Balance Sheet

Properties: Hill Farms HOA - 5300 S. Adams Ave Pkway Ste#8 Kaysville, UT 84037
As of: 04/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	113,357.86
Savings/Reserve Account	443,281.65
Total Cash	**556,639.51**
TOTAL ASSETS	**556,639.51**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,045.07
Total Liabilities	**16,045.07**
Capital	
Retained Earnings	34,214.51
Calculated Retained Earnings	21,704.46
Calculated Prior Years Retained Earnings	484,675.47
Total Capital	**540,594.44**
TOTAL LIABILITIES & CAPITAL	**556,639.51**

Income Statement

Welch Randall

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

As of: Apr 2026

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	1,862.50	5.81	4,174.75	3.34
Fine & Violation	0.00	0.00	300.00	0.24
Interest Income	0.00	0.00	3.83	0.00
HFA - Cottage Home	13,630.00	42.53	53,330.00	42.63
HFA - Garden Home	14,674.00	45.79	59,161.00	47.29
HFA - Preserve	1,863.00	5.81	7,891.00	6.31
Late Fee	20.00	0.06	240.00	0.19
Total Operating Income	**32,049.50**	**100.00**	**125,100.58**	**100.00**
Expense				
Hill Farms HOA Expenses				
HFA - Legal Fees	525.00	1.64	4,105.00	3.28
HFA- Common Electricity	686.65	2.14	2,010.97	1.61
HFA- Snow Removal Master	0.00	0.00	16,000.00	12.79
HFA- Snow Removal Cottage	0.00	0.00	11,400.00	9.11
HFA- Secondary Water	145.81	0.45	9,460.88	7.56
HFA- Office Supplies	871.30	2.72	1,026.51	0.82
HFA- Landscape Master	12,935.00	40.36	12,935.00	10.34
HFA- Landscape Cottage	9,640.00	30.08	9,640.00	7.71
HFA- Insurance	255.20	0.80	2,075.36	1.66
HFA- Taxes & Licensing	388.00	1.21	388.00	0.31
HFA- Community Events	0.00	0.00	0.00	0.00
HFA- Common Area Repairs	14,987.77	46.76	24,200.27	19.34
Total Hill Farms HOA Expenses	**40,434.73**	**126.16**	**93,241.99**	**74.53**
Property Management				
Management Fee	2,545.60	7.94	10,182.40	8.14
Total Property Management	**2,545.60**	**7.94**	**10,182.40**	**8.14**
Total Operating Expense	**42,980.33**	**134.11**	**103,424.39**	**82.67**
NOI - Net Operating	**-10,930.83**	**-34.11**	**21,676.19**	**17.33**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Other Income & Expense				
Other Income				
Interest on Bank Accounts	7.15	0.02	28.27	0.02
Total Other Income	**7.15**	**0.02**	**28.27**	**0.02**
Net Other Income	**7.15**	**0.02**	**28.27**	**0.02**
Total Income	32,056.65	100.02	125,128.85	100.02
Total Expense	42,980.33	134.11	103,424.39	82.67
Net Income	**-10,923.68**	**-34.08**	**21,704.46**	**17.35**