

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	49,458.69
Savings/Reserve Account	17,829.75
Total Cash	67,288.44
TOTAL ASSETS	67,288.44
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,882.71
Total Liabilities	5,882.71
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	-22,356.48
Calculated Prior Years Retained Earnings	51,978.49
Total Capital	61,405.73
TOTAL LIABILITIES & CAPITAL	67,288.44

Income Statement

Welch Randall LLC

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

As of: Jul 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	8,760.00	99.72	62,445.05	98.49
Fine & Violation	0.00	0.00	280.00	0.44
Late Fee	25.00	0.28	675.00	1.06
Total Operating Income	8,785.00	100.00	63,400.05	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	2,757.56	31.39	20,117.40	31.73
SHP- Insurance	1,585.51	18.05	6,197.65	9.78
SHP- Landscaping	12,432.80	141.52	48,089.85	75.85
SHP- Snow Removal	0.00	0.00	0.00	0.00
SHP- Mailing Reimbursements	0.00	0.00	432.75	0.68
SHP- Property Maintenance	250.00	2.85	4,271.44	6.74
Total South Hills Expense	17,025.87	193.81	79,109.09	124.78
Property Management				
Management Fee	950.00	10.81	6,650.00	10.49
Total Property Management	950.00	10.81	6,650.00	10.49
Total Operating Expense	17,975.87	204.62	85,759.09	135.27
NOI - Net Operating Income	-9,190.87	-104.62	-22,359.04	-35.27
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.37	0.00	2.56	0.00
Total Other Income	0.37	0.00	2.56	0.00
Net Other Income	0.37	0.00	2.56	0.00
Total Income	8,785.37	100.00	63,402.61	100.00
Total Expense	17,975.87	204.62	85,759.09	135.27
Net Income	-9,190.50	-104.62	-22,356.48	-35.26