

Balance Sheet

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

As of: 10/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	41,949.92
Savings/Reserve Account	39,684.54
Total Cash	81,634.46
TOTAL ASSETS	81,634.46
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,690.22
Total Liabilities	4,690.22
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	25,478.96
Calculated Prior Years Retained Earnings	19,681.56
Total Capital	76,944.24
TOTAL LIABILITIES & CAPITAL	81,634.46

Income Statement

Welch Randall

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

As of: Oct 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	8,695.00	97.31	89,215.00	98.15
Fine & Violation	240.00	2.69	840.00	0.92
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	845.00	0.93
Total Operating Income	8,935.00	100.00	90,900.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	2,362.76	26.44	25,108.11	27.62
SHP- Insurance	133.83	1.50	3,176.84	3.49
SHP- Landscaping	2,300.92	25.75	16,616.86	18.28
SHP- Snow Removal	0.00	0.00	100.00	0.11
SHP- Mailing Reimbursements	0.00	0.00	229.25	0.25
SHP- Property Maintenance	2,430.00	27.20	10,947.36	12.04
Total South Hills Expense	7,227.51	80.89	56,178.42	61.80
Property Management				
Management Fee	950.00	10.63	9,500.00	10.45
Total Property Management	950.00	10.63	9,500.00	10.45
Total Operating Expense	8,177.51	91.52	65,678.42	72.25
NOI - Net Operating Income	757.49	8.48	25,221.58	27.75
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4.28	0.05	257.38	0.28
Total Other Income	4.28	0.05	257.38	0.28
Net Other Income	4.28	0.05	257.38	0.28
Total Income	8,939.28	100.05	91,157.38	100.28
Total Expense	8,177.51	91.52	65,678.42	72.25
Net Income	761.77	8.53	25,478.96	28.03