

Balance Sheet

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

As of: 06/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	116,565.72
Savings/Reserve Account	394,824.39
Total Cash	511,390.11
TOTAL ASSETS	511,390.11
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,700.19
Total Liabilities	14,700.19
Capital	
Retained Earnings	34,214.51
Calculated Retained Earnings	50,811.93
Calculated Prior Years Retained Earnings	411,663.48
Total Capital	496,689.92
TOTAL LIABILITIES & CAPITAL	511,390.11

Income Statement

Welch Randall

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

As of: Jun 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				
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	12,954.90	6.73
Interest Income	0.00	0.00	2.03	0.00
HFA - Cottage Home	12,465.00	41.63	76,105.00	39.56
HFA - Garden Home	15,380.29	51.36	91,165.00	47.39
HFA - Preserve	2,039.00	6.81	11,815.00	6.14
Late Fee	60.00	0.20	320.00	0.17
Total Operating Income	29,944.29	100.00	192,361.93	100.00
Expense				
Hill Farms HOA Expenses				
HFA - Legal Fees	186.25	0.62	3,241.25	1.68
HFA- Common Electricity	608.68	2.03	2,057.31	1.07
HFA- Snow Removal Master	0.00	0.00	15,600.00	8.11
HFA- Snow Removal Cottage	0.00	0.00	10,200.00	5.30
HFA- Secondary Water	145.81	0.49	9,606.69	4.99
HFA- Office Supplies	352.75	1.18	482.36	0.25
HFA- Landscape Master	12,780.00	42.68	40,425.55	21.02
HFA- Landscape Cottage	9,350.00	31.22	27,950.00	14.53
HFA- Taxes & Licensing	0.00	0.00	385.41	0.20
HFA- Community Events	3,048.20	10.18	3,825.00	1.99
HFA- Landscape Repair Common Area	0.00	0.00	219.92	0.11
HFA- Common Area Repairs	0.00	0.00	10,555.00	5.49
HFA- Common Area Sprinkler Repair	975.00	3.26	1,764.50	0.92
Total Hill Farms HOA Expenses	27,446.69	91.66	126,312.99	65.66
Property Management				
Management Fee	2,545.60	8.50	15,273.60	7.94
Total Property Management	2,545.60	8.50	15,273.60	7.94
Total Operating Expense	29,992.29	100.16	141,586.59	73.60

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-48.00	-0.16	50,775.34	26.40
Other Income & Expense				
Other Income				
Interest on Bank Accounts	6.57	0.02	36.59	0.02
Total Other Income	6.57	0.02	36.59	0.02
Net Other Income	6.57	0.02	36.59	0.02
Total Income	29,950.86	100.02	192,398.52	100.02
Total Expense	29,992.29	100.16	141,586.59	73.60
Net Income	-41.43	-0.14	50,811.93	26.41