

Balance Sheet

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

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		12,668.24
Savings/Reserve Account		11,705.03
Total Cash		24,373.27
TOTAL ASSETS		24,373.27
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		3,881.80
Total Liabilities		3,881.80
Capital		
Retained Earnings		31,783.72
Calculated Retained Earnings		-22,107.82
Calculated Prior Years Retained Earnings		10,815.57
Total Capital		20,491.47
TOTAL LIABILITIES & CAPITAL		24,373.27

Income Statement

Welch Randall

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

As of: Sep 2023

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	6,630.00	100.00	58,677.00	97.02
Fine & Violation	0.00	0.00	850.00	1.41
Late Fee	0.00	0.00	950.00	1.57
Total Operating Income	6,630.00	100.00	60,477.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	0.00	0.00	19,425.62	32.12
SHP- Insurance	0.00	0.00	3,539.36	5.85
SHP- Landscaping	1,758.17	26.52	51,067.37	84.44
SHP- Mailing Reimbursements	16.25	0.25	111.50	0.18
Total South Hills Expense	1,774.42	26.76	74,143.85	122.60
Property Management				
Management Fee	950.00	14.33	8,550.00	14.14
Total Property Management	950.00	14.33	8,550.00	14.14
Start Up Fee Expense	0.00	0.00	0.00	0.00
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	-18.00	-0.03
Total Administrative	0.00	0.00	-18.00	-0.03
Total Real Estate	0.00	0.00	-18.00	-0.03
Total Operating Expense	2,724.42	41.09	82,675.85	136.71
NOI - Net Operating Income	3,905.58	58.91	-22,198.85	-36.71
Other Income & Expense				
Other Income				
Interest on Bank Accounts	34.60	0.52	91.03	0.15
Total Other Income	34.60	0.52	91.03	0.15
Net Other Income	34.60	0.52	91.03	0.15
Total Income	6,664.60	100.52	60,568.03	100.15
Total Expense	2,724.42	41.09	82,675.85	136.71

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	3,940.18	59.43	-22,107.82	-36.56