

Balance Sheet

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

As of: 10/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,816.68
Savings/Reserve Account	28,053.55
Total Cash	46,870.23
TOTAL ASSETS	46,870.23
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,465.00
Total Liabilities	4,465.00
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	15,161.75
Calculated Prior Years Retained Earnings	-4,540.24
Total Capital	42,405.23
TOTAL LIABILITIES & CAPITAL	46,870.23

Income Statement

Welch Randall

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

As of: Oct 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	8,525.00	98.84	80,565.00	98.56
Fine & Violation	50.00	0.58	250.00	0.31
Interest Income	0.00	0.00	21.00	0.03
NSF Fees Collected	0.00	0.00	40.00	0.05
Late Fee	50.00	0.58	865.00	1.06
Total Operating Income	8,625.00	100.00	81,741.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	2,785.51	32.30	25,738.25	31.49
SHP- Insurance	132.83	1.54	5,582.59	6.83
SHP- Landscaping	2,886.02	33.46	13,249.90	16.21
SHP- Snow Removal	0.00	0.00	7,980.00	9.76
SHP- Mailing Reimbursements	0.00	0.00	279.25	0.34
SHP- Property Maintenance	106.94	1.24	4,694.47	5.74
Total South Hills Expense	5,911.30	68.54	57,524.46	70.37
Property Management				
Management Fee	950.00	11.01	9,500.00	11.62
Total Property Management	950.00	11.01	9,500.00	11.62
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	6,861.30	79.55	67,024.46	82.00
NOI - Net Operating Income	1,763.70	20.45	14,716.54	18.00
Other Income & Expense				
Other Income				
Interest on Bank Accounts	28.71	0.33	445.21	0.54
Total Other Income	28.71	0.33	445.21	0.54
Net Other Income	28.71	0.33	445.21	0.54
Total Income	8,653.71	100.33	82,186.21	100.54
Total Expense	6,861.30	79.55	67,024.46	82.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	1,792.41	20.78	15,161.75	18.55