

## Balance Sheet

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

As of: 04/30/2024

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	16,699.78
Savings/Reserve Account	22,193.13
<b>Total Cash</b>	<b>38,892.91</b>
<b>TOTAL ASSETS</b>	<b>38,892.91</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	6,338.52
<b>Total Liabilities</b>	<b>6,338.52</b>
<b>Capital</b>	
Retained Earnings	31,783.72
Calculated Retained Earnings	5,310.91
Calculated Prior Years Retained Earnings	-4,540.24
<b>Total Capital</b>	<b>32,554.39</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>38,892.91</b>

# Income Statement

Welch Randall

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

As of: Apr 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	6,885.00	98.01	28,170.00	97.61
Fine & Violation	50.00	0.71	50.00	0.17
Interest Income	0.00	0.00	21.00	0.07
NSF Fees Collected	0.00	0.00	20.00	0.07
Late Fee	90.00	1.28	600.00	2.08
<b>Total Operating Income</b>	<b>7,025.00</b>	<b>100.00</b>	<b>28,861.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Hills Expense</b>				
SHP- Garbage Service	0.00	0.00	6,901.54	23.91
SHP- Insurance	499.83	7.12	3,400.57	11.78
SHP- Landscaping	985.00	14.02	1,627.77	5.64
SHP- Snow Removal	0.00	0.00	7,980.00	27.65
SHP- Mailing Reimbursements	0.00	0.00	83.00	0.29
<b>Total South Hills Expense</b>	<b>1,484.83</b>	<b>21.14</b>	<b>19,992.88</b>	<b>69.27</b>
<b>Property Management</b>				
Management Fee	950.00	13.52	3,800.00	13.17
<b>Total Property Management</b>	<b>950.00</b>	<b>13.52</b>	<b>3,800.00</b>	<b>13.17</b>
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>2,434.83</b>	<b>34.66</b>	<b>23,792.88</b>	<b>82.44</b>
<b>NOI - Net Operating Income</b>	<b>4,590.17</b>	<b>65.34</b>	<b>5,068.12</b>	<b>17.56</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	58.07	0.83	242.79	0.84
<b>Total Other Income</b>	<b>58.07</b>	<b>0.83</b>	<b>242.79</b>	<b>0.84</b>
<b>Net Other Income</b>	<b>58.07</b>	<b>0.83</b>	<b>242.79</b>	<b>0.84</b>
Total Income	7,083.07	100.83	29,103.79	100.84
Total Expense	2,434.83	34.66	23,792.88	82.44
<b>Net Income</b>	<b>4,648.24</b>	<b>66.17</b>	<b>5,310.91</b>	<b>18.40</b>