

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	52,511.90
Savings/Reserve Account	18,772.89
Total Cash	71,284.79
TOTAL ASSETS	71,284.79
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,252.71
Total Liabilities	5,252.71
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	-17,730.13
Calculated Prior Years Retained Earnings	51,978.49
Total Capital	66,032.08
TOTAL LIABILITIES & CAPITAL	71,284.79

Income Statement

Welch Randall LLC

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

As of: Aug 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	8,845.00	84.04	71,290.05	96.44
Fine & Violation	1,635.00	15.53	1,915.00	2.59
Late Fee	45.00	0.43	720.00	0.97
Total Operating Income	10,525.00	100.00	73,925.05	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	100.00	0.95	20,217.40	27.35
SHP- Insurance	70.00	0.67	6,267.65	8.48
SHP- Landscaping	4,505.60	42.81	52,595.45	71.15
SHP- Snow Removal	0.00	0.00	0.00	0.00
SHP- Mailing Reimbursements	0.00	0.00	432.75	0.59
SHP- Property Maintenance	273.19	2.60	4,544.63	6.15
Total South Hills Expense	4,948.79	47.02	84,057.88	113.71
Property Management				
Management Fee	950.00	9.03	7,600.00	10.28
Total Property Management	950.00	9.03	7,600.00	10.28
Total Operating Expense	5,898.79	56.05	91,657.88	123.99
NOI - Net Operating Income	4,626.21	43.95	-17,732.83	-23.99
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.14	0.00	2.70	0.00
Total Other Income	0.14	0.00	2.70	0.00
Net Other Income	0.14	0.00	2.70	0.00
Total Income	10,525.14	100.00	73,927.75	100.00
Total Expense	5,898.79	56.05	91,657.88	123.99
Net Income	4,626.35	43.96	-17,730.13	-23.98