

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		25,486.08
Savings/Reserve Account		29,997.16
Total Cash		55,483.24
TOTAL ASSETS		55,483.24
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		4,017.96
Total Liabilities		4,017.96
Capital		
Retained Earnings		31,783.72
Calculated Retained Earnings		24,221.80
Calculated Prior Years Retained Earnings		-4,540.24
Total Capital		51,465.28
TOTAL LIABILITIES & CAPITAL		55,483.24

Income Statement

Welch Randall

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

As of: Dec 2024

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	9,165.00	97.92	98,729.26	98.58
Fine & Violation	0.00	0.00	250.00	0.25
Interest Income	0.00	0.00	21.00	0.02
NSF Fees Collected	0.00	0.00	40.00	0.04
Late Fee	195.00	2.08	1,110.00	1.11
Total Operating Income	9,360.00	100.00	100,150.26	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	2,435.60	26.02	28,173.85	28.13
SHP- Insurance	132.83	1.42	6,184.25	6.17
SHP- Landscaping	2,177.00	23.26	17,199.32	17.17
SHP- Snow Removal	0.00	0.00	7,980.00	7.97
SHP- Mailing Reimbursements	138.00	1.47	417.25	0.42
SHP- Property Maintenance	0.00	0.00	5,076.61	5.07
Total South Hills Expense	4,883.43	52.17	65,031.28	64.93
Property Management				
Management Fee	950.00	10.15	11,400.00	11.38
Total Property Management	950.00	10.15	11,400.00	11.38
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	5,833.43	62.32	76,431.28	76.32
NOI - Net Operating Income	3,526.57	37.68	23,718.98	23.68
Other Income & Expense				
Other Income				
Interest on Bank Accounts	27.46	0.29	502.82	0.50
Total Other Income	27.46	0.29	502.82	0.50
Net Other Income	27.46	0.29	502.82	0.50
Total Income	9,387.46	100.29	100,653.08	100.50
Total Expense	5,833.43	62.32	76,431.28	76.32

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	3,554.03	37.97	24,221.80	24.19