Balance Sheet

Properties: Hill Farms HOA - 5300 S. Adams Ave Pkway Ste#8 Kaysville, UT 84037
As of: 07/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	86,881.57
Savings/Reserve Account	464,871.81
Total Cash	**551,753.38**
TOTAL ASSETS	**551,753.38**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,114.07
Total Liabilities	**15,114.07**
Capital	
Retained Earnings	34,214.51
Calculated Retained Earnings	17,749.33
Calculated Prior Years Retained Earnings	484,675.47
Total Capital	**536,639.31**
TOTAL LIABILITIES & CAPITAL	**551,753.38**

Income Statement

Welch Randall LLC

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

As of: Jul 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	0.00	0.00	12,549.75	5.62
Fine & Violation	0.00	0.00	300.00	0.13
Interest Income	0.00	0.00	3.83	0.00
HFA - Cottage Home	13,475.00	45.52	94,520.00	42.36
HFA - Garden Home	14,324.00	48.39	102,218.00	45.81
HFA - Preserve	1,782.00	6.02	13,237.00	5.93
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	20.00	0.07	320.00	0.14
Total Operating Income	**29,601.00**	**100.00**	**223,148.58**	**100.00**
Expense				
Hill Farms HOA Expenses				
HFA - Legal Fees	0.00	0.00	4,555.00	2.04
HFA- Common Electricity	530.34	1.79	3,672.67	1.65
HFA- Snow Removal Master	0.00	0.00	16,000.00	7.17
HFA- Snow Removal Cottage	0.00	0.00	11,400.00	5.11
HFA- Secondary Water	145.81	0.49	9,898.31	4.44
HFA- Office Supplies	0.00	0.00	2,197.95	0.98
HFA- Landscape Master	0.00	0.00	38,805.00	17.39
HFA- Landscape Cottage	0.00	0.00	28,920.00	12.96
HFA- Insurance	782.48	2.64	4,678.00	2.10
HFA- Taxes & Licensing	0.00	0.00	388.00	0.17
HFA- Community Events	0.00	0.00	4,255.00	1.91
HFA- Landscape Repair Common Area	0.00	0.00	0.00	0.00
HFA- Common Area Repairs	0.00	0.00	58,530.90	26.23
HFA- Common Area Sprinkler Repair	0.00	0.00	4,330.00	1.94
Total Hill Farms HOA Expenses	**1,458.63**	**4.93**	**187,630.83**	**84.08**
Property Management				
Management Fee	2,545.60	8.60	17,819.20	7.99
Total Property	**2,545.60**	**8.60**	**17,819.20**	**7.99**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Management				
Total Operating Expense	**4,004.23**	**13.53**	**205,450.03**	**92.07**
NOI - Net Operating Income	**25,596.77**	**86.47**	**17,698.55**	**7.93**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	7.70	0.03	50.78	0.02
Total Other Income	**7.70**	**0.03**	**50.78**	**0.02**
Net Other Income	**7.70**	**0.03**	**50.78**	**0.02**
Total Income	29,608.70	100.03	223,199.36	100.02
Total Expense	4,004.23	13.53	205,450.03	92.07
Net Income	**25,604.47**	**86.50**	**17,749.33**	**7.95**