T 8666481536 CCD 242071751010551		.00	325.00 ✓	35,072.89
7/03	CHECK 1210	2,245.32-		.00 ✓	32,827.57
7/07	Welch Randall Re Net Settle CCD 000024331921442 081503507511378		.00	65.00 ✓	32,892.57
7/07	APPFOLIO VV9T 8666481536 CCD 242071751405139		.00	130.00 ✓	33,022.57
7/07	Welch Randall Re Net Settle CCD 000024395514298 081503507664163		.00	195.00 ✓	33,217.57
7/07	Welch Randall Re Net Settle CCD 000024400968130 081503507891334		.00	195.00 ✓	33,412.57
7/07	Welch Randall Re Net Settle CCD 000024382378366 081503507492065		.00	390.00 ✓	33,802.57
7/07	CHECK 1206	250.00-		.00 ✓	33,552.57
7/07	CHECK 1208	210.00-		.00 ✓	33,342.57
7/08	APPFOLIO VV9T 8666481536 CCD 242071753889616		.00	115.00 ✓	33,457.57
7/08	Welch Randall Re Net Settle CCD 000024411987410 081503508029687		.00	205.00 ✓	33,662.57
7/08	Welch Randall Re Net Settle CCD 000024355580790 081503508014773		.00	325.00 ✓	33,987.57
7/08	CHECK 1211	100.00-		.00 ✓	33,887.57
7/09	Welch Randall Re Net Settle CCD 000024425026158 081503508128130		.00	145.00 ✓	34,032.57
7/09	APPFOLIO VV9T 8666481536 CCD 242071753678020		.00	555.00 ✓	34,587.57
7/10	APPFOLIO VV9T 8666481536 CCD 242071753443619		.00	15.00 ✓	34,602.57
7/10	Welch Randall Re Net Settle CCD 000024387531350		.00	65.00 ✓	34,667.57

TOTALLY FREE BUSINESS CHECKING 2200004939790 (Continued)

----- Activity in Date Order -----			
Date	Description	Withdrawals	Deposits Balance
	081503508236906		
7/10	CHECK 1212	950.00-	.00 ✓ 33,717.57
7/11	welch Randall Re Net Settle CCD 000024450155610	.00	65.00 ✓ 33,782.57
	081503508343493		
7/14	welch Randall Re Net Settle CCD 000024452501642	.00	65.00 ✓ 33,847.57
	081503508418189		
7/14	welch Randall Re Net Settle CCD 000024429250150	.00	780.00 ✓ 34,627.57
	081503508418190		
7/15	APPFOLIO VV9T 8666481536 CCD	.00	65.00 ✓ 34,692.57
	242071758977561		
7/15	welch Randall Re Net Settle CCD 000024464707790	.00	195.00 ✓ 34,887.57
	081503508508236		
7/17	welch Randall Re Net Settle CCD 000024487934294	.00	130.00 ✓ 35,017.57
	081503508632847		
7/17	CHECK 1213	133.83-	.00 ✓ 34,883.74
7/21	welch Randall Re Net Settle CCD 000024480620014	.00	130.00 ✓ 35,013.74
	081503508777049		
7/22	APPFOLIO VV9T 8666481536 CCD	.00	130.00 ✓ 35,143.74
	242071754205630		
7/22	welch Randall Re Net Settle CCD 000024511536922	.00	390.00 ✓ 35,533.74
	081503508887725		
7/23	welch Randall Re Net Settle CCD 000024522805598	.00	195.00 ✓ 35,728.74
	081503508949138		
7/24	welch Randall Re Net Settle CCD 000024528755166	.00	440.00 ✓ 36,168.74
	081503509019127		
7/25	welch Randall Re Net Settle CCD 000024536500170	.00	195.00 ✓ 36,363.74
	081503509107615		
7/28	welch Randall Re Net Settle CCD 000024544841418	.00	65.00 ✓ 36,428.74
	081503509230745		
7/29	APPFOLIO VV9T 8666481536 CCD	.00	130.00 ✓ 36,558.74

Date 7/31/25
Primary Account

Page 4
2200004939790

TOTALLY FREE BUSINESS CHECKING 2200004939790 (Continued)

Date	Description	Activity in Date Order	Withdrawals	Deposits	Balance
	242071755068943				
7/29	Welch Randall Re Net Settle		.00	260.00 ✓	36,818.74
	CCD 000024556204890				
	081503509486609				
7/29	CHECK 1214		178.43-	.00 ✓	36,640.31
7/29	CHECK 1215		100.00-	.00 ✓	36,540.31
7/30	Welch Randall Re Net Settle		.00	65.00 ✓	36,605.31
	CCD 000024568691994				
	081503509641681				
7/30	Transfer from x9790 to x9928		943.00-	.00 ✓	35,662.31
	Reserve Transfer				
7/31	Welch Randall Re Net Settle		.00	520.00 ✓	36,182.31
	CCD 000024577486534				
	081503509922095				

Date	Check No	Amount	Date	Check No	Amount
7/07	1206	250.00	7/08	1211	100.00
7/01	1207	133.75	7/10	1212	950.00
7/07	1208	210.00	7/17	1213	133.83
7/02	1209	885.00	7/29	1214	178.43
7/03	1210	2,245.32	7/29	1215	100.00

* Denotes missing check numbers