

Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	34,719.47
Savings/Reserve Account	31,934.45
Total Cash	66,653.92
TOTAL ASSETS	66,653.92
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,855.00
Total Liabilities	4,855.00
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	10,333.64
Calculated Prior Years Retained Earnings	19,681.56
Total Capital	61,798.92
TOTAL LIABILITIES & CAPITAL	66,653.92

Income Statement

Welch Randall

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

As of: Feb 2025

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	8,857.78	97.58	17,565.00	98.62
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	220.00	2.42	245.00	1.38
Total Operating Income	9,077.78	100.00	17,810.00	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	100.00	1.10	4,787.06	26.88
SHP- Insurance	0.00	0.00	648.15	3.64
SHP- Landscaping	0.00	0.00	0.00	0.00
SHP- Snow Removal	100.00	1.10	100.00	0.56
SHP- Mailing Reimbursements	0.00	0.00	0.00	0.00
SHP- Property Maintenance	92.44	1.02	92.44	0.52
Total South Hills Expense	292.44	3.22	5,627.65	31.60
Property Management				
Management Fee	950.00	10.47	1,900.00	10.67
Total Property Management	950.00	10.47	1,900.00	10.67
Total Operating Expense	1,242.44	13.69	7,527.65	42.27
NOI - Net Operating Income	7,835.34	86.31	10,282.35	57.73
Other Income & Expense				
Other Income				
Interest on Bank Accounts	23.95	0.26	51.29	0.29
Total Other Income	23.95	0.26	51.29	0.29
Net Other Income	23.95	0.26	51.29	0.29
Total Income	9,101.73	100.26	17,861.29	100.29
Total Expense	1,242.44	13.69	7,527.65	42.27
Net Income	7,859.29	86.58	10,333.64	58.02