

## Balance Sheet

Properties: Hill Farms HOA - 5300 S. Adams Ave Pkway Ste#8 Kaysville, UT 84037

As of: 08/31/2025

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	89,416.15
Savings/Reserve Account	400,753.63
<b>Total Cash</b>	<b>490,169.78</b>
<b>TOTAL ASSETS</b>	<b>490,169.78</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	12,715.19
<b>Total Liabilities</b>	<b>12,715.19</b>
<b>Capital</b>	
Retained Earnings	34,214.51
Calculated Retained Earnings	31,576.60
Calculated Prior Years Retained Earnings	411,663.48
<b>Total Capital</b>	<b>477,454.59</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>490,169.78</b>

# Income Statement

Welch Randall

Properties: Hill Farms HOA - 5300 S. Adams Ave Pkway Ste#8 Kaysville, UT 84037

As of: Aug 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
HOA Reinvestment Fee / Transfer Fee	4,400.00	12.52	17,354.90	6.76
Fine & Violation	0.00	0.00	50.00	0.02
Interest Income	3.83	0.01	5.86	0.00
HFA - Cottage Home	13,270.00	37.76	101,690.00	39.59
HFA - Garden Home	15,345.93	43.67	121,520.93	47.31
HFA - Preserve	1,955.00	5.56	15,725.00	6.12
NSF Fees Collected	25.00	0.07	40.00	0.02
Late Fee	140.00	0.40	460.00	0.18
<b>Total Operating Income</b>	<b>35,139.76</b>	<b>100.00</b>	<b>256,846.69</b>	<b>100.00</b>
<b>Expense</b>				
<b>Hill Farms HOA Expenses</b>				
HFA - Legal Fees	0.00	0.00	3,241.25	1.26
HFA- Common Electricity	423.45	1.21	2,585.73	1.01
HFA- Snow Removal Master	0.00	0.00	15,600.00	6.07
HFA- Snow Removal Cottage	0.00	0.00	10,200.00	3.97
HFA- Secondary Water	145.81	0.41	9,752.50	3.80
HFA- Office Supplies	0.00	0.00	257.36	0.10
HFA- Landscape Master	12,800.00	36.43	83,675.55	32.58
HFA- Landscape Cottage	9,350.00	26.61	46,650.00	18.16
HFA- Insurance	0.00	0.00	0.00	0.00
HFA- Taxes & Licensing	0.00	0.00	385.41	0.15
HFA- Community Events	0.00	0.00	4,350.00	1.69
HFA- Common Area Repairs	0.00	0.00	25,542.42	9.94
HFA- Common Area Sprinkler Repair	440.00	1.25	2,714.50	1.06
<b>Total Hill Farms HOA Expenses</b>	<b>23,159.26</b>	<b>65.91</b>	<b>204,954.72</b>	<b>79.80</b>
<b>Property Management</b>				
Management Fee	2,545.60	7.24	20,364.80	7.93
<b>Total Property Management</b>	<b>2,545.60</b>	<b>7.24</b>	<b>20,364.80</b>	<b>7.93</b>
<b>Total Operating</b>	<b>25,704.86</b>	<b>73.15</b>	<b>225,319.52</b>	<b>87.73</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	9,434.90	26.85	31,527.17	12.27
<b>Other Income &amp; Expense</b>				
Other Income				
Interest on Bank Accounts	6.23	0.02	49.43	0.02
Total Other Income	6.23	0.02	49.43	0.02
Net Other Income	6.23	0.02	49.43	0.02
Total Income	35,145.99	100.02	256,896.12	100.02
Total Expense	25,704.86	73.15	225,319.52	87.73
Net Income	9,441.13	26.87	31,576.60	12.29

