

Balance Sheet

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	10,533.17
Savings/Reserve Account	35,959.95
Total Cash	46,493.12
TOTAL ASSETS	46,493.12
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,435.00
Total Liabilities	9,435.00
Capital	
Retained Earnings	41,239.44
Calculated Retained Earnings	20,223.98
Calculated Prior Years Retained Earnings	-24,405.30
Total Capital	37,058.12
TOTAL LIABILITIES & CAPITAL	46,493.12

Income Statement

Welch Randall

Properties: Greyhawk HOA - 5300 S. Adams Ave Pkway #8 Ogden, UT 84405

As of: Sep 2021

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	21,590.00	88.20	179,805.00	93.67
HOA Reinvestment Fee / Transfer Fee	2,797.57	11.43	11,577.82	6.03
Fine & Violation	0.00	0.00	50.00	0.03
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	90.00	0.37	495.00	0.26
Total Operating Income	24,477.57	100.00	191,947.82	100.00
Expense				
Greyhawk HOA Expenses				
GHK - Water	10,630.56	43.43	87,683.34	45.68
GHK - Insurance	2,364.20	9.66	13,521.40	7.04
GHK- Snow Removal	0.00	0.00	8,303.20	4.33
GHK- Legal Services	1,127.50	4.61	1,467.50	0.76
GHK- Asphalt Repairs	0.00	0.00	0.00	0.00
GHK- Landscape Maintenance	4,198.00	17.15	35,726.50	18.61
GHK - Professional Fees	0.00	0.00	260.00	0.14
GHK- Property Maintenance	350.00	1.43	16,750.74	8.73
Total Greyhawk HOA Expenses	18,670.26	76.27	163,712.68	85.29
Property Management				
Management Fee	1,280.00	5.23	11,520.00	6.00
Total Property Management	1,280.00	5.23	11,520.00	6.00
Total Operating Expense	19,950.26	81.50	175,232.68	91.29
NOI - Net Operating Income	4,527.31	18.50	16,715.14	8.71
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	3,505.00	1.83
Interest on Bank Accounts	0.55	0.00	3.84	0.00
Total Other Income	0.55	0.00	3,508.84	1.83

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	0.55	0.00	3,508.84	1.83
Total Income	24,478.12	100.00	195,456.66	101.83
Total Expense	19,950.26	81.50	175,232.68	91.29
Net Income	<u>4,527.86</u>	<u>18.50</u>	<u>20,223.98</u>	<u>10.54</u>