

Balance Sheet

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

As of: 05/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	31,504.74
Savings/Reserve Account	34,846.44
Total Cash	66,351.18
TOTAL ASSETS	66,351.18
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,346.04
Total Liabilities	5,346.04
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	9,539.86
Calculated Prior Years Retained Earnings	19,681.56
Total Capital	61,005.14
TOTAL LIABILITIES & CAPITAL	66,351.18

Income Statement

Welch Randall

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

As of: May 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	8,725.00	98.31	44,900.00	98.48
Fine & Violation	100.00	1.13	100.00	0.22
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	50.00	0.56	595.00	1.30
Total Operating Income	8,875.00	100.00	45,595.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	100.00	1.13	13,112.07	28.76
SHP- Insurance	0.00	0.00	1,022.15	2.24
SHP- Landscaping	13,525.00	152.39	13,525.00	29.66
SHP- Snow Removal	0.00	0.00	100.00	0.22
SHP- Mailing Reimbursements	0.00	0.00	85.50	0.19
SHP- Property Maintenance	2,516.51	28.36	3,594.70	7.88
Total South Hills Expense	16,141.51	181.88	31,439.42	68.95
Property Management				
Management Fee	950.00	10.70	4,750.00	10.42
Total Property Management	950.00	10.70	4,750.00	10.42
Total Operating Expense	17,091.51	192.58	36,189.42	79.37
NOI - Net Operating Income	-8,216.51	-92.58	9,405.58	20.63
Other Income & Expense				
Other Income				
Interest on Bank Accounts	29.95	0.34	134.28	0.29
Total Other Income	29.95	0.34	134.28	0.29
Net Other Income	29.95	0.34	134.28	0.29
Total Income	8,904.95	100.34	45,729.28	100.29
Total Expense	17,091.51	192.58	36,189.42	79.37
Net Income	-8,186.56	-92.24	9,539.86	20.92