

Balance Sheet

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

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	30,449.65
Savings/Reserve Account	46,288.00
Total Cash	76,737.65
TOTAL ASSETS	76,737.65
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,960.90
Total Liabilities	4,960.90
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	-11,985.46
Calculated Prior Years Retained Earnings	51,978.49
Total Capital	71,776.75
TOTAL LIABILITIES & CAPITAL	76,737.65

Income Statement

Welch Randall LLC

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

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				
Association Dues	8,795.00	96.97	44,557.54	97.87
Fine & Violation	215.00	2.37	445.00	0.98
Late Fee	60.00	0.66	525.00	1.15
Total Operating Income	9,070.00	100.00	45,527.54	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	6,111.56	67.38	14,254.06	31.31
SHP- Insurance	385.00	4.24	3,295.65	7.24
SHP- Landscaping	31,214.85	344.15	34,014.05	74.71
SHP- Snow Removal	0.00	0.00	0.00	0.00
SHP- Mailing Reimbursements	0.00	0.00	432.75	0.95
SHP- Property Maintenance	0.00	0.00	768.30	1.69
Total South Hills Expense	37,711.41	415.78	52,764.81	115.90
Property Management				
Management Fee	950.00	10.47	4,750.00	10.43
Total Property Management	950.00	10.47	4,750.00	10.43
Total Operating Expense	38,661.41	426.26	57,514.81	126.33
NOI - Net Operating Income	-29,591.41	-326.26	-11,987.27	-26.33
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.39	0.00	1.81	0.00
Total Other Income	0.39	0.00	1.81	0.00
Net Other Income	0.39	0.00	1.81	0.00
Total Income	9,070.39	100.00	45,529.35	100.00
Total Expense	38,661.41	426.26	57,514.81	126.33
Net Income	-29,591.02	-326.25	-11,985.46	-26.33