Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	72,839.51
Savings/Reserve Account	467,837.69
Total Cash	**540,677.20**
TOTAL ASSETS	**540,677.20**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,162.07
Total Liabilities	**16,162.07**
Capital	
Retained Earnings	34,214.51
Calculated Retained Earnings	5,625.15
Calculated Prior Years Retained Earnings	484,675.47
Total Capital	**524,515.13**
TOTAL LIABILITIES & CAPITAL	**540,677.20**

Income Statement

Welch Randall LLC

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

As of: Aug 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	6,535.25	17.57	19,085.00	7.33
Fine & Violation	0.00	0.00	300.00	0.12
Interest Income	0.00	0.00	3.83	0.00
HFA - Cottage Home	14,335.00	38.54	108,855.00	41.81
HFA - Garden Home	14,425.00	38.78	116,643.00	44.80
HFA - Preserve	1,863.00	5.01	15,100.00	5.80
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	40.00	0.11	360.00	0.14
Total Operating Income	**37,198.25**	**100.00**	**260,346.83**	**100.00**
Expense				
Hill Farms HOA Expenses				
HFA - Legal Fees	0.00	0.00	4,555.00	1.75
HFA- Common Electricity	528.80	1.42	4,201.47	1.61
HFA- Snow Removal Master	0.00	0.00	16,000.00	6.15
HFA- Snow Removal Cottage	0.00	0.00	11,400.00	4.38
HFA- Secondary Water	145.81	0.39	10,044.12	3.86
HFA- Office Supplies	0.00	0.00	2,197.95	0.84
HFA- Landscape Master	25,870.00	69.55	64,675.00	24.84
HFA- Landscape Cottage	19,280.00	51.83	48,200.00	18.51
HFA- Insurance	0.00	0.00	4,678.00	1.80
HFA- Taxes & Licensing	0.00	0.00	388.00	0.15
HFA- Community Events	225.00	0.60	4,480.00	1.72
HFA- Landscape Repair Common Area	0.00	0.00	0.00	0.00
HFA- Common Area Repairs	0.00	0.00	58,530.90	22.48
HFA- Common Area Sprinkler Repair	735.00	1.98	5,065.00	1.95
Total Hill Farms HOA Expenses	**46,784.61**	**125.77**	**234,415.44**	**90.04**
Property Management				
Management Fee	2,545.60	6.84	20,364.80	7.82
Total Property	**2,545.60**	**6.84**	**20,364.80**	**7.82**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Management				
Total Operating Expense	49,330.21	132.61	254,780.24	97.86
NOI - Net Operating Income	-12,131.96	-32.61	5,566.59	2.14
Other Income & Expense				
Other Income				
Interest on Bank Accounts	7.78	0.02	58.56	0.02
Total Other Income	7.78	0.02	58.56	0.02
Net Other Income	7.78	0.02	58.56	0.02
Total Income	37,206.03	100.02	260,405.39	100.02
Total Expense	49,330.21	132.61	254,780.24	97.86
Net Income	-12,124.18	-32.59	5,625.15	2.16