

Balance Sheet

Properties: South Hills Pod 4 HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	41,144.25
Savings/Reserve Account	33,873.49
Total Cash	75,017.74
TOTAL ASSETS	75,017.74
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,826.04
Total Liabilities	5,826.04
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	17,726.42
Calculated Prior Years Retained Earnings	19,681.56
Total Capital	69,191.70
TOTAL LIABILITIES & CAPITAL	75,017.74

Income Statement

Welch Randall

Properties: South Hills Pod 4 HOA - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 2025

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				
Association Dues	9,770.00	97.75	36,175.00	98.52
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	225.00	2.25	545.00	1.48
Total Operating Income	9,995.00	100.00	36,720.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	3,000.29	30.02	13,012.07	35.44
SHP- Insurance	374.00	3.74	1,022.15	2.78
SHP- Landscaping	0.00	0.00	0.00	0.00
SHP- Snow Removal	0.00	0.00	100.00	0.27
SHP- Mailing Reimbursements	67.50	0.68	85.50	0.23
SHP- Property Maintenance	985.75	9.86	1,078.19	2.94
Total South Hills Expense	4,427.54	44.30	15,297.91	41.66
Property Management				
Management Fee	950.00	9.50	3,800.00	10.35
Total Property Management	950.00	9.50	3,800.00	10.35
Total Operating Expense	5,377.54	53.80	19,097.91	52.01
NOI - Net Operating Income	4,617.46	46.20	17,622.09	47.99
Other Income & Expense				
Other Income				
Interest on Bank Accounts	27.23	0.27	104.33	0.28
Total Other Income	27.23	0.27	104.33	0.28
Net Other Income	27.23	0.27	104.33	0.28
Total Income	10,022.23	100.27	36,824.33	100.28
Total Expense	5,377.54	53.80	19,097.91	52.01
Net Income	4,644.69	46.47	17,726.42	48.27