Balance Sheet

Properties: Hill Farms HOA - 5300 S. Adams Ave Pkway Ste#8 Kaysville, UT 84037
As of: 05/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	108,130.26
Savings/Reserve Account	450,480.11
Total Cash	**558,610.37**
TOTAL ASSETS	**558,610.37**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,369.07
Total Liabilities	**14,369.07**
Capital	
Retained Earnings	34,214.51
Calculated Retained Earnings	25,351.32
Calculated Prior Years Retained Earnings	484,675.47
Total Capital	**544,241.30**
TOTAL LIABILITIES & CAPITAL	**558,610.37**

Income Statement

Welch Randall LLC

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

As of: May 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	1,920.00	5.94	6,094.75	3.87
Fine & Violation	0.00	0.00	300.00	0.19
Interest Income	0.00	0.00	3.83	0.00
HFA - Cottage Home	14,190.00	43.89	67,520.00	42.89
HFA - Garden Home	14,401.00	44.54	73,562.00	46.73
HFA - Preserve	1,782.00	5.51	9,673.00	6.14
Late Fee	40.00	0.12	280.00	0.18
Total Operating Income	**32,333.00**	**100.00**	**157,433.58**	**100.00**
Expense				
Hill Farms HOA Expenses				
HFA - Legal Fees	0.00	0.00	4,105.00	2.61
HFA- Common Electricity	858.76	2.66	2,612.49	1.66
HFA- Snow Removal Master	0.00	0.00	16,000.00	10.16
HFA- Snow Removal Cottage	0.00	0.00	11,400.00	7.24
HFA- Secondary Water	145.81	0.45	9,606.69	6.10
HFA- Office Supplies	2,042.74	6.32	2,197.95	1.40
HFA- Landscape Master	12,935.00	40.01	25,870.00	16.43
HFA- Landscape Cottage	9,640.00	29.81	19,280.00	12.25
HFA- Insurance	782.48	2.42	2,857.84	1.82
HFA- Taxes & Licensing	0.00	0.00	388.00	0.25
HFA- Community Events	0.00	0.00	871.30	0.55
HFA- Landscape Repair Common Area	0.00	0.00	0.00	0.00
HFA- Common Area Repairs	0.00	0.00	24,200.27	15.37
HFA- Common Area Sprinkler Repair	0.00	0.00	0.00	0.00
Total Hill Farms HOA Expenses	**26,404.79**	**81.67**	**119,389.54**	**75.83**
Property Management				
Management Fee	2,545.60	7.87	12,728.00	8.08
Total Property Management	**2,545.60**	**7.87**	**12,728.00**	**8.08**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	**28,950.39**	**89.54**	**132,117.54**	**83.92**
NOI - Net Operating Income	**3,382.61**	**10.46**	**25,316.04**	**16.08**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	7.01	0.02	35.28	0.02
Total Other Income	**7.01**	**0.02**	**35.28**	**0.02**
Net Other Income	**7.01**	**0.02**	**35.28**	**0.02**
Total Income	32,340.01	100.02	157,468.86	100.02
Total Expense	28,950.39	89.54	132,117.54	83.92
Net Income	**3,389.62**	**10.48**	**25,351.32**	**16.10**