

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	60,985.87
Savings/Reserve Account	45,344.61
Total Cash	106,330.48
TOTAL ASSETS	106,330.48
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,962.71
Total Liabilities	4,962.71
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	17,605.56
Calculated Prior Years Retained Earnings	51,978.49
Total Capital	101,367.77
TOTAL LIABILITIES & CAPITAL	106,330.48

Income Statement

Welch Randall

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

As of: Apr 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				
Association Dues	8,585.00	98.11	35,422.54	97.16
Fine & Violation	165.00	1.89	695.00	1.91
Late Fee	0.00	0.00	340.00	0.93
Total Operating Income	8,750.00	100.00	36,457.54	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	148.34	1.70	8,142.50	22.33
SHP- Insurance	352.50	4.03	2,910.65	7.98
SHP- Landscaping	879.80	10.05	2,799.20	7.68
SHP- Snow Removal	0.00	0.00	0.00	0.00
SHP- Mailing Reimbursements	356.50	4.07	432.75	1.19
SHP- Property Maintenance	50.98	0.58	768.30	2.11
Total South Hills Expense	1,788.12	20.44	15,053.40	41.29
Property Management				
Management Fee	950.00	10.86	3,800.00	10.42
Total Property Management	950.00	10.86	3,800.00	10.42
Total Operating Expense	2,738.12	31.29	18,853.40	51.71
NOI - Net Operating Income	6,011.88	68.71	17,604.14	48.29
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.36	0.00	1.42	0.00
Total Other Income	0.36	0.00	1.42	0.00
Net Other Income	0.36	0.00	1.42	0.00
Total Income	8,750.36	100.00	36,458.96	100.00
Total Expense	2,738.12	31.29	18,853.40	51.71
Net Income	6,012.24	68.71	17,605.56	48.29