

Balance Sheet

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

As of: 11/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	23,220.29
Savings/Reserve Account	29,026.70
Total Cash	52,246.99
TOTAL ASSETS	52,246.99
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,335.74
Total Liabilities	4,335.74
Capital	
Retained Earnings	31,783.72
Calculated Retained Earnings	20,667.77
Calculated Prior Years Retained Earnings	-4,540.24
Total Capital	47,911.25
TOTAL LIABILITIES & CAPITAL	52,246.99

Income Statement

Welch Randall

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

As of: Nov 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	8,974.26	99.17	89,564.26	98.65
Fine & Violation	0.00	0.00	250.00	0.28
Interest Income	0.00	0.00	21.00	0.02
NSF Fees Collected	0.00	0.00	40.00	0.04
Late Fee	75.00	0.83	915.00	1.01
Total Operating Income	9,049.26	100.00	90,790.26	100.00
Expense				
South Hills Expense				
SHP- Garbage Service	0.00	0.00	25,738.25	28.35
SHP- Insurance	468.83	5.18	6,051.42	6.67
SHP- Landscaping	1,772.42	19.59	15,022.32	16.55
SHP- Snow Removal	0.00	0.00	7,980.00	8.79
SHP- Mailing Reimbursements	0.00	0.00	279.25	0.31
SHP- Property Maintenance	382.14	4.22	5,076.61	5.59
Total South Hills Expense	2,623.39	28.99	60,147.85	66.25
Property Management				
Management Fee	950.00	10.50	10,450.00	11.51
Total Property Management	950.00	10.50	10,450.00	11.51
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	3,573.39	39.49	70,597.85	77.76
NOI - Net Operating Income	5,475.87	60.51	20,192.41	22.24
Other Income & Expense				
Other Income				
Interest on Bank Accounts	30.15	0.33	475.36	0.52
Total Other Income	30.15	0.33	475.36	0.52
Net Other Income	30.15	0.33	475.36	0.52
Total Income	9,079.41	100.33	91,265.62	100.52
Total Expense	3,573.39	39.49	70,597.85	77.76

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	5,506.02	60.84	20,667.77	22.76