

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             | Balance   |
|--|-----------|
| ASSETS                                   |           |
| Cash                                     |           |
| Checking - Cash in Bank                  | 9,587.94  |
| Savings/Reserve Account                  | 20,180.28 |
| Total Cash                               | 29,768.22 |
| TOTAL ASSETS                             | 29,768.22 |
|  |           |
| LIABILITIES & CAPITAL                    |           |
| Liabilities                              |           |
| Prepaid Rent                             | 4,295.32  |
| Total Liabilities                        | 4,295.32  |
| Capital                                  |           |
| Retained Earnings                        | 31,783.72 |
| Calculated Retained Earnings             | -1,770.58 |
| Calculated Prior Years Retained Earnings | -4,540.24 |
| Total Capital                            | 25,472.90 |
| TOTAL LIABILITIES & CAPITAL              | 29,768.22 |

## Income Statement

Welch Randall

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

As of: Feb 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 |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b> |                  |                     |                   |                        |
| <b>Income</b>                         |                  |                     |                   |                        |
| Association Dues                      | 7,190.00         | 95.98               | 14,360.00         | 96.63                  |
| Fine & Violation                      | 0.00             | 0.00                | 0.00              | 0.00                   |
| Interest Income                       | 21.00            | 0.28                | 21.00             | 0.14                   |
| NSF Fees Collected                    | 20.00            | 0.27                | 20.00             | 0.13                   |
| Late Fee                              | 260.00           | 3.47                | 460.00            | 3.10                   |
| <b>Total Operating Income</b>         | <b>7,491.00</b>  | <b>100.00</b>       | <b>14,861.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>South Hills Expense</b>            |                  |                     |                   |                        |
| SHP- Garbage Service                  | 2,074.88         | 27.70               | 4,226.34          | 28.44                  |
| SHP- Insurance                        | 1,789.58         | 23.89               | 1,915.41          | 12.89                  |
| SHP- Landscaping                      | 0.00             | 0.00                | 642.77            | 4.33                   |
| SHP- Snow Removal                     | 7,980.00         | 106.53              | 7,980.00          | 53.70                  |
| SHP- Mailing Reimbursements           | 83.00            | 1.11                | 83.00             | 0.56                   |
| <b>Total South Hills Expense</b>      | <b>11,927.46</b> | <b>159.22</b>       | <b>14,847.52</b>  | <b>99.91</b>           |
| <b>Property Management</b>            |                  |                     |                   |                        |
| Management Fee                        | 950.00           | 12.68               | 1,900.00          | 12.79                  |
| <b>Total Property Management</b>      | <b>950.00</b>    | <b>12.68</b>        | <b>1,900.00</b>   | <b>12.79</b>           |
| <b>Total Operating Expense</b>        | <b>12,877.46</b> | <b>171.91</b>       | <b>16,747.52</b>  | <b>112.69</b>          |
| <b>NOI - Net Operating Income</b>     | <b>-5,386.46</b> | <b>-71.91</b>       | <b>-1,886.52</b>  | <b>-12.69</b>          |
| <b>Other Income &amp; Expense</b>     |                  |                     |                   |                        |
| <b>Other Income</b>                   |                  |                     |                   |                        |
| Interest on Bank Accounts             | 58.93            | 0.79                | 115.94            | 0.78                   |
| <b>Total Other Income</b>             | <b>58.93</b>     | <b>0.79</b>         | <b>115.94</b>     | <b>0.78</b>            |
| <b>Net Other Income</b>               | <b>58.93</b>     | <b>0.79</b>         | <b>115.94</b>     | <b>0.78</b>            |
| Total Income                          | 7,549.93         | 100.79              | 14,976.94         | 100.78                 |
| Total Expense                         | 12,877.46        | 171.91              | 16,747.52         | 112.69                 |
| <b>Net Income</b>                     | <b>-5,327.53</b> | <b>-71.12</b>       | <b>-1,770.58</b>  | <b>-11.91</b>          |