

Balance Sheet

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

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 | 63,068.23 |
| Savings/Reserve Account | 229,119.29 |
| Total Cash | 292,187.52 |
| TOTAL ASSETS | 292,187.52 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 13,641.07 |
| Total Liabilities | 13,641.07 |
| Capital | |
| Retained Earnings | 34,214.51 |
| Calculated Retained Earnings | 54,189.79 |
| Calculated Prior Years Retained Earnings | 190,142.15 |
| Total Capital | 278,546.45 |
| TOTAL LIABILITIES & CAPITAL | 292,187.52 |

Income Statement

Welch Randall

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

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 | | | | |
| HOA Reinvestment Fee / Transfer Fee | 2,000.00 | 7.02 | 46,139.75 | 16.72 |
| Interest Income | 1.28 | 0.00 | 42.70 | 0.02 |
| HFA - Cottage Home | 9,666.72 | 33.92 | 78,973.37 | 28.62 |
| HFA - Garden Home | 15,020.00 | 52.71 | 133,519.26 | 48.39 |
| HFA - Preserve | 1,785.00 | 6.26 | 16,745.00 | 6.07 |
| Late Fee | 25.00 | 0.09 | 505.00 | 0.18 |
| Total Operating Income | 28,498.00 | 100.00 | 275,925.08 | 100.00 |
| Expense | | | | |
| Hill Farms HOA Expenses | | | | |
| HFA - Legal Fees | 0.00 | 0.00 | 6,855.00 | 2.48 |
| HFA- Common Electricity | 256.43 | 0.90 | 2,331.58 | 0.85 |
| HFA- Snow Removal Master | 0.00 | 0.00 | 37,569.00 | 13.62 |
| HFA- Snow Removal Cottage | 0.00 | 0.00 | 23,046.00 | 8.35 |
| HFA- Secondary Water | 0.00 | 0.00 | 8,877.64 | 3.22 |
| HFA- Office Supplies | 7.50 | 0.03 | 89.50 | 0.03 |
| HFA- Landscape Master | 15,555.81 | 54.59 | 73,430.31 | 26.61 |
| HFA- Landscape Cottage | 7,285.00 | 25.56 | 35,163.00 | 12.74 |
| HFA- Insurance | 4,477.00 | 15.71 | 6,332.00 | 2.29 |
| HFA- Taxes & Licensing | 0.00 | 0.00 | 383.00 | 0.14 |
| HFA- Community Events | 0.00 | 0.00 | 4,195.31 | 1.52 |
| Total Hill Farms HOA Expenses | 27,581.74 | 96.78 | 198,272.34 | 71.86 |
| Property Management | | | | |
| Management Fee | 2,710.00 | 9.51 | 23,490.00 | 8.51 |
| Total Property Management | 2,710.00 | 9.51 | 23,490.00 | 8.51 |
| Total Operating Expense | 30,291.74 | 106.29 | 221,762.34 | 80.37 |
| NOI - Net Operating Income | -1,793.74 | -6.29 | 54,162.74 | 19.63 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|------------------|---------------------|-------------------|------------------------|
| Other Income & Expense | | | | |
| Other Income | | | | |
| Insurance Income (Other) | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest on Bank Accounts | 3.35 | 0.01 | 27.05 | 0.01 |
| Total Other Income | 3.35 | 0.01 | 27.05 | 0.01 |
| Net Other Income | 3.35 | 0.01 | 27.05 | 0.01 |
| Total Income | 28,501.35 | 100.01 | 275,952.13 | 100.01 |
| Total Expense | 30,291.74 | 106.29 | 221,762.34 | 80.37 |
| Net Income | -1,790.39 | -6.28 | 54,189.79 | 19.64 |