

Balance Sheet

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

As of: 11/30/2023

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	12,237.44
Savings/Reserve Account	15,078.77
<b>Total Cash</b>	<b>27,316.21</b>
<b>TOTAL ASSETS</b>	<b>27,316.21</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,581.80
<b>Total Liabilities</b>	<b>3,581.80</b>
<b>Capital</b>	
Retained Earnings	31,783.72
Calculated Retained Earnings	-18,864.88
Calculated Prior Years Retained Earnings	10,815.57
<b>Total Capital</b>	<b>23,734.41</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>27,316.21</b>

## Income Statement

Welch Randall

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

As of: Nov 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	6,630.00	99.25	72,122.00	97.40
Fine & Violation	0.00	0.00	850.00	1.15
Late Fee	50.00	0.75	1,075.00	1.45
<b>Total Operating Income</b>	<b>6,680.00</b>	<b>100.00</b>	<b>74,047.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>South Hills Expense</b>				
SHP- Garbage Service	4,167.34	62.39	25,651.63	34.64
SHP- Insurance	786.25	11.77	4,475.61	6.04
SHP- Landscaping	642.77	9.62	52,417.91	70.79
SHP- Mailing Reimbursements	0.00	0.00	111.50	0.15
<b>Total South Hills Expense</b>	<b>5,596.36</b>	<b>83.78</b>	<b>82,656.65</b>	<b>111.63</b>
<b>Property Management</b>				
Management Fee	950.00	14.22	10,450.00	14.11
<b>Total Property Management</b>	<b>950.00</b>	<b>14.22</b>	<b>10,450.00</b>	<b>14.11</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	-18.00	-0.02
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>-18.00</b>	<b>-0.02</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>-18.00</b>	<b>-0.02</b>
<b>Total Operating Expense</b>	<b>6,546.36</b>	<b>98.00</b>	<b>93,088.65</b>	<b>125.72</b>
<b>NOI - Net Operating Income</b>	<b>133.64</b>	<b>2.00</b>	<b>-19,041.65</b>	<b>-25.72</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	47.08	0.70	176.77	0.24
<b>Total Other Income</b>	<b>47.08</b>	<b>0.70</b>	<b>176.77</b>	<b>0.24</b>
<b>Net Other Income</b>	<b>47.08</b>	<b>0.70</b>	<b>176.77</b>	<b>0.24</b>
<b>Total Income</b>	<b>6,727.08</b>	<b>100.70</b>	<b>74,223.77</b>	<b>100.24</b>
<b>Total Expense</b>	<b>6,546.36</b>	<b>98.00</b>	<b>93,088.65</b>	<b>125.72</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	180.72	2.71	-18,864.88	-25.48