

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|-------------------------|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 112,179.74 |
| Savings/Reserve Account | 250,484.14 |
| Total Cash | 362,663.88 |
| TOTAL ASSETS | 362,663.88 |

LIABILITIES & CAPITAL

Liabilities

| | |
|--------------------------|------------------|
| Prepaid Rent | 18,611.03 |
| Total Liabilities | 18,611.03 |

Capital

| | |
|--|-------------------|
| Retained Earnings | 34,214.51 |
| Calculated Retained Earnings | 19,130.61 |
| Calculated Prior Years Retained Earnings | 290,707.73 |
| Total Capital | 344,052.85 |
| TOTAL LIABILITIES & CAPITAL | 362,663.88 |

Income Statement

Welch Randall

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

As of: Jan 2024

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 | 4,000.00 | 12.68 | 4,000.00 | 12.68 |
| Interest Income | 7.60 | 0.02 | 7.60 | 0.02 |
| HFA - Cottage Home | 10,536.29 | 33.40 | 10,536.29 | 33.40 |
| HFA - Garden Home | 15,035.65 | 47.66 | 15,035.65 | 47.66 |
| HFA - Preserve | 1,870.00 | 5.93 | 1,870.00 | 5.93 |
| Late Fee | 100.00 | 0.32 | 100.00 | 0.32 |
| Total Operating Income | 31,549.54 | 100.00 | 31,549.54 | 100.00 |
| Expense | | | | |
| Hill Farms HOA Expenses | | | | |
| HFA- Common Electricity | 241.92 | 0.77 | 241.92 | 0.77 |
| HFA- Snow Removal Master | 3,989.90 | 12.65 | 3,989.90 | 12.65 |
| HFA- Snow Removal Cottage | 3,524.00 | 11.17 | 3,524.00 | 11.17 |
| HFA- Office Supplies | 0.00 | 0.00 | 0.00 | 0.00 |
| HFA- Landscape Master | 1,867.50 | 5.92 | 1,867.50 | 5.92 |
| Total Hill Farms HOA Expenses | 9,623.32 | 30.50 | 9,623.32 | 30.50 |
| Property Management | | | | |
| Management Fee | 2,800.00 | 8.87 | 2,800.00 | 8.87 |
| Total Property Management | 2,800.00 | 8.87 | 2,800.00 | 8.87 |
| Total Operating Expense | 12,423.32 | 39.38 | 12,423.32 | 39.38 |
| NOI - Net Operating Income | 19,126.22 | 60.62 | 19,126.22 | 60.62 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 4.39 | 0.01 | 4.39 | 0.01 |
| Total Other Income | 4.39 | 0.01 | 4.39 | 0.01 |
| Net Other Income | 4.39 | 0.01 | 4.39 | 0.01 |
| Total Income | 31,553.93 | 100.01 | 31,553.93 | 100.01 |
| Total Expense | 12,423.32 | 39.38 | 12,423.32 | 39.38 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--------------|----------------|---------------------|-------------------|------------------------|
| Net Income | 19,130.61 | 60.64 | 19,130.61 | 60.64 |