Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	70,074.70
Savings/Reserve Account	455,445.21
Total Cash	**525,519.91**
TOTAL ASSETS	**525,519.91**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,485.07
Total Liabilities	**14,485.07**
Capital	
Retained Earnings	34,214.51
Calculated Retained Earnings	-7,855.14
Calculated Prior Years Retained Earnings	484,675.47
Total Capital	**511,034.84**
TOTAL LIABILITIES & CAPITAL	**525,519.91**

Income Statement

Welch Randall LLC

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

As of: Jun 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	6,455.00	17.87	12,549.75	6.48
Fine & Violation	0.00	0.00	300.00	0.16
Interest Income	0.00	0.00	3.83	0.00
HFA - Cottage Home	13,525.00	37.45	81,045.00	41.87
HFA - Garden Home	14,332.00	39.69	87,894.00	45.41
HFA - Preserve	1,782.00	4.93	11,455.00	5.92
Late Fee	20.00	0.06	300.00	0.16
Total Operating Income	**36,114.00**	**100.00**	**193,547.58**	**100.00**
Expense				
Hill Farms HOA Expenses				
HFA - Legal Fees	450.00	1.25	4,555.00	2.35
HFA- Common Electricity	578.64	1.60	3,142.33	1.62
HFA- Snow Removal Master	0.00	0.00	16,000.00	8.27
HFA- Snow Removal Cottage	0.00	0.00	11,400.00	5.89
HFA- Secondary Water	145.81	0.40	9,752.50	5.04
HFA- Office Supplies	0.00	0.00	2,197.95	1.14
HFA- Landscape Master	12,935.00	35.82	38,805.00	20.05
HFA- Landscape Cottage	9,640.00	26.69	28,920.00	14.94
HFA- Insurance	1,037.68	2.87	3,895.52	2.01
HFA- Taxes & Licensing	0.00	0.00	388.00	0.20
HFA- Community Events	3,383.70	9.37	4,255.00	2.20
HFA- Landscape Repair Common Area	0.00	0.00	0.00	0.00
HFA- Common Area Repairs	34,330.63	95.06	58,530.90	30.24
HFA- Common Area Sprinkler Repair	4,330.00	11.99	4,330.00	2.24
Total Hill Farms HOA Expenses	**66,831.46**	**185.06**	**186,172.20**	**96.19**
Property Management				
Management Fee	2,545.60	7.05	15,273.60	7.89
Total Property Management	**2,545.60**	**7.05**	**15,273.60**	**7.89**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	**69,377.06**	**192.11**	**201,445.80**	**104.08**
NOI - Net Operating Income	**-33,263.06**	**-92.11**	**-7,898.22**	**-4.08**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	7.80	0.02	43.08	0.02
Total Other Income	**7.80**	**0.02**	**43.08**	**0.02**
Net Other Income	**7.80**	**0.02**	**43.08**	**0.02**
Total Income	36,121.80	100.02	193,590.66	100.02
Total Expense	69,377.06	192.11	201,445.80	104.08
Net Income	**-33,255.26**	**-92.08**	**-7,855.14**	**-4.06**